CITY OF REDLANDS

CITY COUNCIL

A G E N D A

FEBRUARY 21, 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

ROBERT DAWES
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, FEBRUARY 21, 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

5:00 P.M.

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

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

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

Recycled Paper

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

   a. Falconieri, et al. v. City of Redlands, San Bernardino Superior Court Case No. CIVSB2114106
   b. Coyote Aviation, Inc. v. City of Redlands; San Bernardino Superior Court Case No. CIVDS 2203398
   c. City of Redlands v. Coyote Aviation, Inc., San Bernardino Superior Court, Case No. LLTVA2200544
   d. Allen v. City of Redlands, San Bernardino Superior Court, Case No. CIVDS1908766

2. Conference with legal counsel: Anticipated Litigation - Government Code §54956.9(d)(2)(e)(3)
(Assistant City Manager McConnell)
Four Cases:

   a. Facts and circumstances: Consideration of Government Claims filed by: 1) James Carscadden 2) Michael Garcia; 3) Tim Mishodek; and 4) Danny Perez

Recycled Paper

6:00 P.M.

D. **Reconvene City Council Meeting**

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

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

G. **Presentations**

1. Redlands Pet Adoption (Redlands Animal Services)

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

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

1. Approve the regular meeting minutes of February 7, 2023, and the Special Meeting Minutes of February 13, 2023 (City Clerk Donaldson)

2. Approve recommendations for appointments to the Parks and Recreation Advisory Commission (Mayor Tejeda)

3. Approve recommendation for a reappointment to the Human Relations Commission (Mayor Tejeda)

4. Approve recommendation for an appointment to the Airport Advisory Board (Mayor Tejeda and Mayor Pro Tem Barich)

5. Approve recommendation for appointments to the Street Tree Committee (Mayor Tejeda and Council Member Davis)

6. Approve recommendation for an appointment to the Traffic and Parking Commission (Mayor Tejeda and Council Member Guzman-Lowery)

7. Approve recommendation for appointment to the Citrus Preservation Commission (Mayor Tejeda and Council Member Saucedo)

Recycled Paper

8. Approve the Side Letter Agreement between the City of Redlands and Teamsters Local #1932 (Assistant City Manager McConnell)

9. Approve the Agreement with the San Bernardino County Sheriff's Office for access to the Sheriff's Department Automated Systems for a five-year term from July 1, 2022, through June 30, 2027, in the amount of $87,330 (Management Services/Finance Director Garcia)

10. Approve Additional Appropriations of 2021-22 Year-End Encumbrance and Carryover Balances (Management Services/Finance Director Garcia)

11. Approve the Professional Services Agreement with Chambers Group, Inc. to prepare an Initial Study/Negative Declaration or Mitigated Negative Declaration environmental document for a proposed temporary reservoir located at the Sunset Reservoir site for an amount not-to-exceed $65,234.50, and determination that approval of the Agreement 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 Professional Services Agreement with Watearth, Inc. to perform Redlands Country Club drainage study for an amount not to exceed $67,974.50, and determine that approval of the agreement 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)

13. Approve the Contract with Elecnor Belco, Inc. for boring and conduit installation associated with streetlight repair at 8th Street, West Fern Avenue, Church Street, Concord Lane and Reservoir Road, for an amount not to exceed $101,590, and determine that the project is exempt from environmental review pursuant to Section 15301(c) of the State's Guidelines implementing the California Environmental Quality Act (Assistant City Manager Boatman)

14. Adopt Resolution No. 8443 acknowledging the title transfer of the Redlands Good Nite Inn property from Good Nite Inn Redlands, Inc., a California corporation, to 1675 Industrial Park, LP, a Delaware limited partnership (Assistant City Manager Boatman)

15. Approve the Third Amendment to the City's Memorandum of Understanding with Colton-Redlands-Yucaipa Regional Occupation Program for the provision of temporary staffing services to support the City's Recreation and Senior Services Division in an amount not-to-exceed $75,000, and determine approval of this Amendment is exempt from environmental review pursuant to Section 15061(b)(3) of the State's Guidelines implementing the California Environmental Quality Act (Assistant City Manager Boatman)

16. Approve the request for in-kind support in the amount of $29,415 related to The Run Through Redlands event hosted by the Kiwanis Club of Redlands on March 5, 2023; temporary street closures related to the event, authorize the sale and consumption of alcoholic beverages at the event; and determine that the sale and consumption of alcoholic beverages at 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 (Assistant City Manager Boatman)

17. Approve the Third Amendment to the Non-Professional Services Agreement with Tanko Streetlighting, Inc., extending the project completion deadline from March 1, 2023 to September 1, 2023 (Assistant City Manager Boatman)

J. **Communications**

1. Video Series: Working for You (Public Information Officer Baker)

Recycled Paper

2. Presentation and acceptance of the 2021-22 City of Redlands Annual Comprehensive Financial Report, and the Independent Accountants' Report on Applying Agreed-Upon Procedures Related to the Article XIII-B Appropriations Limit Calculation (Management Services/Finance Director Garcia)

3. Annual Report of the Traffic and Parking Commission by Commissioner Cassie MacDuff (Municipal Utilities and Engineering Director Harris)

4. Annual Report of the Human Relations Commission by Commission Chair Ken Ford (Assistant City Manager McConnell)

5. Annual Report of the Street Tree Committee by Vice Chair Christine Sedmack (Assistant City Manager Boatman)

K. **Public Hearings**

1. Ordinance No. 2955 - Ordinance Text Amendment No. 365
(Mayor to declare meeting open as a public hearing)

   a. Consideration of a determination of exemption pursuant to Sections 15060(c)(2), 15060(c)(3), and 15061(b)(3) of the California Environmental Quality Act Guidelines.

   b. Public Hearing to consider Ordinance No. 2955 for Ordinance Text Amendment No. 365 to amend Title 18 (Zoning Regulations) of the Redlands Municipal Code to establish new development standards and operating standards for warehouse development projects within the City of Redlands, and require a Conditional Use Permit for new warehouse development projects in the Commercial Manufacturing (C-M), Light Industrial (M-1), General Industrial (M-2), and Industrial (I-P) zones.
   (Development Services Director Desatnik)

2. Appeal of Planning Commission's decision regarding entitlements for warehouse development located at 1980 West Park Avenue, Redlands (APN: 0292-153-20-000) By Appellant Lozeau Drury, LLP
(Mayor to declare meeting open as a public hearing)

   a. Public hearing to consider an appeal of the Planning Commission's decision to approve the following entitlements for a warehouse development project on a 2.56-acre lot located at 1980 West Park Avenue, at the northeast corner of West Park Avenue and New Jersey Street (APN: 0292-153-20-0000), in the Commercial Industrial (EV/IC) district of the East Valley Corridor Specific Plan.

      1. A Socio-Economic Cost/Benefit Study prepared for the proposed project in accordance with Measure U.

      2. Commission Review & Approval No. 949 to construct a new warehouse building totaling 48,079 square feet (42,579 square feet of warehouse space and 5,500 square feet of office space), and related site improvements including parking lot, driveways, landscape, lighting, walls, and utility connections. The project is exempt from environmental review in accordance with Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

      3. Street Vacation No. 190 – A request to vacate excess public right-of-way that is two (2) feet wide and approximately 361.45 feet in length, along the western property line of the subject property along New Jersey Street. The street vacation proposal is exempt from environmental review in accordance with Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.
      (Development Services Director Desatnik)

Recycled Paper

L. **New Business**

1. Consideration of a recommendation to authorize the City Manager or his designee to solicit purchase offers and negotiate terms for the sale(s) of South Mountain Water Company shares owned by the City of Redlands (Municipal Utilities and Engineering Director Harris)

2. Consideration of the purchase of a 2023 Peterbilt Model 567 CNG Truck with an Altec AC23-95 Hydraulic Telescopic Crane from Altec Capital Services for the amount of $530,911 (Assistant City Manager Boatman)

3. Consideration of an Amendment to the Agreement with Applied LNG Technologies, LLC for an increase of the Initial Term cost to a not to exceed amount of $2,361,879, for a total agreement amount not to exceed $3,636,075, and an additional expense appropriation in the amount of $1,724,781 and a revenue appropriation in the amount of $2,123,345 for the Equipment Maintenance Fund and an additional expense appropriation in the amount of $236,655 for the Solid Waste Fund (Assistant City Manager Boatman)

4. Consideration of a Professional Services Agreement with Holt Architects, Inc. for design and construction management services of the City's new Safety Hall Facility for an amount not to exceed $2,235,000 and an additional appropriation of the same, and determination that approval of the agreement is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) of the CEQA Guidelines (Assistant City Manager Boatman)

5. Consideration of the Agreement with Quinmar Janitorial, Inc. for city-wide, interim janitorial services for an amount not to exceed $58,977.50 and a Purchase Order for an amount not to exceed $47,562.50 (Assistant City Manager Chris Boatman)

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

N. **Adjournment**
The next regular meeting of the City Council will be held on March 7, 2023

Recycled Paper

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

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

(28 CFR 35.102-35.104 ADA Title II)

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

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

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

Recycled Paper

City Council Meeting **I. 1.**

DATE: 02/21/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Approve the regular meeting minutes of February 7, 2023, and the Special Meeting Minutes of February 13, 2023 (City Clerk Donaldson)

MOTION:

I move to approve the regular meeting minutes of February 7, 2023, and the Special Meeting Minutes of February 13, 2023.

Attachments

Regular meeting minutes of February 7, 2023

Special Meeting Minutes of February 13, 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 February 7, 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:	Janice McConnell, Assistant City Manager; Yvette M. Abich Garcia, City Attorney; Jeanne Donaldson, City Clerk; Chris Boatman, Assistant City Manager; Carl Baker, Public Information Officer; Chris Catren, Police Chief; Danielle Garcia, Management Services/Finance Director; Brian Desatnik, Development Services Director; John Harris, Municipal Utilities and Engineering Director; Rich Sessler, Fire Chief

Mayor Pro Tem Barich called the meeting to order and announced there were no closed session matters scheduled for the City Council to consider. The meeting was recessed at 5:00 P.M.

RECONVENE CITY COUNCIL MEETING

Mayor Tejeda reconvened the meeting at 6:00 P.M. and announced that comments could be presented in-person, via Zoom, via cell phone or landline. An invocation was provided by Mayor Pro Tempore Barich. The pledge of allegiance to the American flag was conducted by Franklin Elementary fourth and fifth graders who participate in the Friendly Helpers Program.

PRESENTATIONS

Redlands Pet Adoption

Animal Services Supervisor Jodi Kroeger and Animal Services Officer Kaitlyn Giroux introduced “Stede”, a three-year-old male German Shepherd mix who is available for adoption, along with forty-one other dogs, four cats and one bird at the Redlands Animal Shelter. Ms. Kroeger informed the Council there had been thirteen dogs and six cats adopted in January 2023.

Proclamation Black History Month

Council Member Davis presented a Proclamation in celebration of Black History Month to Human Relations Commissioner Kenneth Ford and Jina Imani of The Artlands.

PUBLIC COMMENT

Elizabeth St Speed Limit - John Mills urged the Council to lower the speed limit on Elizabeth Street, adding that a petition was signed by over 172 residents who consider the conditions to be unsafe for walking, cycling, parking and driving. The street has a number of twisting turns, lacks sidewalks in sections and falls within a school zone. He requested the Council support a 4-way stop sign proposed at Fountain and Elizabeth.

Step Up in Redlands - Reverend Raymond Moorehouse expressed his deep gratitude for the City Council's support of the Step Up in Redlands Project, a permanent supportive housing solution for homeless individuals, which recently began to welcome its first residents. He encouraged the City to be mindful about continuing support of residents as they will face new challenges.

Open Meetings - Dennis Bell complained that the City's Commission and Board meetings lacked transparency and offered spotty access due to the unreliability of Zoom connections.

Timing of Commissioner Term Limits - Andy Hoder raised a potential dilemma with the Street Tree Committee, as four members will be termed out before the committee's annual report can be delivered to Council.

CONSENT CALENDAR

Minutes

On motion of Mayor Pro Tempore Paul Barich, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, the minutes of the regular meeting of January 17, 2023.

Vote: 5 - 0 Passed

Boards, Commissions, Committees and Outside Agencies

On motion of Mayor Pro Tempore Paul Barich, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, the 2023 City Council Liaison assignments to the City's Boards, Commissions, Committees and Outside Agencies as presented in the staff report.

Vote: 5 - 0 Passed

Proclamation Celebrating *Mahaparamashivaratri*

On motion of Mayor Pro Tempore Paul Barich, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, the issuance of a proclamation declaring February 18, 2023 as the celebration of *Mahaparamashivaratri* in the City of Redlands as a gesture of support for those in our community who observe and celebrate this occasion.

Vote: 5 - 0 Passed

Proclamation Celebrating Black History Month

On motion of Mayor Pro Tempore Paul Barich, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, the issuance of a proclamation declaring the month of February to be Black History Month in the City of Redlands.

Vote: 5 - 0 Passed

Resolution No. 8433 Remote Teleconference Meetings

On motion of Mayor Pro Tempore Paul Barich, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, Resolution No. 8433 authorizing remote teleconference meetings by the City Council and all Boards, Commissions, and Committees of the City in accordance with Assembly Bill 361 (2021) for a period of 28 days or until the City Council adopts a Subsequent Resolution in accordance with Government Code section 54953(e)(3) or until the Governor terminates the State of Emergency whichever occurs first.

Vote: 5 - 0 Passed

Orange Blossom Trail Phase 3 Project Contract Amendment

On motion of Mayor Pro Tempore Paul Barich, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, the Second Amendment to the Public Works Contract with Deark E&C, Inc. for the Orange Blossom Trail Phase 3 Project to extend the time for completion by sixty (60) calendar days.

Vote: 5 - 0 Passed

CFD Annual Levy Administration & Annexation Agreement Amendment

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 contract amendment is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act; approved the Third Amendment to the Agreement with Webb Municipal Finance, LLC increasing the total agreement amount to $86,500; and approved an additional appropriation of $33,577.59. On December 20, 2022, City Council approved the second amendment to the agreement with Webb Municipal Finance, LLC to change the City's representative, to extend the term of the agreement for 3 years through December 31, 2025, increasing the agreement from $56,500 to $86,500 and an additional appropriation of $33,577.59. However, it was discovered the second amendment did not include the increase from $56,500 to $86,500, which is reflected in this third amendment.

Vote: 5 - 0 Passed

Amending State Plan of Operation with Police Department

On motion of Mayor Pro Tempore Paul Barich, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, an addendum amending the existing State Plan of Operation between the State and the Redlands Police Department, and authorized the Chief of Police to execute the addendum. This addendum amends the existing State Plan of Operation between the State and the Redlands Police Department and is herein referred to as the SPO Addendum. The SPO Addendum implements requirements found within Presidential Executive Order 14074 (Section 12), signed on May 25, 2022.

Vote: 5 - 0 Passed

Interlocal Agreement JAG Award

On motion of Mayor Pro Tempore Paul Barich, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, the Interlocal Agreement between the Town of Apple Valley, the Cities of Adelanto, Barstow, Chino, Colton, Fontana, Hesperia, Highland, Montclair, Ontario, Rancho Cucamonga, Redlands, Rialto, San Bernardino, Twentynine Palms, Upland, Victorville, and the County of San Bernardino concerning distribution of the 2022 Justice Assistance Grant Award; and approved an additional appropriation of $18,431 to the police department.

Vote: 5 - 0 Passed

Vermeer Stump Grinder Purchase

On motion of Mayor Pro Tempore Paul Barich, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, the purchase of a 2022 Vermeer Stump Grinder for the amount of $106,675.89.

Vote: 5 - 0 Passed

Art-On-State-Street Event

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 event is exempt from environmental review pursuant to Section 15311(c) of the State's guidelines implementing the California Environmental Quality Act; and approved the special event and authorized the temporary closure of East State Street from 6th Street to 7th Street on March 19, 2023 for the Art-On-State-Street event hosted by the Redlands Art Association.

Vote: 5 - 0 Passed

Solid Waste Compliance Software

On motion of Mayor Pro Tempore Paul Barich, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, the sole source purchase with Citizen Communications DBA Recyclist for Solid Waste compliance software for the amount of $34,390.

Vote: 5 - 0 Passed

California Market Match Program Grant Acceptance

On motion of Mayor Pro Tempore Paul Barich, seconded by Council Member Denise Davis, the City Council unanimously accepted, by roll call vote, the California Market Match Program Grant through the Ecology Center in the amount of $5,200; approved an additional appropriation of $5,200; and approved an in-kind service match of $8,914.25. An in-kind match in the amount of $8,914.25 will be fulfilled through staff time at the market distributing and redeeming the SNAP EBT and Market Match incentives, along with administering the grant. The term of this grant is from January 1, 2023, through December 31, 2024.

Vote: 5 - 0 Passed

Amending Contract Joslyn Senior Center Renovation 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 agreement is exempt from an environmental review pursuant to Section 15061 of the State's CEQA guidelines; and approved the First 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 one hundred fifty (150) calendar days.

Vote: 5 - 0 Passed

Annual Report Citrus Preservation Commission

On motion of Mayor Pro Tempore Paul Barich, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, to receive and file the Annual Report of the Citrus Preservation Commission by Chairman Michael Day as attached to the staff report.

Vote: 5 - 0 Passed

COMMUNICATIONS

2023 Council Members Academy Conference Report

Council Member Saucedo attended the League of California Cities New Mayors and Council Member Academy held February 1-3, 2023 in Universal City and reported on the organization's mission and goals. He briefly described the intensive three-day conference which included courses related to land use policies, financing, the Brown Act and bullying. In addition, he highlighted one session in particular, entitled "City of Dysfunction Junction", a situational performance that was not only entertaining but educational as well.

Council Member Davis announced that she and City Manager Duggan were honored to be panelists at the conference, and they presented to hundreds of people on the main stage regarding "Developing an Effective City Council and City Manager Team".

Annual Report Airport Advisory Board

Vice Chair Jason Golembeski, of the Airport Advisory Board (AAB), presented the annual report of accomplishments for 2022. The Board consists of several members who possess many years of aviation experience, and they are passionate about the airport and their work to improve the facility. Their goal is to make it safer, to advise the Council on airport related decisions and to act as the conduit between the aviation community and the City Council. Accomplishments included the formation of a safety committee, assessment of wildlife mitigation, Amazon fly overs and the development of a website update. Looking ahead to 2023, the Board will continue to review safety at the airport, continue to address the airspace incursion problem, complete the review of the Airport Layout Plan and continue to grow interest in the airport among the community. Mayor Tejeda and Council Member Davis thanked Mr. Golembeski for his thorough report and his dedication to serving the City.

San Bernardino Regional Housing Trust

Assistant City Manager Boatman introduced Monique Arellano, Council of Governments and Equity Programs Manager, with the San Bernardino Council of Governments, who delivered a presentation on the San Bernardino Regional Housing Trust (SBRHT). The SBRHT will be established by the San Bernardino Council of Governments and intends to provide significant funding and affordable housing development interests in the San Bernardino region. She provided an overview of SBRHT's goals and visions.

The City of Redlands anticipates that SBCTA/SBCOG will administer SBRHT and that each participating party shall make annual contributions toward the budgeted administrative costs of SBRHT. In return, SBRHT will provide services and support to the region and its parties to carry out the purpose of SBRHT. She explained the attached letter of intent was not a commitment, it was provided to identify interest in the participation and further the planning for the establishment of the SBRHT. Final commitment to join the SBRHT will be brought back to the City Council at a later date for consideration and be subject to approval, funding availability, and other factors. Other discussion points included the creation of a Joint Powers Agreement, board member structure and terms, best practices of models already established, benefits of an early commitment from agencies and the positive long term housing benefits for the community. Council Members were in support of the program.

On motion of Council Member Mario Saucedo, seconded by Council Member Denise Davis, the City Council unanimously authorized, by roll call vote, the submittal of the letter of intent to participate in the San Bernardino Regional Housing Trust to be established by the San Bernardino Council of Governments.

Vote: 5 - 0 Passed

NEW BUSINESS

2023-2024 CDGB Program

Tricia Munoz, of Development Services, presented staff's recommendation for FY 2023-2024 Community Development Block Grant Program (CDBG). In response to this year's NOFA, the City received a total of six eligible PSA applications totaling $99,000 in funding requests and staff is recommending funding for all six requests at $8,506 each. One CIP project was submitted and deemed eligible. It provides for the continued rehabilitation of the Joslyn Senior Center, which includes improvements to the customer service counter and computer lab, to be funded in the amount of $289,210. This project will address compliance with the Americans with Disabilities Act requirements.

On motion of Council Member Mario Saucedo, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, to direct staff to prepare the 2023-2024 Community Development Block Grant Program Cooperating City Recommended Projects Form using the recommendation in this report and submit it to the County of San Bernardino Community Development and Housing Division prior to the February 24, 2023, deadline. The recommendations include: $289,210 for Redlands Project: Joslyn Senior Center Rehabilitation Project - Additional ADA Improvements; $8,506 for each of the following PSAs: Family Service Association of Redlands-Housing and Food; Boys & Girls Club of Greater Redlands-Family Strengthening; YMCA of the East Valley-Legal Aid; Steps 4 Life-Transitional Supportive Housing; Partners Against Violence-Supportive Services/Victims of Violence; The Blessing Center-Transitional Housing.

Vote: 5 - 0 Passed

Purchase Solid Waste Collection Vehicles

Assistant City Manager Boatman reviewed the purchase and replacement of five solid waste collection vehicles from Rush Truck Centers in an amount not-to-exceed $2,278,102.70. Of the City’s 43 solid waste vehicles, 19 have exceeded American Public Works Association (APWA) standards and need replacement. The global issue in the parts and labor supply chain is affecting all Heavy Duty OEM Truck Manufactures in North America and currently, the production of truck chassis has been cut back by 50%, resulting in a lead time for specialized truck builds between 12 to 18 months. The recommendation to purchase the five solid waste collection vehicles at this time is to fulfill equipment needs over the next two years.

On motion of Council Member Mario Saucedo, seconded by Council Member Jenna Guzman-Lowery, the City Council unanimously approved, by roll call vote, the purchase and replacement of five solid waste collection vehicles from Rush Truck Centers in an amount not-to-exceed $2,278,102.70.

Vote: 5 - 0 Passed

Contract Award Prospect Park Lighting Upgrades Project

Staff requested this item be pulled from the agenda. The matter will be rescheduled for an upcoming City Council meeting.

COUNCIL MEMBER ANNOUNCEMENTS AND ACTIVITIES

Mayor Tejeda addressed attendees of the Lincoln Pilgrimage.

Mayor Pro Tem Barich attended the Pet Palooza animal adoption event hosted by Redlands Chrysler Dodge Jeep Ram and enjoyed the Lincoln Shrine Open House and Civil War Re-Enactment.

Council Member Davis attended the 3rd annual Black History group art show, curated by Gina Imani at The Artlands. She and Council Member Saucedo represented the City at the Santa Ana River Trail Phase III Groundbreaking Ceremony, and she participated in the meeting of the Climate Policy Council where attendees were joined by special guests, James and Deborah Fallows.

2023 Homeless-Point in-Time Count - Council Members Guzman-Lowery and Saucedo were pleased to participate in PITC held on January 26 with over 80 volunteers who conducted the annual count.

Council Member Saucedo attended a Water Policy Advisory Commission meeting with Director Harris and he challenged his colleagues to participate in the Community Emergency Response Team (CERT) training and become certified.

ADJOURNMENT

There being no further action required the meeting adjourned at 7:15 P.M. The next regular meeting of the City of Redlands City Council will be held on February 21, 2023.

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

Chairman Tejeda called the meeting to order and offered anyone present the opportunity to address the Board on any subject not already on the agenda, within the jurisdiction of the Successor Agency.

PUBLIC COMMENT

None forthcoming

Minutes

On motion of Vice Chair Barich, seconded by Board Member Davis, the minutes of the regular meeting of December 6, 2022 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 7:16 P.M. The next regular meeting of the Agency will be held on March 7, 2023.

MINUTES

Special meeting of the City Council of the City of Redlands held in the Council Chambers, Civic Center, 35 Cajon Street, on February 13, 2023 at 6:00 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; Janice McConnell, Assistant City Manager; Chris Boatman, Assistant City Manager; Carl Baker, Public Information Officer; Chris Catren, Police Chief; Danielle Garcia, Management Services/Finance Director; Brian Desatnik, Development Services Director; John Harris, Municipal Utilities and Engineering Director; Rich Sessler, Fire Chief

Mayor Tejeda called the meeting to order at 6:00 P.M. and explained that comments could be presented in-person, via Zoom, via cell phone or landline. He offered the public an opportunity to provide comment on any subject within the jurisdiction of the City Council, which is not already scheduled on this agenda.

PUBLIC COMMENT

State Housing Report Card - Dennis Bell pointed out the Redlands Daily Facts reported that most cities were failing to meet the state's housing mandate and they continue to struggle to provide affordable housing. He said the results were simply pathetic.

STUDY SESSION WORKSHOP

California Assembly Bill 2449

Project Manager Ross Wittman summarized California Assembly Bill 2449 (AB 2449) relating to teleconferencing guidelines for open meetings and explained that Governor Newsom signed AB 2449 in September 2022 with the bill taking effect beginning in January 2023. The bill authorized a local agency to use teleconferencing without complying with the traditional teleconferencing requirements of the Brown Act that requires: Each teleconference location be identified in the notice and agenda; and each teleconference location be accessible to the public.

The new legislation allows local agencies to comply with the aforementioned Brown Act provisions provided at least a quorum of the members of the legislative body participate in person from a singular physical location clearly identified on the agenda that is open to the public and situated within the local agency’s jurisdiction. Under this exception and until AB 2449 expires on January 1, 2026, members of the legislative body are authorized to participate remotely under two specified circumstances, “just cause” or “emergency circumstances". He

defined the terms and noted that whether it be the Just Cause or Emergency Circumstances exception, any Council Member may not attend remotely for more than 3 consecutive months or 20 percent of the regular meetings within a calendar year. The maximum number of meetings a Council Member may teleconference under AB 2449 is 4 meetings per calendar year.

As public comment, Dennis Bell listed his frustrations with Zoom to include the public's inability to consistently access meetings and the lack of toll-free phone numbers for the public. Tracy Wise reminded the Council that zoom had provided a new tool to allow for more public engagement and promote transparency. Zoom caller Stephanie added that she regularly attended meetings via zoom as a way to participate and stay informed and she urged the Council to continue offering this as an option for the public.

Council Members presented their opinions and perspectives on AB 2449 teleconferencing guidelines. They touched on topics including the value of increasing public participation, the provision of greater flexibility for Council Members when attending meetings and the maximum number of meetings a Council Member may teleconference (limit of 4 per year). Mayor Pro Tem Barich said he was not a fan of Zoom and instead, preferred in-person meetings with the public speaking directly to the Council. Staff recommended the Planning Commission follow City Council direction and that all other Commissions and Boards follow traditional Brown Act teleconferencing rules.

On motion of Council Member Jenna Guzman-Lowery, seconded by Council Member Denise Davis, the City Council unanimously approved, by roll call vote, to continue the use of Zoom for all meetings of the City Council and the Planning Commission in order to comply with teleconferencing requirements as described in California Assembly Bill 2449; and authorized all other Commissions, Boards and Committees to follow traditional Brown Act teleconferencing rules.

Vote: 5 - 0 Passed

Priority Projects Review

City Manager Duggan provided a brief review of staff's progress relating to three projects already identified by the City Council. He explained the purpose of the workshop tonight was to discuss and prioritize further projects and, if necessary, ask for additional direction and clarification from the full Council. Prioritizing projects allows the City to focus finite staff time on items the full City Council wishes to pursue and in which order. Mayor Tejeda recommended that if any of these projects could be rolled into existing work already assigned to staff, it would be ideal. Thirty-one projects were listed as "Not Prioritized" and the City Manager briefly reviewed each one, while Council Members added comments and offered suggestions. The list was revaluated and modified in real time as a result of Council input. It was also noted the list was a living, dynamic document which could be altered. Mayor Pro Tem Barich asked to add the following projects: Texonia Park improvements to accommodate the 2023 fall season of Jr. All American Football League; Possible conversion of Clement Middle School tennis courts to pickle ball courts; and Dog Park lighting installation.

ADJOURNMENT

There being no further action the special meeting adjourned at 8:10 P.M.

City Council Meeting **I. 2.**

DATE: 02/21/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Approve recommendations for appointments to the Parks and Recreation Advisory Commission (Mayor Tejeda)

MOTION:

1. I move to reappoint Douglas Gonzales and Adam Hebden to each serve additional four-year terms, ending March 1, 2027, on the Parks and Recreation Advisory Commission.

2. I move to appoint Roy Cencirulo to serve a four-year term, ending March 1, 2027, on the Parks and Recreation Advisory Commission

RECOMMENDATION:

It is recommended by Mayor Tejeda that the City Council consider these appointments to the Parks and Recreation Advisory Commission.

DISCUSSION:

Three seats of the Parks and Recreation Advisory Commission reach their term expiration on March 1, 2023. Commissioner Earl Johnson has completed two terms and is uninterested in pursuing a third. Commissioners Gonzales and Hebden are eligible and interested in seeking reappointment for a second term. In January, the City issued a public notice soliciting applications for the Parks and Recreation Advisory Commission. The public notice was concurrently aired on Redlands TV and posted on the community bulletin board at the A. K. Smiley Public Library. The local newspapers also received distribution of the public notice. Eight applications were received in response to the Public Notice and two applications from a previous notice were included for consideration of appointment.

The Parks and Recreation Advisory Commission consists of seven members as follows:

- Douglas Gonzales
- Adam Hebden
- Scott Carlson
- Vacant
- Joanne Lessard
- Justin Weekley
- Nikita Jos (student)

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

Parks & Rec Public Notice
Parks & Rec Applications

City of
REDLANDS
Incorporated 1888
35 Cajon 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 commission:

> **PARKS AND RECREATION COMMISSION** - The Parks and Recreation Advisory Commission recommends to the City Council policies for the acquisition, development, maintenance and improvement of parks, public trails and open space areas, and for the planting, care and removal of landscaping and amenities in all parks, public trails and open space areas. In addition, this commission's duties relating to recreation include; using the Commissioners' skills, knowledge and experience to assist and advise the City Recreation Division staff; keeping the public informed about the city's recreation program; serving as a forum for the promotion of activities for the Recreation Division and the City's community center; and serving as a forum for resident's suggestions, reactions, opinions, interests and needs regarding the City's Recreation Division and its programs.

The Parks and Recreation Advisory Commission meets on the second Thursday of each month at 4:00 p.m.

Residents interested in applying for the non-salaried position on this commission may request application forms from the Office of the City Manager, City Hall, 35 Cajon Street, Suite 200 or by phone at 798-7510, or on the City's website www.cityofredlands.org

Deadline for filing applications is February 1, 2023.

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

01/18/23

City Manager's Office

JAN 24 2023

CITY OF REDLANDS
COMMISSION APPLICATION FORM

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

COMMISSION\BOARD APPLIED FOR

Park and Recreation Commission

Received

Name Ken Birkett

Address [redacted]

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

Email [redacted]

Occupation Fundraiser at City of Hope

Reasons for desiring to serve – relevant experience and qualifications:

I want to be more involved in the community by being a part of the decision making process. I lead several non-profit boards and manage logistics for large events. I like to collaborate with others for the well being of the community. A long, long time ago I worked for The Parks and Recreation department fo the City of Arcadia, CA.

Signature [signature] **Date** 1/24/23

** 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) Mark Edwards

Telephone [redacted]

(2) Brent Loescher

Telephone [redacted]

Return Application to: **Office of the City Council, C/O Office of the City Manager, Suite 200, 35 Cajon Street, PO Box 3005, Redlands, CA 92373, OR by email to RedlandsOCM@cityofredlands.org**

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

✓address Verified

CITY OF REDLANDS
COMMISSION APPLICATION FORM City Manager's Office

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

JAN 31 2023

COMMISSION\BOARD APPLIED FOR

Parks & Recreation Advisory Commission

Received

Name Christopher Veltman

Address [redacted]

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

Email [redacted]

Occupation Nonprofit Administration

Reasons for desiring to serve – relevant experience and qualifications:

I love my city and I am looking for new ways to serve. The public parks and community center are some of the jewels of this city. Having young children, I want to be a part of growing these opportunities so that my kids, and my kid's kids will be able to enjoy them as well.

Signature [signature] **Date** 1/31/2023

**** 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) Jennifer Veltman

(2) Robbie Kirkaldie

Telephone [redacted]

Telephone [redacted]

Return Application to: Office of the City Council, C/O Office of the City Manager, Suite 200, 35 Cajon Street, PO Box 3005, Redlands, CA 92373, OR by email to RedlandsOCM@cityofredlands.org

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√address verified

CITY OF REDLANDS
COMMISSION APPLICATION FORM

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

City Manager's Office

FEB - 1 2023

Received

COMMISSION\BOARD APPLIED FOR

Parks and Recreation Commission

Name Jamie Corbett

Address [redacted]

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

Email [redacted]

Occupation Marketing Specialist

Reasons for desiring to serve – relevant experience and qualifications:

I have been a resident of Redlands since 1988. My family and I have spent a large amount of time at many of the various parks and trails in town. I live across the street from Caroline Park and am interested in it's maintenance. My kids have grown up playing sports and so we are very familiar with the sports park and community park. We often visit Ford Park for the dog park and also tennis/volleyball/pickle ball courts as well as many local playgrounds includir Sylan, Brookside, Ford among others. I have been involved in many volunteer groups and enjoy helping to serve.

Signature [signature] **Date** 2/1/23

**** 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) Kayla Granillo
[redacted]
Redlands, CA 92373
Telephone [redacted]

(2) Cynthia Diaz
[redacted]
Highland, CA 92346
Telephone [redacted]

Return Application to: Office of the City Council, C/O Office of the City Manager, Suite 200, 35 Cajon Street, PO Box 3005, Redlands, CA 92373, OR by email to RedlandsOCM@cityofredlands.org

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✓address verified

CITY OF REDLANDS
COMMISSION APPLICATION FORM

City Manager's Office

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

JAN 20 2023

COMMISSION\BOARD APPLIED FOR

Parks & Recreation Advisory Commission

Received

Name Jordan Maus

Address [redacted]

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

Email [redacted]

Occupation Landscape Architect / Parks Project Manager

Reasons for desiring to serve – relevant experience and qualifications:

Resident of Redlands for 9 years with 2 young children. I am a licensed CA Landscape Architect and the Parks Project Manager for the City of Riverside. I'm well involved and currently working in the field of public park/rec development & redevelopment. I want to be able to give back to the community I live in and help develop the community and programs that my children will enjoy.

Signature Jordan Maus 2023.01.20 08:49:56 -08'00' **Date** 01-19-2023

**** 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) Alisa Sramala
Principle Project Manager
[redacted]
Telephone [redacted]

(2) Pamela Galera
Director
[redacted]
Telephone [redacted]

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✓address verified

CITY OF REDLANDS

COMMISSION APPLICATION FORM

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

City Manager's Office

JAN 30 2023

Received

COMMISSION\BOARD APPLIED FOR

Parks and Recreation Commission

Name Kate Shepard

Address [redacted]

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

Email [redacted]

Occupation Vice President, Operations for a Physician Management Group

Reasons for desiring to serve – relevant experience and qualifications:

I moved to California in 2020 from Atlanta, GA, in part b/c I wanted to live in an area with ample access to the outdoors.

Living in Redlands, I spent a lot of time outside, enjoying the local parks and the various activities Redlands has to offer.

I am interested in this position as a way to get more involved with my community

and to give back to a segment of the community that I value and would like to continue to help build.

I have also been involved with volunteering for several local cycling events, including the Redlands Bicycle Classic.

Signature _____ **Date** 1/30/2023

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

(1) Jessica Doucette

Telephone [redacted]

(2) Lauren Wooster

Telephone [redacted]

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Address Verified

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CITY OF REDLANDS
COMMISSION APPLICATION FORM

City Manager's Office

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

JAN 30 2023

COMMISSION\BOARD APPLIED FOR

Parks and Recreation Commission

Received

Name Roy Cencirulo

Address [redacted]

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

Email [redacted]

Occupation Retired administrator and University Student Teacher Supervisor

Reasons for desiring to serve – relevant experience and qualifications:

As an administrator with the Redlands Unified School District for almost 30 years, and currently as a supervisor for student teachers for the University of Redlands and California State University, San Bernardino, I visit elementary and secondary schools sites in the cities of Redlands, Loma Linda, Highland, Yucaipa, San Bernardino and Fontana. I have seen how these cities utilize the fields and areas around schools to create recreational facilities and safe zones for their communities. I have served on the Redlands Parks and Recreation Commission before, and it has given me an understanding of the unique challenges the city is facing. My experiences and knowledge can help plan and develop facilities and areas that will improve the quality of life for the citizens of Redlands. Lastly, my years of living and working in Tokyo, Japan, where I commuted daily from the suburbs to downtown by train, I understand the need for a vibrant and sustainable downtown area that encourages pedestrian traffic and multi-use facilities.

Signature Roy Cencirulo **Date** 1/30/23

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

(1) Tom and Caroleen Cosand
[redacted]
Redlands, 92373
Telephone [redacted]

(2) Kurt Heidelberg
[redacted]
Redlands, 92374
Telephone [redacted]

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CITY OF REDLANDS
COMMISSION APPLICATION FORM

City Manager's Office

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

FEB -1 2023

COMMISSION\BOARD APPLIED FOR

Parks and Recreation Commission

Received

Name Ryan Shagiakhmetov

Address [redacted]

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

Email [redacted]

Occupation None (High School Student)

Reasons for desiring to serve – relevant experience and qualifications:

Helping with Sales at Farmers Market

Communication skills

Positive Attitude

Willingness to help community

Signature Ryan Shagiakhmetov Digitally signed by Ryan Shagiakhmetov Date: 2023.02.01 23:38:39 -08'00' **Date** 2/01/23

**** 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) Mr. Devoe

Telephone [redacted]

(2) Lea Shagiakhmetova

Telephone [redacted]

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Address Verified

CITY OF REDLANDS
COMMISSION APPLICATION FORM

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

City Manager's Office
FEB -1 2023
Received

COMMISSION\BOARD APPLIED FOR
Parks and Recreation Commission

Name Tami Saghafi

Address [redacted]

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

Email [redacted]

Occupation Transportaion Planner

Reasons for desiring to serve – relevant experience and qualifications:

I have been an environmental planner and transportation planner for the past 20 plus years with the state of California and am familiar with guidelines and policies of the state and federal. As a citizen of Redlands for the last decade and involvement with Redlands Recreational Center through my children's activities, I have been passionate about activities and needs through programs.

Signature T. Saghafi **Date** 2-1-23

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

(1) Mrs. Lori Montemeyer

Telephone [redacted]

(2) Craig Wentworth

Telephone [redacted]

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✓ address verified

City Manager's Office

CITY OF REDLANDS
COMMISSION APPLICATION FORM

OCT 21 2022

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

Received

COMMISSION\BOARD APPLIED FOR

Parks & Recreation commission

Name Sarah Randall

Address [redacted]

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

Email [redacted]

Occupation Sustainability Fellow @ Citrus College

Reasons for desiring to serve – relevant experience and qualifications:

Serve the city I lived in for over 20 years!
I have worked in conservation for over 4 years
and have worked in guest services for over 6 years.
I am qualified to provide care to all in a recreational
setting as well as am knowledgeable to take care of the environment.

Signature Sarah Randall **Date** 10/18/2022

** 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) Adrian Poloni
IERLD

Telephone [redacted]

(2) Mandy Parkes
IERCD

Telephone [redacted]

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✓ address Verified

SarahJane Oyanib Randall Resume

[redacted]

EDUCATION

University of California, Riverside **September 2017**

Bachelor of Science Degree in Sustainability Studies

WORK EXPERIENCE

California Conservation Corps Inland Empire, California

Forestry Corps Crew Member, *October 2019 - August 2020*

- Achieved Cal Osha S-212 Wildland Fire Chainsaw Training Certification
- Facilitated team projects with project partners such as the Bureau of Land Management, Calfire,Caltrans, and the Forest Service
- Worked on Fuel reduction/reforestation projects around Riverside and San Bernardino counties
- Operated/handled tools and equipment (Woodchipper, chainsaw, hand tools)

American Conservation Experience (AmeriCorps) Dulzura, California

Trail Restoration Crew Member, *May 2019 - August 2019*

- Achieved Wilderness First Aid Certification, Adult, Child, & Infant Certification, Epinephrine Administration Certification
- Facilitated team projects with project partners such as the Bureau of Land Management, State and National Parks
- Harmful plant mitigation (Elimination of invasive species), fence installation, plant watering on Great Basin Dust Mitigation Project
- Habitat/Trail restoration (Brushing, trail repairing, mulching), Tool maintenance (Sharpening, polishing, rehandling)

Inland Empire Resource Conservation District Redlands, California

Forestry Assistant, *March 2021 - November 2021*

- Assisted Forestry Technician for Invasive Shothole Borer Project
- Utilized Arcgis systems to locate possible ISHB trap installation areas
- Utilized ipad to record ISHB presence through visual monitoring at parks
- Installed ISHB traps along Santa Ana Watershed and surrounding areas

LiveNation Devore, California

Guest Services*, 2016 - 2021* ***Supervisor of Sustainability****, June 2021 – January 2022,* ***Sustainability Coordinator****, January 2022 - May 2022*

- Lead Sustainability department at Glen Helen Amphitheater
- Promote Sustainable policies, mitigate waste, improve waste diversion efforts at amphitheater

INTERNSHIP EXPERIENCE

Office of Sustainability at the University of California, Riverside

Analyst Intern, *July 2016 – August 2016*

- Facilitated a group of interns in devising the Integrated Waste Diversion Plan to lower the institution's carbon footprint to meet Carbon Neutrality Initiative; Analyzed data on the university's waste streams; Managed Social media platforms

99.1 KGGI

Intern, *2015 - 2015*

- Managed social media, produced ODM & Evelyn radio show, assisted in coordinating events such as the 1st I.E's Salsa Festival

LEADERSHIP EXPERIENCE

Highlander Associated Peoples' Ancestries organization at UCR (2016) **Founder & President**
National Society of Leadership and Success, also known as Sigma Alpha Pi at UCR (2016) **Social Events Coordinator**

ACTIVITIES

Volunteer, Mentone Library, Mentone CA	January 2010 - January 2014
Volunteer, Redlands Community Hospital, Redlands CA	June 2012 - January 2014
Participant, UCR Summer Sustainability Program	August 2016
Volunteer, Sustainable Claremont, CA	January 2019 - Present
Volunteer, Riverside Food Rescue, Riverside CA	January 2019 - Present
Volunteer, Union Rescue Mission, Los Angeles CA	November 2019
Volunteer, Music Changing Lives, San Bernardino CA	March 2022
Volunteer, SocaltrashArmy, San Bernardino CA	March 2022

Summary of Skills

Computer: Adobe, Microsoft Office, Paint, Windows Live Movie Maker, ARCGIS
Languages: English, Tagalog (Limited), Spanish (Limited)
Medical: Wilderness First Aid Certified, Adult, Child & Infant CPR Certified,Epinephrine Administration Certified
Miscellaneous: Dewey Decimal System Comprehension, Music Sheet Comprehension, Photography, Solar Panel Installation, Video Production, Money management
Certifications Food Handler's Card, OSHA Wilderness Chainsaw certified

CITY OF REDLANDS
COMMISSION APPLICATION FORM

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

JAN 2022
RECEIVED
City Manager's Office

COMMISSION\BOARD APPLIED FOR

Parks and Recreation Advisory Commission

Name Michael Heal

Address [redacted]

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

Email [redacted]

Occupation Teacher at Redlands USD

Reasons for desiring to serve – relevant experience and qualifications:

As someone who rides a lot on multiple surface roads and trails, I am constantly looking for ways to avoid traffic and increase using the trail system in Redlands. Getting people out to use these trails and reducing traffic is something I am interested in learning about. I would also like to see the chances there are to increase our trail and network system for tyrail users

Signature [signature] **Date** 1/20/22

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

(1) Charles Dykes

Telephone [redacted]

(2) Matt Freeman

Telephone [redacted]

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✓ Address verified

City Council Meeting **I. 3.**

DATE: 02/21/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Approve recommendation for a reappointment to the Human Relations Commission (Mayor Tejeda)

MOTION:

I move to reappoint Kenneth Ford to serve another four-year term on the Human Relations Commission ending March 5, 2027.

RECOMMENDATION:

It is recommended by Mayor Tejeda that the City Council consider the reappointment of Kenneth Ford to the Human Relations Commission. In accordance with Redlands Municipal Code Section 2.66.020, nominations to this Commission are made on a rotational basis by members of the City Council. It is Mayor Tejeda's turn to nominate an individual to serve on this commission.

DISCUSSION:

The term of Commissioner Kenneth Ford will expire on March 5, 2023. Commissioner Ford is eligible and seeking reappointment.

In January, the City issued a public notice soliciting applications for the Human Relations Commission. The public notice was concurrently aired on Redlands TV and posted on the community bulletin board at the A. K. Smiley Public Library. The local newspapers also received distribution of the public notice. The City received two applications from residents interested in serving on this commission, and had two from a previous posting.

The Human Relations Commission consists of nine members as follows:

- Claudia Ruiz
- Vanesa Annaguey-Aranda
- Roy George

- Matthew Maiberger
- Shaheen Zakaria
- Kenneth Ford - Expires 3/5/23
- Julie Houston
- Gail Howard
- Kelechi Amobi (Student)

ALTERNATIVES:

The City Council may choose not to support the recommendation and direct staff to seek additional 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

Human Relations Public Notice
Human Relations Applications

City of
REDLANDS
Incorporated 1888
35 Cajon 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 of the City of Redlands to apply for a position on the following commission:

HUMAN RELATIONS COMMISSION

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

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

Residents interested in applying for the non-salaried position on this commission may request application forms from the City Manager's Office, City Hall, 35 Cajon Street, Suite 200 or by phone at 798-7510 or from the City's website at www.cityofredlands.org

Deadline for filing application is February 7, 2023.

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

01/24/23

CITY OF REDLANDS
COMMISSION APPLICATION FORM

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

City Manager's Office

COMMISSION\BOARD APPLIED FOR

Human Relations Commission

FEB - 7 2023

Name Brian Roche

Address [redacted]

Received

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

Email [redacted]

Occupation retired

Reasons for desiring to serve – relevant experience and qualifications:

I would like to be of some service to the members of our community.

I have no special qualifications other than a degree in social sciences.

Signature Brian Roche **Date** 2-07-23

** 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) Shirley Leonard
Ex.Director Redlands Conservatory

Telephone [redacted]

(2) Joanne Lessard

Telephone [redacted]

Return Application to: Office of the City Council, C/O Office of the City Manager, Suite 200, 35 Cajon Street, PO Box 3005, Redlands, CA 92373, OR by email to RedlandsOCM@cityofredlands.org

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

City Manager's Office

CITY OF REDLANDS
COMMISSION APPLICATION FORM

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

FEB 1 1 2023

COMMISSION\BOARD APPLIED FOR

Human Relations Commission

Received

Name David Nesamony

Address [redacted]

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

Email [redacted]

Occupation Retired school administrator(Assistant Principal)

Reasons for desiring to serve – relevant experience and qualifications:

I am an Asian Indian living in Redlands for the last 33 years and I desire to serve the commission to serve the community and the city by part of the commission to advise the council. My experience as a high school Assistant Principal for more than 17 years in a very diverse population, Moreno Valley will be an asset to help the council. I am a leader in my church in Redlands and been on different boards at conference levels and in So Cal Tennis association. I possess Masters degrees in administration and certificates in preaching and leading. My experience will help the commission.

Signature David Nesamony **Date** 2/1/2023

**** 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) Dr. Robert Denham
[redacted]
Redlands, CA 91273
Telephon [redacted]

(2) Rev. Ruben Esponda
[redacted]
Redlands, CA 92374
Telephone [redacted]

Return Application to: Office of the City Council, C/O Office of the City Manager, Suite 200, 35 Cajon Street, PO Box 3005, 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

Received By CMO
8/10/22

CITY OF REDLANDS
COMMISSION APPLICATION FORM

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

COMMISSION\BOARD APPLIED FOR

Human Relations Commission

Name Louisa Amis

Address [redacted]

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

Email [redacted]

Occupation Semi-retired, Part-time apartment manager

Reasons for desiring to serve – relevant experience and qualifications:

I wish to continue community service. I was an alternate Public Member of LAFCO (Local Agency formation Commission) 2016-2018. IN 2021-2022 I served on the civil Grand Jury of San Bernardino County. I was employed 2005-2015

Signature Louisa Amis **Date** 8-10-2022

** 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) DR. Eileen Brantley PhD. (2) Erin Kerr

Loma Linda University [redacted]

Loma Linda, Ca. 92354

Telephone [redacted] Telephone [redacted]

Return Application to: Office of the City Council, C/O Office of the City Manager, Suite 200, 35 Cajon Street, PO Box 3005, Redlands, CA 92373, OR by email to RedlandsOCM@cityofredlands.org

page (1) of (2)
continue experience/qualifications page 2

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

at Loma Linda University as a laBonatory technician and lab manager in a cancer Research lab. Asides from my other duties, I managed 4-6 people of different ages, and nationalites.

In my current part time position, I am the front office for tenants and applicants. I also work with tenants Resolving disputes. I hold a B.A. in History and a B.S. in Chemistry.

CITY OF REDLANDS
COMMISSION APPLICATION FORM

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

COMMISSION\BOARD APPLIED FOR

Human Relations Commission

Name Richard Cunningham

Address [redacted]

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

Email [redacted]

Occupation Writer, former professor @UCR

Reasons for desiring to serve – relevant experience and qualifications:

I desire to be a part of this commission inorder to have deeper roots in the Redlands community. When people feel more welcomed in a community they are more likely to pa community. I have experiance in this area as a former professor of a divers student bod ethnic, abilities, etc.) and as a parent who has enrolled my children in bilingual education Education: B.A. Economics; B.A. Philosophy; Masters of Divinity; M.A. New Testament; I

Signature [signature] **Date** 8/11/22

** 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) Nick Myers

[redacted]

Redlands, CA 92374

Telephone [redacted]

(2) Mark Leonard

[redacted]

Beaumont, CA 92223

Telephone [redacted]

Return Application to: Office of the City Council, C/O Office of the City Manager, Suite 200, 35 Cajon Street, PO Box 3005, 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.

Reasons for desiring to serve:

I desire to be a part of this commission in order to have deeper roots in the Redlands community. When people feel more welcomed in a community they are more likely to participate in community. I have experience in this area as a former professor of a diverse student body (economic, ethnic, abilities, etc.) and as a parent who has enrolled my children in bilingual education programs.

Education: B.A. Economics; B.A. Philosophy; Masters of Divinity; M.A. New Testament; Ph.D. A.B.D.

City Council Meeting **I. 4.**

DATE: 02/21/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Approve recommendation for an appointment to the Airport Advisory Board (Mayor Tejeda and Mayor Pro Tem Barich)

MOTION:

I move to appoint Karl Grove to serve the remainder of a four-year term on the Airport Advisory Board ending May 1, 2025.

RECOMMENDATION:

Pursuant to the Redlands Municipal Code, appointments to this board 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. Mayor Pro Tem Barich has been delegated authority by Mayor Tejeda to make the recommendation for this appointment. It is recommended by Mayor Tejeda and Mayor Pro Tem Barich that Karl Grove serve the remainder of a four-year term on the Airport Advisory Board ending May 1, 2025.

DISCUSSION:

Airport Advisory Board member David Raley resigned from the board before the expiration of his term. In January, the City issued a public notice soliciting applications for the Airport Advisory Board. The public notice was concurrently aired on Redlands TV and posted on the community bulletin board at the A. K. Smiley Public Library. The local newspapers also received distribution of the public notice. Two new applications were received and four applications from a previous posting were included for consideration. After reviewing all applications, Karl Grove is recommended to serve the remainder of the four-year term ending on May 1, 2025.

The Airport Advisory Board consists of seven members as follows:

- Vacant
- Jason Golumbeski
- Thomas Cook
- Nathan Freeman
- Robert Pearce
- James Douglas Pickens
- Deborah Forthun

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

Airport Advisory Public Notice
Airport Advisory Applications

City of
REDLANDS
Incorporated 1888
35 Cajon Street, Redlands, CA 92373
909-798-7510
www.cityofredlands.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:

AIRPORT ADVISORY BOARD

The Airport Advisory Board acts in an advisory capacity to the City Council in all matters pertaining to the administration, operation, development, improvement and maintenance of the Redlands Municipal Airport.

The Airport Advisory Board meets on the third Thursday of each month at 6:00 p.m.

Residents interested in applying for the non-salaried position on this board may request application forms from the Office of the City Manager, City Hall, 35 Cajon Street, Suite 200 or by phone at 798-7510, or from the City's website www.cityofredlands.org

Applications will be accepted until February 1, 2023.

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

01/18/23

City Manager's Office

CITY OF REDLANDS
COMMISSION APPLICATION FORM

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

JAN 31 2023

COMMISSION\BOARD APPLIED FOR

Airport Advisory Board

Received

Name Karl Grove

Address [redacted]

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

Email [redacted]

Occupation Business Owner / https://www.linkedin.com/in/karlgrove/

Reasons for desiring to serve – relevant experience and qualifications:

Redlands Business owner, with aerospace and commercial businesses based in the Redlands City community.

C-suite level executive experience in aviation and lifestyle industries for the last 30 years, here in the USA and Europe.

Passion and interest in all things aviation with a PPL Fixed and Rotary endorsements. Experimental Aircraft builder

and Air Race Pilot (team owner) which competes annually in the Reno National Championship Air Races.

I would welcome the opportunity to serve the city and airport community and give back wherever possible.

Signature Digitally signed by KARL GROVE Date: 2023.01.31 09:04:20 -08'00' **Date** 1/31/2023

**** 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) Eric Nixon / President

Jacinto Construction

[redacted]

Telephone [redacted]

(2) Scot Smith / Business Owner

CST Organic Recycling

[redacted]

Telephone [redacted]

Return Application to: Office of the City Council, C/O Office of the City Manager, Suite 200, 35 Cajon Street, PO Box 3005, Redlands, CA 92373, OR by email to RedlandsOCM@cityofredlands.org

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

✓ address Verified

City Manager's Office

JAN 24 2023

Received

CITY OF REDLANDS
COMMISSION APPLICATION FORM

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

COMMISSION\BOARD APPLIED FOR

Airport Advisory Board

Name Ken Birkett

Address [redacted]

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

Email [redacted]

Occupation Fundraiser at City of Hope

Reasons for desiring to serve – relevant experience and qualifications:

I want to be more involved in the community by being a part of the decision making process. I lead several non-profit boards. I enjoy collaborating with others for the well being of the community.

Signature [signature] **Date** 1/24/23

** 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) Mark Edwards

Telephone [redacted]

(2) Brent Loescher

Telephone [redacted]

Return Application to: **Office of the City Council, C/O Office of the City Manager, Suite 200, 35 Cajon Street, PO Box 3005, Redlands, CA 92373, OR by email to RedlandsOCM@cityofredlands.org**

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

✓ address verified

CITY OF REDLANDS
COMMISSION APPLICATION FORM

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



COMMISSION\BOARD APPLIED FOR

Airport Advisory Board

Name Dennis Nodine

Address [redacted]

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

Email [redacted]

Occupation High School Teacher

Reasons for desiring to serve – relevant experience and qualifications:

Private pilot. Member AOPA, EAA, Air Force Association, Air Force Sergeants Association. USO Volunteer. Teach Aerospace Science at San Bernardino HS. BA & MBA from U of R. Crewmember on C141 and C17. 32 yrs USAFR, 20 yrs with Philips as Sr. Marketing Mgr.

Signature _____ **Date** 8 Apr 2022

** 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) Don Jones

_____

Telephone [redacted]

(2) Cristian Heigl

_____

Telephone [redacted]

Return Application to: **Office of the City Council, C/O Office of the City Manager, Suite 200, 35 Cajon Street, PO Box 3005, Redlands, CA 92373, OR by email to RedlandsOCM@cityofredlands.org**

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

CITY OF REDLANDS
COMMISSION APPLICATION FORM

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



COMMISSION\BOARD APPLIED FOR
Airport Advisory Board

Name Jon Hamilton

Address [redacted]

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

Email [redacted]

Occupation Director of Administrative Services/Attorney

Reasons for desiring to serve – relevant experience and qualifications:

As a pilot and Redlands Airport Assocation member, I am interested in preserving the history of the Redlands Airport and seeing it progress to serve the citizens, businesses, and aviation community. As a director in at a local city, I am familiar with how a commission functions.

Signature _____ **Date** May 31, 2022

** 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) Tenice Johnson
City Council Member
City of Montclair
Telephone [redacted]

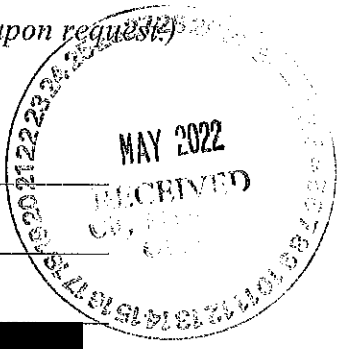
(2) Ed Reece
Mayor Pro Tem
City of Claremont
Telephone [redacted]

Return Application to: **Office of the City Council, C/O Office of the City Manager, Suite 200, 35 Cajon Street, PO Box 3005, Redlands, CA 92373, OR by email to RedlandsOCM@cityofredlands.org**

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

CITY OF REDLANDS
COMMISSION APPLICATION FORM

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



COMMISSION\BOARD APPLIED FOR

Airport Advisory Board Position

Name Joseph Fass

Address [redacted]

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

Email [redacted]

Occupation Retired - Health Care Finance Industry

Reasons for desiring to serve – relevant experience and qualifications:

It is important for the advisory board to have residents who are not affiliated with the airport to provide balance to the board for citizen representation and input. I reside in a housing tract adjacent to the airport and can provide meaningful input and guidance to the City of Redlands in finding balance for the needs of both surrounding neighborhoods and ongoing airport operations.

Signature [signature] **Date** 5/19/2022

**** 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) Angela Lalas
Senior VP Finance
Loma Linda University Health
Telephone [redacted]

(2) Rebecca Petersen
Teacher, Judson Brown
Redlands, CA
Telephone [redacted]

Return Application to: Office of the City Council, C/O Office of the City Manager, Suite 200, 35 Cajon Street, PO Box 3005, Redlands, CA 92373, OR by email to RedlandsOCM@cityofredlands.org

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

 address verified

CITY OF REDLANDS
COMMISSION APPLICATION FORM

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



COMMISSION\BOARD APPLIED FOR

Airport Advisory Board

Name: Philip Starbuck

Address: [redacted]

Telephone ([redacted]

Occupation: Retired Engineer/Consultant

Reasons for desiring to serve – relevant experience and qualifications:

As a student pilot, member of the Redlands Flying Club, and someone who's career has and continues to be involved in many aspects of aviation, both civil and military. I have taken an interest in the community resource that is Redlands Municipal Airport. I believe that an airport represents an asset to the community much as a park, library, or performance space. All these things and more are necessary for a city to be successful, and I appreciate and enjoy all of them here in Redlands. My interest in being selected for the Airport Advisory Board is to assist in continuing to make Redlands the "Jewel of the Inland Empire".

Signature _____ **Date** 30 May 2022

**** 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) Ingrid Biglow

[redacted]

(2) Jan Hudson

[redacted]

Return Application to: Office of the City Council, C/O Office of the City Manager

Suite 200,

35 Cajon Street, PO Box 3005, Redlands, CA 92373, OR
by email to RedlandsOCM@cityofredlands.org

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

address verified

City Council Meeting **I. 5.**

DATE: 02/21/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Approve recommendation for appointments to the Street Tree Committee (Mayor Tejeda and Council Member Davis)

MOTION:

1. I move to reappoint Lorraine Enriquez to serve an additional four-year term on the Street Tree Committee ending February 16, 2027; and

2. I move to appoint Adrian Asencion, Kelly Covey, and Bettina McLeod to each serve four-year terms on the Street Tree Committee ending February 16, 2027.

RECOMMENDATION:

It is recommended by Mayor Tejeda and Council Member Davis that the City Council consider these appointments to the Street Tree Committee. Pursuant to Resolution No. 6249, appointments to this committee are made by the Mayor and approved by the City Council. However, Mayor Tejeda has expressed his desire to rotate recommendations for appointments among the City Council Members; therefore, Council Member Davis has been delegated authority by Mayor Tejeda to make the recommendation for these appointments.

DISCUSSION:

The terms of committee members Janet Ward, Andrew Hoder, Lorraine Enriquez, and Gus Ortega expired on February 16, 2023. Committee member Enriquez is eligible to serve an additional term and is seeking reappointment. Council Member Davis is recommending the appointments of Adrian Asencion, Kelly Covey, and Bettina McLeod to fill the vacancies left by committee members Ward, Ortega, and Hoder. In January, the City issued a public notice soliciting applications for the Street Tree Committee. The public notice was concurrently aired on Redlands TV and posted on the community bulletin board

at the A. K. Smiley Public Library. The local newspapers also received distribution of the public notice. A total of four applications were received.

The Street Tree Committee consists of seven members as follows:

- Lorraine Enriquez
- Vacant
- Vacant
- Christine Sedmack
- Paul Hodson
- Vacant
- Jessica Barrios

SUBMITTED BY:
Janice McConnell, Assistant City Manager

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

PREPARED BY:
Jennifer Macias, Management Analyst

Attachments

Street Tree Public Notice
Street Tree Applications

City of
REDLANDS
Incorporated 1888
35 Cajon 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 committee:

STREET TREE COMMITTEE

The Street Tree Committee shall be advisory to the City Council and shall recommend policies for the planting, care and removal of trees and shrubs in all parkways in the City.

The Street Tree Committee meets bi-monthly on the fourth Thursday of even-numbered months at 5:30 p.m. in the City Council Chambers. Residents interested in applying for the non-salaried position on this committee may request application forms from the Office of the City Manager, City Hall, 35 Cajon Street, Suite 200 or by phone at 798-7510, or from the City's website www.cityofredlands.org.

The deadline for filing applications is February 1, 2023.

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

01/18/23

CITY OF REDLANDS
COMMISSION APPLICATION FORM

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

City Manager's Office
JAN 25 2023
Received

COMMISSION\BOARD APPLIED FOR
Street Tree Committee

Name ADRIAN ASENCIO

Address [redacted]

Telephone (Work) _____ (Cell / Home) 9[redacted]

Email [redacted]

Occupation LOS ANGELES COUNTY FIREMAN (RET)

Reasons for desiring to serve – relevant experience and qualifications:

I wish to advise the City Council and recommend policies for the planting, care of and removal of trees and shrubs in all parkways in the City. I have attented numerous fire prevention seminors with LA Co. Fire Dept Forestry Division and the US Forestry Service. I took classes at the University of Riverside on tree care and pruning. When I lived in Crestline, I planted hundreds of trees. I also held an elected office in Crestline. I believe the care of trees is paramount for a healthy climate. I prune and care for trees in the City in my spare time.

Signature _____ **Date** 25/Jan/ 2023

**** 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) Ann Moreland

Telephone [redacted]

(2) Carol Meulenkamp

Telephone [redacted]

Return Application to: Office of the City Council, C/O Office of the City Manager, Suite 200, 35 Cajon Street, PO Box 3005, Redlands, CA 92373, OR by email to RedlandsOCM@cityofredlands.org

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

✓ address verified

CITY OF REDLANDS
COMMISSION APPLICATION FORM

RECEIVED
FEB 01 2023
Redlands City Clerk

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

COMMISSION\BOARD APPLIED FOR

STreet Tree commission

Name Bettina McLeod

Address [redacted]

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

Email [redacted]

Occupation unemployed

Reasons for desiring to serve – relevant experience and qualifications:

see attached page

Signature Bettina McLeod **Date** 2/1/23

** 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) Chris Sedmack
She has been on the street committee for years and knows I care deeply for Trees
Telephone [redacted]

(2) Sherli Leonard
Executive Director of The Redlands Conservancy
Telephone [redacted]

Return Application to: **Office of the City Council, C/O Office of the City Manager, Suite 200, 35 Cajon Street, PO Box 3005, 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.

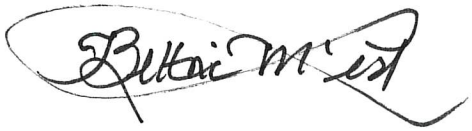
I grew up in Claremont, a city that values and invests in its street trees and I learned to appreciate the street tree canopies on a hot day. My mother was a landscape architect so I began learning about different species of trees and their care early on.

In the 1990s, Dan Rodriguez, a former employee of the city of Redlands, and I applied for and received a grant from the state of California to plant street trees in the Smiley Park Historic District. I did the research on which species to plant which had to be approved by the state. Linda Romero, an employee of the California Department of Forestry, came to Redlands to look at our proposal and how we would accomplish the task.(She liked Redlands so much she moved here.) With the help of Dan Buchanan and his troops of boy scouts, we planted hundreds of street trees in the Smiley Park Historic District.

When my daughters attended Cope Middle school, Emily Bueerman and I received grants to plant about 100 trees at the school. I chose the tree species to plant around the campus and taught dozens of students how to plant trees. I also learned a hard lesson about how hard it is to keep young trees alive at a school, with weed whacking girdling the trees and vandalism.

Now I volunteer at Gateway Ranch, which is owned by the city and managed by the Redland Conservancy. We have planted over a hundred trees, all California native species and continue to plant more.

I feel I have a love for and knowledge of trees that will be an asset to the Street Tree Commission. Thank you for considering me for a position on the commission.



CITY OF REDLANDS
COMMISSION APPLICATION FORM

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

COMMISSION\BOARD APPLIED FOR Street Tree Committee

City Manager's Offic

JAN 23 2023

Received

Name James Carritte

Address [redacted]

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

Email [redacted]

Occupation retired physician

Reasons for desiring to serve – relevant experience and qualifications:
To help preserve the heritage of the community that is my home and I have been a part of for 40 years.

Signature James Carritte **Date** 1/19/23

** 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) Martha Green

Telephone [redacted]

(2) Patty Holohan

Telephone [redacted]

Return Application to: **Office of the City Council, C/O Office of the City Manager, Suite 200, 35 Cajon Street, PO Box 3005, Redlands, CA 92373, OR by email to RedlandsOCM@cityofredlands.org**

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

✓ address Verified

City Manager's Office

CITY OF REDLANDS
COMMISSION APPLICATION FORM

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

JAN 26 2023

COMMISSION\BOARD APPLIED FOR

Street Tree Committee

Received

Name Joanne Stowitts

Address [redacted]

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

Email [redacted]

Occupation retired / volunteer Speech & Debate coach

Reasons for desiring to serve – relevant experience and qualifications:

I have volunteered my entire adult life in many different organizations. About 15 years ago I got rid of our front lawn, and slowly replaced it with native California landscaping - it is now a haven for wildlife. I believe that having native flora and historic plantings around Redlands will enhance the community and the wildlife, and use less water in the process.

Signature [signature] **Date** 26 Jan 2023

**** 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) Serene Ong
[redacted]
Redlands, CA 92373
Telephone [redacted]

(2) Tansu Philip
[redacted]
Redlands, CA 92373
Telephone [redacted]

Return Application to: Office of the City Council, C/O Office of the City Manager, Suite 200, 35 Cajon Street, PO Box 3005, Redlands, CA 92373, OR by email to RedlandsOCM@cityofredlands.org

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

✓ Address Verified

CITY OF REDLANDS
COMMISSION APPLICATION FORM

City Manager's Office

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

JAN 24 2023

COMMISSION\BOARD APPLIED FOR

Street Tree Committee

Received

Name John Paul Beall

Address [redacted]

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

Email [redacted]

Occupation Project Finance, Renewable Energy

Reasons for desiring to serve – relevant experience and qualifications:

Former Parks Commissioner - 2009

Studied botany and urban planning at university and post-grad lev

Planted over 80 street trees in partnership with Street Tree Committee

Accounted for the carbon sequestration of different varieties of trees professionally according to EPA methodologies

Engaged in causes of City beautification through various volunteerism and board positions for 2(

Signature _____ **Date** 1/24/23

**** 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) Tom Atchley

[redacted]

Telephone [redacted]

(2) Chris Sedmack

[redacted]

Telephon[redacted]

Return Application to: Office of the City Council, C/O Office of the City Manager, Suite 200, 35 Cajon Street, PO Box 3005, Redlands, CA 92373, OR by email to RedlandsOCM@cityofredlands.org

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✓ address Verified

CITY OF REDLANDS
COMMISSION APPLICATION FORM

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

COMMISSION\BOARD APPLIED FOR
Street Treet Committee

City Manager's Office
FEB -1 2023
Received

Name Katherine Vienne

Address [redacted]

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

Email [redacted]

Occupation Natural Resources Manager

Reasons for desiring to serve – relevant experience and qualifications:

I would like to use my education and experience in natural resource management and urban forestry to serve on the city of Redlands Street Treet Committee.

I have a bachelors in Envornmental Science & a bachelors in Geography & Urban Planning, with 5 years of biological consulting experience.

Signature K Vienne **Date** 2/1/23

** 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) Michael Schneblin
[redacted]
Redlands, CA 92373
Telephon[redacted]

(2) Donald Mitchell
[redacted]
Redlands, CA 92373
Telephone [redacted]

Return Application to: **Office of the City Council, C/O Office of the City Manager, Suite 200, 35 Cajon Street, PO Box 3005, Redlands, CA 92373, OR by email to RedlandsOCM@cityofredlands.org**

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

Address Verified

CITY OF REDLANDS
COMMISSION APPLICATION FORM

City Manager's Office

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

JAN 20 2023

COMMISSION\BOARD APPLIED FOR
Street Tree Committee

Received

Name Kelly Covey

Address [redacted]

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

Email [redacted]

Occupation Arborist

Reasons for desiring to serve – relevant experience and qualifications:

I want to support the city and help find ways to educate locals in regard to tree care/maintenance

I have worked as an arborist for a number of years

and specialize in hazard tree assessment, utility infrastructure

and its realtionship to the trees planted in the city parkways and homeowners yards.

I have demonstrated many years of public speaking and customer service, as well as a teacher.

Signature _____ **Date** 01/19/2023

** 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) Charlie Wilson

Telephone [redacted]

(2) Brett Huet

Telephone [redacted]

Return Application to: **Office of the City Council, C/O Office of the City Manager, Suite 200, 35 Cajon Street, PO Box 3005, 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

Scanned with CamScanner

City Council Meeting **I. 6.**

DATE: 02/21/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Approve recommendation for an appointment to the Traffic and Parking Commission (Mayor Tejeda and Council Member Guzman-Lowery)

MOTION:

I move to appoint Andrew Hoder to serve the remainder of a four-year term on the Traffic and Parking Commission ending December 20, 2024.

RECOMMENDATION:

It is recommended by Mayor Tejeda and Council Member Guzman-Lowery that the City Council consider this appointment to the Traffic and Parking Commission. Pursuant to the Redlands Municipal Code, appointments to this commission 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 Guzman-Lowery has been delegated authority by Mayor Tejeda to make the recommendation for these appointments.

DISCUSSION:

Traffic and Parking Commissioner Anna Jaiswal resigned from the board before the expiration of her term. In January, the City issued a public notice soliciting applications for the Traffic and Parking Commission. The public notice was concurrently aired on Redlands TV and posted on the community bulletin board at the A. K. Smiley Public Library. The local newspapers also received distribution of the public notice. Two new applications were received for consideration. After reviewing all applications, Andrew Hoder is recommended to serve the remainder of the four-year term ending on December 20, 2024.

The Traffic and Parking Commission consists of six members as follows:

- Marc Tran
- Kavin Morningstar
- Bill Waddell
- Vacant
- Cassie MacDuff
- Eric Shamp
- Johnathan Ghazal (student)

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

Attachments

Traffic & Parking Public Notice
Traffic & Parking Applications

City of

REDLANDS

Incorporated 1888
35 Cajon 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 commission:

> **TRAFFIC AND PARKING COMMISSION** - The Traffic and Parking Commission carries on educational activities in traffic matters, supervises the preparation and publication of traffic reports, receives complaints relating to traffic matters, and recommends to the City Council ways and means of improving traffic conditions and the administration and enforcement of traffic regulations. This commission also advises the City Council on the development of adequate parking for commercial and retail uses, recommend policies to encourage, develop and support adequate parking within the City, recommend actions for the establishment of long-term parking plans for the City and, in particular, the Downtown Redlands Business Area, and advises the City Council in the administration of resources for the development of parking. The Commission may also assist other advisory groups such as the Planning Commission in matters relating to parking.

The Traffic and Parking Commission meets bi-monthly on the fourth Thursday of odd-numbered months at 6:00 p.m. Residents interested in applying for the non-salaried position on this commission may request application forms from the City Manager's Office, City Hall, 35 Cajon Street, Suite 200, Phone: 798-7510, or by downloading an application from the City's website at www.cityofredlands.org

Deadline for filing applications is January 31, 2023.

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

01/17/23

CITY OF REDLANDS
COMMISSION APPLICATION FORM

RECEIVED
JAN 31 2023
Redlands City Clerk

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

COMMISSION\BOARD APPLIED FOR

Traffic & Parking Commission

Name Andrew Hoder

Address [redacted]

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

Email [redacted]

Occupation Retired Airline Pilot

Reasons for desiring to serve – relevant experience and qualifications:

Currently serving on the Street Tree Committee, timed out on term of service. Would like to continue serving the community, interested in issues pertaining to Traffic and Parking. Resident of Redlands since 1998.

Signature [signature] **Date** 1/31/2023

**** 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) Peter Zimmermann
[redacted]
Telephone [redacted]

(2) Jeff Hecht
[redacted]
Telephone [redacted]

Return Application to: Office of the City Council, C/O Office of the City Manager, Suite 200, 35 Cajon Street, PO Box 3005, 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.

Verified Address

CITY OF REDLANDS
COMMISSION APPLICATION FORM

City Manager's Office

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

JAN 31 2023

COMMISSION\BOARD APPLIED FOR

Traffic and Parking Commission

Received

Name John Lohr Jr.

Address [redacted]

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

Email [redacted]

Occupation First Vice President/SBA Loan Officer

Reasons for desiring to serve – relevant experience and qualifications:

I would like to serve on the Traffic and Parking Commission because I want to have a positive impact in my community. Most of my immediate family works and goes to school in Redlands and it is important they have safe roadways. In addition, I work in commercial banking and have small business customers that rely on cities to provide adequate parking to access their businesses.

Signature JLJ **Date** 1/31/2023

** 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) Michael Purcell
[redacted]
Redlands, CA 92374
Telephone [redacted]

(2) Mike Aguilar
[redacted]
Telephone [redacted]

Return Application to: Office of the City Council, C/O Office of the City Manager, Suite 200, 35 Cajon Street, PO Box 3005, Redlands, CA 92373, OR by email to RedlandsOCM@cityofredlands.org

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

✓address Verified

City Council Meeting **I. 7.**

DATE: 02/21/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Approve recommendation for appointment to the Citrus Preservation Commission (Mayor Tejeda and Council Member Saucedo)

MOTION:

I move to appoint John Smith to serve the remainder of a four-year term on the Citrus Preservation Commission ending April 16, 2026.

RECOMMENDATION:

It is recommended by Mayor Tejeda and Council Member Saucedo that the City Council consider this appointment to the Citrus Preservation Commission. Pursuant to the Redlands Municipal Code, appointments to this commission 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 Saucedo has been delegated authority by Mayor Tejeda to make the recommendation for this appointment.

DISCUSSION:

One vacant seat exists on the Citrus Preservation Commission due to the resignation of Commissioner Marc Shaw, whose term expires on April 16, 2026. A public notice requesting interested residents to submit an application for the Citrus Preservation Commission was issued on January 9, 2023. 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. The City received three applications from residents interested in serving on this commission. Four additional applications were included from recent postings.

The Citrus Preservation Commission consists of seven members as follows:

- Rolland Moore
- Heather Ross
- Vacant
- Michael Day
- Thomas Lanza
- Roger Hardy
- Jack Steward

ALTERNATIVES:

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

SUBMITTED BY:
Janice McConnell, Assistant City Manager

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

PREPARED BY:
Jennifer Macias, Management Analyst

Attachments

Citrus Preservation Public Notice
Citrus Preservation Applications

City of
REDLANDS
Incorporated 1888
35 Cajon Street, Redlands, CA 92373
909-798-7510
www.cityofredlands.org

PUBLIC NOTICE

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

CITRUS PRESERVATION COMMISSION

The Citrus Preservation Commission acts in an advisory capacity to the City Council in all matters pertaining to the acquisition, improvement, preservation and retention of citrus properties within the City.

The Citrus Preservation Commission meets every month on the second Tuesday at 4:00 p.m.

Residents of Redlands and surrounding communities are encouraged to apply. Persons interested in applying for the non-salaried position on this commission may request application forms from the Office of the City Manager, City Hall, 35 Cajon Street, Suite 200, by phone at 798-7510, or on-line at www.cityofredlands.org/current-openings.

Deadline for filing applications is January 23, 2023

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

01/09/2023

CITY OF REDLANDS
COMMISSION APPLICATION FORM City Manager's Office

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

COMMISSION\BOARD APPLIED FOR JAN 11 2023

Citrus Preservation Commission

Received

Name Winston Ward

Address [redacted]

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

Email [redacted]

Occupation Assistant Community Development Director

Reasons for desiring to serve – relevant experience and qualifications:

Love the City and our Citrus History, Navel Orange Capital of the World.

Spent my entire adult life in Local Goverment all in Community Development

Serve as both Assistant CD Director and Building Official for the

City of Chino Hills for over 30-years. BS from CSULB in Construction Management.

Firm grasp of Zoning and Land Use issues

Signature [signature] **Date** 01/11/2023

**** 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) Joann Lombardo
Community Development Dir.
City of Chino Hills
Telephone [redacted]

(2) Jeff Adams
Interim Community Development Dir.
City of Orange
Telephone [redacted]

Return Application to: Office of the City Council, C/O Office of the City Manager, Suite 200, 35 Cajon Street, PO Box 3005, Redlands, CA 92373, OR by email to RedlandsOCM@cityofredlands.org

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

✓ address Verified

City Manager's Office

CITY OF REDLANDS
COMMISSION APPLICATION FORM

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

JAN 12 2023

Received

COMMISSION\BOARD APPLIED FOR

Citrus Preservation Commission

Name Sarah Randall

Address [redacted]

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

Email [redacted]

Occupation Sustainability Fellow

Reasons for desiring to serve – relevant experience and qualifications:

Local resident since 2001; grew up in Redlands school system - Crafton, Clement, REV; would like to give back to the community that gave me so much!
UCR graduate w/ B.S in Sustainability Studies w/ 4 yrs experience in conservation

Signature Sarah Randall **Date** 1/11/2023

** 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) Wendy Olmstead
Program Manager SEI
Telephone [redacted]

(2) Fred Diamond
Director of Facilities
Citrus College
Telephone [redacted]

Return Application to: **Office of the City Council, C/O Office of the City Manager, Suite 200, 35 Cajon Street, PO Box 3005, Redlands, CA 92373, OR by email to RedlandsOCM@cityofredlands.org**

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

✓ address verified

CITY OF REDLANDS
COMMISSION APPLICATION FORM

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

City Manager's Office

COMMISSION\BOARD APPLIED FOR

Citrus Preservation Commission

JAN 22 2023

Name Deborah "Annie" Ynda

Received

Addres [redacted]

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

Email deborah.ynda@gmail.com

Occupation Elementary School Teacher for Redlands Unified School District

Reasons for desiring to serve – relevant experience and qualifications:

I have a background of service in the City of Redlands. As a teen growing up in Redlands, I was part of the Compact and Key Clubs at REV High School. I have also dedicated thousands of hours to volunteer work in my local church community over the years. I recently moved back to my hometown of Redlands and noticed the amount of citrus that seems to be wasted. I am a passionate natural-born leader and hope to be helpful in this area.

Signature [signature] **Date** 01/22/2023

**** 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) Danita Slaughter
Principal at Smiley Elementary
[redacted]
Telephone [redacted]

(2) Lidia Tekin
Teacher at Smiley Elementary
[redacted]
Telephon[redacted]

Return Application to: Office of the City Council, C/O Office of the City Manager, Suite 200, 35 Cajon Street, PO Box 3005, Redlands, CA 92373, OR by email to RedlandsOCM@cityofredlands.org

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

✓ address verified

CITY OF REDLANDS
COMMISSION APPLICATION FORM

RECEIVED
MAY 09 2022
Redlands City Clerk

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

COMMISSION/BOARD APPLIED FOR

Citrus Commission

Name Chuck Hills

Address [redacted]

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

Email [redacted]

Occupation retired farm manager

Reasons for desiring to serve - relevant experience and qualifications:

44 years in growing Citrus, 37 years Qualified Applicators license, 19 years total serving on the commission representing farm managment Co, Current S.B. county farm bureau president own citrus in Redlands and Tulare county

Signature Chuck Hills Date 4/9/22

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) Mike Day

Telephone: [redacted]

(2) Rollie Moore

Telephone [redacted]

Return Application to: **Office of the City Council, C/O City Manager's Office, Suite 200, 35 Cajon Street, PO Box 3005, Redlands, CA 92373 OR By Fax to 909-798-7503**

You will be notified of appointments by the City Council. Your application will be retained for one year. **PLEASE NOTE**: Planning Commissioners, Historic and Scenic Preservation Commissioners, and Business and Economic Development Advisory Commissioners are required to file Statements of Economic Interests in accordance with California State law.

CITY OF REDLANDS
COMMISSION APPLICATION FORM

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

APR 2022
RECEIVED
City Manager's Office

COMMISSION\BOARD APPLIED FOR

Citrus Preservation Commission

Name John P Beall

Address [redacted]

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

Email [redacted]

Occupation Commercial Banking, Renewable Energy Finance

Reasons for desiring to serve – relevant experience and qualifications:

Former Parks Commissioner (2009), part of the committee responsible for naming Israel Beal Park (no relation). Assisted Quality of Life Director Van Dorst in planning the restoration of The Terrace Park.

Planted over 30 Redlands street trees as President and Founder of a local historic preservation club at Redlands High School.

Able to advise on carbon offsets from grove land according to EPA eGRID carbon methodologies. Assisted in drafting the inaugural ESG Report for my employer (a Fortune 500 company and 12th largest bank in the US).

Engaged in product development using California citrus ingredients.

Professional experience in tax credits and real estate private equity.

Signature John P Beall Digitally signed by John P Beall Date: 2022.04.01 22:19:35 -07'00' **Date** 4/1/2022

**** 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) Sherli Leonard
[redacted]

Telephone [redacted]

(2) Heather Ross
[redacted]

Telephone [redacted]

Return Application to: Office of the City Council, C/O Office of the City Manager, Suite 200, 35 Cajon Street, PO Box 3005, Redlands, CA 92373, OR by email to RedlandsOCM@cityofredlands.org

√ Address Verified

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

CITY OF REDLANDS
COMMISSION APPLICATION FORM

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



COMMISSION\BOARD APPLIED FOR

Citrus Preservation Commission

Name John Smith

Address [redacted]

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

Email [redacted]

Occupation Teacher/Orange Grower

Reasons for desiring to serve – relevant experience and qualifications:

The Smith family has been part of the orange growing industry in Redlands since its inception in the late 1890's. I grew up helping my father irrigate, weed, smudge, and harvest the annual crop. In 1990, we put a conservation easement on our property. Now I have a small grove that is integrated with the city acreage on Olive Ave from which I personally sell oranges at a small stand. I am interested in working with the Commission to preserve and expand the citrus which is so essential to maintaining our heritage and beautiful environment in Redlands.

Signature John Smith **Date** 3/28/22

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) Bill Hardy

Telephone [redacted]

(2) Roger Bell

Telephone [redacted]

Return Application to: **Office of the City Council, C/O Office of the City Manager, Suite 200, 35 Cajon Street, PO Box 3005, Redlands, CA 92373, OR by email to RedlandsOCM@cityofredlands.org**

✓ Address Verified

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.

Damian A. Northcutt

Name _____

Address [redacted]

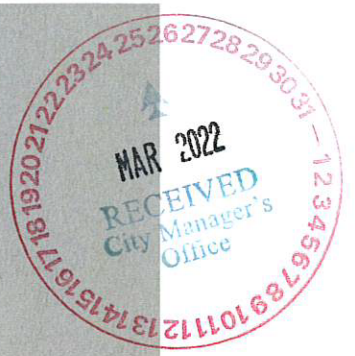
Telephone (Work) [redacted] (Cell / Home) _____

damiannorthcutt01@gmail.com

Email _____

Attorney

Occupation _____



Reasons for desiring to serve – relevant experience and qualifications:

Being born and raised in Redlands, I have a special appreciation for the orange groves that make this town special. Given the development during the past ten years, I believe it is more important than ever that we preserve and maintain those groves that make Redlands unique. If appointed, I will act as an environmental steward and promote the responsible use and protection of the City's remaining orange groves.

Signature _____ **Date** 3-24-22

**** 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) Dr. Dirkson Lee [redacted]

Telephone _____

(2) Chris Moffitt, Esq. [redacted]

Telephone _____

Return Application to: Office of the City Council, C/O Office of the City Manager, Suite 200, 35 Cajon Street, PO Box 3005, Redlands, CA 92373, OR by email to RedlandsOCM@cityofredlands.org

✓ Address Verified

City Council Meeting **I. 8.**

DATE: 02/21/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Approve the Side Letter Agreement between the City of Redlands and Teamsters Local #1932 (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 side letter agreement between the City of Redlands and Teamsters Local #1932.

RECOMMENDATION:

Staff recommends City Council approve the side letter of agreement between the City of Redlands and Teamsters Local #1932.

DISCUSSION:

The City recognizes that it is becoming increasingly difficult to hire and retain qualified employees across the organization. The City currently has 95 vacancies. In addition, the employee turnover rate is 15.8% which is a 6.3% increase over the same period last year. In an effort to retain staff, the City is offering a $3,500 retention bonus to its employees.

The City met and conferred with Teamsters Local #1932 and agreed to the terms as set forth in the attached side letter. Eligible employees will receive the retention bonus within 60 days of approval. All other provisions of the Memorandum of Understanding between the City and Teamsters Local #1932 are unaffected by this agreement.

ALTERNATIVES:
N/A

STRATEGIC PLAN:
N/A

SUBMITTED BY:
Assistant City Manager McConnell

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:
Elizabeth Marin, HR Manager

Fiscal Impact

Fiscal Year:	2022/2023
Revenue Generating:	No
Appropriation Required Y/N:	No
Budgeted Y/N:	Yes

Discussion:

The cost of the retention bonus for Teamsters Local #1932 is $738,500. Salary savings will be used to cover this cost.

Attachments

Side Letter Agreement

CITY OF REDLANDS AND TEAMSTERS LOCAL #1932

SIDE LETTER OF AGREEMENT (2023)

This Side Letter of Agreement amending the July 1, 2018 — June 30, 2023 Memorandum of Understanding between Teamsters Local #1932 and the City of Redlands ("City") is made and entered into this 21st day of February, 2023. Teamsters and the City are sometimes individually referred to herein as a "Party" and, together, as the "Parties."

RECITALS

WHEREAS, Teamsters and the City agreed to a Memorandum of Understanding ("Teamsters MOU") for the period of July 1, 2018 to June 30, 2023; and

WHEREAS, the Parties now wish to agree to a one-time, $3,500 Retention Bonus; and

WHEREAS, representatives of the City and Teamsters have met and conferred in good faith, and now wish to effect this change with respect to the Teamsters MOU;

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

AGREEMENT

Effective within 60 days following approval and adoption of this Side Letter Agreement, the City will provide a one-time $3,500 Retention Bonus for all active employees on payroll at the time of the payout, excluding any employees who received a hiring incentive after October 1, 2022.

CITY OF REDLANDS

_____

Eddie Tejeda, Mayor

Attest:

_____

Jeanne Donaldson, City Clerk

TEAMSTERS LOCAL #1932

_____

Rich Smith, Business Agent

City Council Meeting **I. 9.**

DATE: 02/21/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Approve the Agreement with the San Bernardino County Sheriff's Office for access to the Sheriff's Department Automated Systems for a five-year term from July 1, 2022, through June 30, 2027, in the amount of $87,330 (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 the agreement for access to Sheriff's Department Automated Systems between the City of Redlands and San Bernardino County Sheriff's Office for a five-year term from July 1, 2022 through June 30, 2027 in the amount of $87,330.

RECOMMENDATION:

Staff recommends Council approve the Sheriff's Automated Systems Agreement between the City of Redlands and San Bernardino County Sheriff's Office for a five-year term from July 1, 2022 through June 30, 2027 in the amount of $87,330.

DISCUSSION:

The Agreement for the Sheriff's Automated Systems allows the Sheriff, acting as the administrator of the California Law Enforcement Telecommunications System (CLETS), to serve as the agent responsible for the exchange of criminal offender record information and other criminal justice information between the Redlands Police Department, the Sheriff, and statewide criminal justice agencies. In addition, it provides for the Sheriff to facilitate the interchange of computerized criminal history data between various agencies and the following databases:

- Federal Bureau of Investigation (FBI)
- National Crime Information Center (NCIC)
- National Law Enforcement Telecommunications System (NLETS)
- CA Department of Justice, Racial & Identity Profiling Act (RIPA)
- Stop Data Collection System (Staging)
- Stop Data Collection System (Production)
- CA Gang System (CalGang)
- CA Sex and Arson Registry (CSAR)
- Sentencing, Monitoring, Apprehending, Registering & Tracking (SMART) Justice system
- Department of Motor Vehicles (DMV)
- CA Law Enforcement Telecommunications System (CLETS)
- Super Name Search network
- Crime Web/Mugshot System
- Identix-Cal ID
- Property Evidence Tracking System (PETS)
- Sheriff's Department Jail Information Management System (JIMS)
- Sheriff's Central Name Index (CNI)
- Sheriff's Automated Warrants (SAW)

Needless to say, the Redlands Police Department relies on access to these systems 24/7/365. Continuous availability of this information is critical to officer safety and it is essential to law enforcement activity. As such, although the agreement was allowed to lapse as a result of an oversight in tracking its expiration date, access to the systems continued. The San Bernardino County Sheriff-Coroner’s Department has indicated that the term of the contract and contract dates may not be changed or adjusted by the City, regardless of the date the agreement is approved by the City. For this reason, staff recommends that Council retroactively approve the agreement. Staff has put a system for tracking this and other agreements in place to prevent similar errors from occurring in the future.

Schedule A (see attached) reflects the rates currently assessed by the County. The Sheriff shall have the right to adjust the rates annually and any subsequent rate change(s) shall become effective on July 1 of the County fiscal year (July 1 through June 30). Such rate change(s) can include changes to the Memoranda of Understanding approved by the County Board of Supervisors for County employees, which increase labor costs, and other inflationary costs. The Sheriff shall notify the Redlands Police Department of pending rate change(s) by providing the Redlands Police Department with a revised Schedule A reflecting such rate change(s).

CLETS ANNUAL MAINTENANCE & SUPPORT COSTS: Annual Cost:
Service

CLETS CAD-to-CAD Connection ($100/Month)	$1,200.00
CLETS Teleprocessing Support/Maintenance Costs ($50/Month)	$600.00
CLETS Terminal Browser Access ($10.50/Month/Terminal)	$252.00
CLETS Transactions Costs (2021 Data)	$15,414.00
CLETS ANNUAL MAINTENANCE & SUPPORT COSTS:	**$17,466.00**
CLETS 5 YEAR AGREEMENT TOTAL:	**$87,330.00**

The intent of the agreement is to promote more effective regional law enforcement through the cooperative use and maintenance of the County and Sheriff's computerized data files. This agreement is part of a long-standing and ongoing arrangement between the City of Redlands Police Department and the San Bernardino County Sheriff's Office.

ALTERNATIVES:

Do not approve the contract between the Redlands Police Department and the San Bernardino County Sheriff's Office.

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
Dana Abramovitz-Daniel, Purchasing Manager

Fiscal Impact

Fiscal Year:	2022-2027
Revenue Generating:	N
Appropriation Required Y/N:	N
Amount:	$87,330
Budgeted Y/N:	Y
Account No.:	604900

Discussion:

Funding for the agreement in the amount of $17,466 is included in the IT Division Budget for FY 22, 23 and 24. Funding for the remaining term will be included in subsequent budget requests. Additionally, any increases in costs provided by the County are planned to be absorbed within the IT Budget.

Attachments

Agreement

THE INFORMATION IN THIS BOX IS NOT A PART OF THE CONTRACT AND IS FOR COUNTY USE ONLY

Contract Number
SHR – 22 - 0028

SAP Number
N/A

Sheriff/Coroner/Public Administrator

Department Contract Representative	Kelly Welty, Chief Deputy Director of Sheriff's Administration
Telephone Number	(909) 387-0640
Contractor	City of Redlands Police Department & Redlands Fire Department
Contractor Representative	
Telephone Number	(909)798-7661
Contract Term	07/01/2022 to 06/30/2027
Original Contract Amount	$17,466 for fiscal year 2022-23
Amendment Amount	
Total Contract Amount	
Cost Center	4430001000

IT IS HEREBY AGREED AS FOLLOWS*:*

WHEREAS, the County through the Sheriff/Coroner/Public Administrator (hereinafter referred to as "Sheriff") provides access to the Sheriff's Automated Systems; **AND**

WHEREAS, the Contractor desires to enter into an Agreement for access to the Sheriff's Automated Systems; **AND**

NOW, THEREFORE, the parties agree as follows:

A. PURPOSE OF AGREEMENT

A.1 This Agreement provides for the Sheriff, acting as the administrator of the California Law Enforcement Telecommunications System (CLETS), to serve as the agent responsible for exchange of criminal offender record information and other criminal justice information between Contractor and the Sheriff and statewide criminal justice agencies. In addition, it provides for the Sheriff to facilitate the interchange of computerized criminal history data between the following agencies and databases:

A.1.1 Federal Bureau of Investigation (FBI)

A.1.2 National Crime Information Center (NCIC)

A.1.3 National Law Enforcement Telecommunications System (NLETS)
A.1.4 California Department of Justice, Racial & Identity Profiling Act (RIPA) System
A.1.5 Stop Data Collection System (Staging)
A.1.6 Stop Data Collection System (Production)
A.1.7 California Gang System (CalGang)
A.1.8 California Sex and Arson Registry (CSAR)
A.1.9 Sentencing, Monitoring, Apprehending, Registering & Tracking (SMART) Justice System
A.1.10 Department of Motor Vehicles (DMV)
A.1.11 California Law Enforcement Telecommunications System (CLETS), received via the State CLETS network **(transaction fees apply and billed by Sheriff)**
A.1.12 Super Name Search network **(transaction fees apply and billed by Sheriff)**
A.1.13 Crime Web/Mugshot System
A.1.14 Identix-Cal ID
A.1.15 Property Evidence Tracking System (PETS) **(transaction fees apply and billed by Sheriff)**
A.1.16 Sheriff's Department Jail Information Management System (JIMS) **(transaction fees apply and billed by the County's Innovation and Technology Department - ITD)**
A.1.17 Sheriff's Central Name Index (CNI) **(transaction fees apply and billed by ITD)**
A.1.18 Sheriff's Automated Warrants (SAW) **(transaction fees apply and billed by ITD)**

A.2 It is the intent of the parties to promote more effective regional law enforcement through the cooperative use and maintenance of the County and Sheriff computerized data files.

A.3 Access to the aforementioned databases requires connection to the County's Wide Area Network (WAN). Contractor will be required to enter into a separate Agreement with the County's Innovation and Technology Department (ITD), for connection to the County's WAN and for payment of costs associated with WAN connectivity.

B. CONTRACTOR RESPONSIBILITIES

B.1 The Contractor agrees to limit access to information furnished by Sheriff to its own employees and other criminal justice/law enforcement agencies. The Contractor further agrees to comply with Federal and State laws, rules, procedures, and policies formally adopted in the California Law Enforcement Telecommunications System Subscriber Agreement, and in regard to criminal history, information furnished through the FBI/NCIC/CCH (California Criminal History) and the NLETS Program, to rules, procedures and policies approved by the NCIC advisory policy board adopted for NCIC.

B.2 The Contractor agrees to appoint an Automated Terminal Coordinator (ATC) to disseminate CLETS information and updates, to maintain training requirements and paperwork compliancy for all Contractor's personnel. The assigned ATC shall understand the CLETS Policies, Practices and Procedures Manual and comply with all of the Department of Justice guidelines. The ATC shall understand and comply with the Agency ATC Responsibilities guidelines, Exhibit A, attached hereto and incorporated herein by reference. This appointed staff member shall be the point of contact to the Sheriff.

B.3 In accordance with the State CLETS Policies, Practices, and Procedures Manual, and as designated by the State of California and the Sheriff, the Contractor shall be responsible for all security and privacy considerations relating to the use of the Contractor's terminal or terminals.

B.4 The data provided to Sheriff by the Contractor will be relevant to the criminal justice process. The completeness, accuracy, objectivity, and verifiability of information entered into the information system is paramount and the Contractor will cooperate with the regular auditing of the system in accordance with the State CLETS Policies, Practices, and Procedures Manual, to assure reliability of stored data. In addition, the procedures for maintaining and/or purging these records will be adhered to in order to enhance the reliability of all data.

B.5 The Contractor is responsible to provide an audit trail of all CLETS entries made from all Contractor terminals accessing CLETS information through an established CAD-to-CAD connection.

B.6 The Contractor agrees to cause employees; having access via the San Bernardino County IBM computer system to the Sheriff's CNI, JIMS or any other Sheriff's Automated Systems, to complete security training before such access will be allowed. Contractor agrees to adhere to all State, County and Federal laws applicable to the confidentiality and the release of information.

B.7 Each of the Contractor's employees requiring access to CNI must complete and sign a Central Name Index Authorization Statement, Exhibit B, attached hereto and incorporated herein by reference.

C. SHERIFF RESPONSIBILITIES

C.1 Access

Sheriff's assigned Terminal Coordinator will review all applications for connection to the Telecommunications System, as well as requests to modify, move or increase the number of terminals in an existing agency.

C.2 Services Provided

Sheriff agrees to furnish the Contractor access to such criminal offender record information and other criminal justice information as is made available to the State through the CLETS network and provide access to Sheriff's Automated Systems.

C.3 Equipment

The Sheriff shall provide, maintain, operate, and manage equipment for an electronic data communications system in the San Bernardino County Sheriff's Data Center in order to provide the services specified in this Agreement. One or both of the following is required for Contractor to connect with the Sheriff's Message Switch computer:

C.3.1 A CAD to CAD interface or Terminal Browser Access

C.3.2 Connection to the County WAN

(NOTE: This Agreement does not include costs for equipment/services related to a private telecommunications connection. The WAN connection process and associated costs does not include a telecommunications connection at the local site and/or any additional equipment. Contractor shall be responsible for establishing its own telecommunications connection at the local site to the WAN connection.)

C.4 Support

Sheriff shall render assistance to the Contractor in order to provide for timely, efficient, and accurate implementation of CAD/CLETS/RMS network operations.

C.5 The Sheriff shall maintain records for auditing purposes on all CLETS entries in accordance with the Department of Justice mandates. **All CAD-to-CAD Contractors will also be responsible for maintaining their CLETS data and providing an audit trail on all Contractor terminals and/or employees accessing CLETS information via the CAD-to-CAD connection**.

C.6 The Sheriff reserves the right to suspend access to any information provided for in this Agreement, in accordance with the State CLETS Policies, Practices and Procedures Manual, when any rule, policy, or procedure adopted by Sheriff, or approved by the NCIC or law of this county, state, or federal government applicable to the security and privacy of information is violated or appears to be violated by the Contractor.

D. CENTRAL NAME INDEX (CNI) ACCESS LIMITATIONS

Access to the Sheriff's CNI database is also limited, as follows:

D.1 In the interest of maintaining a regional criminal justice database, Contractor is granted inquiry capability to the Sheriff's CNI database for law enforcement related data. The data accessed in CNI by the Contractor will be relevant to the criminal justice process. The Contractor will cooperate with regular auditing of the system to assure security of stored data.

D.2 Contractor agrees to require all employees who access CNI to complete and sign a Central Name Index Authorization Statement, a copy of which is attached hereto as Exhibit B and incorporated herein by reference.

D.3 The Sheriff/Coroner/Public Administrator, or designee, will act as "Controller" facilitating the entry and retrieval of computerized CNI information.

E. TERM AND TERMINATION

The term of this Agreement shall be for a period commencing on July 1, 2022, or upon the date of approval by the Sheriff, whichever is later, and ending on June 30, 2027. Notwithstanding the foregoing, this Agreement may be terminated at any time with or without cause by Contractor or by Sheriff upon written notice given to the other party at least thirty (30) days prior to the date specified in the notice for such termination. Any such termination date shall coincide with the end of a calendar month. In the event of such termination, each party shall fully pay and discharge all obligations in favor of the other accruing prior to the date of such termination, and each party shall be released from all obligations or performance which would otherwise accrue subsequent to the date of termination. Neither party shall incur any liability to the other by reason of termination.

F. FISCAL PROVISIONS

F.1 FEES

F.1.1 CLETS Teleprocessing Support/Maintenance Costs will be billed by Sheriff.

F.1.2 CLETS Terminal Browser Access will be billed by Sheriff.

F.1.3 Transaction Fees for Systems listed in No. A.1.11; A 1.12; and A.1.15 indicated in Section A.1 above, will be billed by Sheriff. Access to PETS requires special arrangements that are unique to each agency. Agencies desiring access to PETS shall contact Sheriff's Technical Services at CNI_JIMS@sbcsd.org to determine if the agency is eligible for access.

F.1.4 Systems listed in No. A.1.16 through A.1.18 will be billed by ITD.

F.1.4 Connection to the County WAN will be billed by ITD and a one-time fee applies.

F.1.5 County WAN Access is provided under a separate agreement with ITD and will be billed by ITD.

F.2 Contractor shall pay Sheriff the sum of money per Schedule A attached hereto and incorporated herein by reference. Sheriff shall invoice Contractor for the cost of services quarterly in arrears. Payment shall be due within forty-five (45) days from the date of each invoice. Basic installation of service will be provided by the Sheriff. Installation fees, cost of additional services, equipment, related supplies and changes or modifications will be paid for by the Contractor. The total cost to provide, repair or replace machines, printers, and other equipment shall be the responsibility of the Contractor. Time, maintenance and diagnostic costs will be paid by the Contractor. Costs will be adjusted in the event of any level of service changes.

F.3 Schedule A reflects the rates in effect at the Execution of this Agreement. Sheriff shall have the right to adjust the Agreement rates annually and any subsequent rate change(s) shall become effective on July 1 of the County fiscal year (July 1 through June 30). Such rate change(s) can include changes to Memoranda of Understanding approved by the County Board of Supervisors for County employees, which increase labor costs, and other inflationary costs. Sheriff shall provide notice to Contractor of pending rate change(s) by providing Contractor with a revised Schedule A reflecting such rate change(s).

G. INDEMNIFICATION AND INSURANCE

The Contractor agrees to indemnify, defend (with counsel reasonably approved by County) and hold harmless the County and its authorized officers, employees, agents and volunteers ("Indemnitees"), from any and all claims, actions, losses, damages, and/or liability arising out of this Agreement from any cause whatsoever, including the acts, errors or omissions of any person and for any costs or expenses incurred by the County on account of any claim except where such indemnification is prohibited by law. This indemnification provision shall apply regardless of the existence or degree of fault of Indemnitees. The Contractor's indemnification obligation applies to the County's "active" as well as "passive" negligence but does not apply to the County's "sole negligence" or "willful misconduct" within the meaning of Civil Code Section 2782.

Additionally, the Contractor agrees to provide Cyber Liability Insurance, if applicable, through its program of self-insurance or other carriers, with adequate coverage or resources to protect against liabilities arising out of the performance of the terms, conditions or obligations of this agreement; with limits of no less than $1,000,000 for each occurrence or event with an annual aggregate of $2,000,000 covering privacy violations, information theft, damage to or destruction of electronic information, intentional and/or unintentional release of private information, alteration of electronic information, extortion and network security. The policy shall protect the involved County entities and cover breach response cost as well as regulatory fines and penalties.

Contractor shall require the carriers of the above required coverages to waive all rights of subrogation against the County, its officers, employees, agents, volunteers, contractors, and subcontractors. All general or auto liability insurance coverage provided shall not prohibit the Contractor and Contractor's employees or agents from waiving the right of subrogation prior to a loss or claim. The Contractor hereby waives all rights of subrogation against the County.

H. NOTICES

All written notices and proof of insurance provided for in this Agreement or which either party desires to give to the other shall be deemed fully given, when made in writing and either served personally, or by facsimile, or deposited in the United States mail, postage prepaid, and addressed to the other party as follows:

San Bernardino County Sheriff's Department
Bureau of Administration, Contracts Unit
655 East Third Street
San Bernardino, CA 92415-0061
Fax: (909) 387-3444

City of Redlands
Redlands Police Department Administration
30 Cajon Street
P.O. Box 3005
Redlands, CA 92373-1505

City of Redlands
Redlands Fire Department
35 Cajon Street, Suite 12
P.O. Box 3005
Redlands, CA 92373-1505

Notice shall be deemed communicated two (2) County working days from the time of mailing if mailed as provided in this paragraph.

I. AUTHORITY

The Sheriff/Coroner/Public Administrator of San Bernardino County, or designee, shall have the right to exercise the County's authority under this Agreement including the right to give notice of termination on behalf of the County at his sole discretion.

J. AGREEMENT AUTHORIZATION

The Contractor warrants and represents that the individual signing this Agreement is a properly authorized representative of the Contractor and has the full power and authority to enter into this Agreement on the Contractor's behalf.

K. ENTIRE AGREEMENT

This Agreement, including all Exhibits and Schedule, which are attached hereto and incorporated by reference, represents the final, complete and exclusive agreement between the parties hereto. Any prior agreement, promises, negotiations or representations relating to the subject matter of this Agreement not expressly set forth herein are of no force or effect. This Agreement is executed without reliance upon any promise, warranty or representation by any party or any representative of any party other than those expressly contained herein.

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 mail 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.

IN WITNESS WHEREOF, the San Bernardino County and the Contractor have each caused this Contract to be subscribed by its respective duly authorized officers, on its behalf.

City of Redlands Police Department & Redlands Fire Department
(Print or type name of agency/department)

By ►
(Authorized signature - sign in blue ink)

Name
(*Print or type name of person signing contract)*

Title
(Print or Type)

Dated:

Address 30 Cajon Street P.O. BOX 3005 &
35 Cajon Street, Suite 12 P.O. BOX 3005
Redlands, CA 92373-1505

FOR COUNTY USE ONLY

Approved as to Legal Form	Reviewed for Contract Compliance	Reviewed/Approved by Department
►	►	►
Richard D. Luczak, Deputy County Counsel		Kelly Welty, Chief Deputy Director of Sheriff's Administration
Date	Date	Date

SAN BERNARDINO COUNTY SHERIFF'S DEPARTMENT

SCHEDULE 'A'

CITY OF REDLANDS
REDLANDS POLICE DEPARTMENT
& REDLANDS FIRE DEPARTMENT

FY 2022-23*

COST SCHEDULE
CHARGES FOR SHERIFF'S AUTOMATED SYSTEMS

CLETS ANNUAL MAINTENANCE & SUPPORT COSTS:	**Annual Cost**
Service	
CLETS CAD-to-CAD Connection ($100/Month) (REDX Redlands PD)	$1,200
CLETS Teleprocessing Support/Maintenance Costs ($50/Month)	$600
CLETS Terminal Browser Access ($10.50/Month/Terminal) (ORFD01 Redlands Fire):	$252
CLETS Transactions Cost (2021 data)	$15,414
CLETS ANNUAL MAINTENANCE & SUPPORT COSTS:	$17,466

QUARTERLY PAYMENT IN ARREARS FOR CLETS: $4,366.57

ADDITIONALLY:
The Contractor shall be billed Transaction Fees on a monthly basis by County ISD in arrears resulting from use of the following systems:

Sheriff's Department Jail Management System (JIMS)
Sheriff's Central Name Index (CNI)
Sheriff's Automated Warrants (SAW)

Property Evidence Tracking System (PETS): The Contractor shall be billed for the system transaction fees at the rate of 6 cents per transaction, billing by SHERIFF on a quarterly basis for actual usage in arrears and included with their quarterly bills for CLETS.

* The rates on this page are for the fiscal year 2022-23 only and will be adjusted each fiscal year.

Automated Terminal Coordinator (ATC) Responsibilities

San Bernardino County Sheriff's Department
Technical Services Division **Telephone: (909)387-4357**
CLETS Administration Section **Fax: (909)387-3666**
655 East Third Street
San Bernardino, CA 92415-0061

An Automated Terminal Coordinator (ATC) the key person chosen by his/her respective agency to serve as the coordinator with the San Bernardino County Sheriff's Department (usually the same person who serves as the CLETS Coordinator to the DOJ) on matters pertaining to CLETS contracts with the Sheriff's Department, CAD/RMS connections to the message switch, maintenance of the users database, as well as all other matters pertaining to the use of; CLETS, NCIC, NLETS, and the DOJ criminal justice data bases.

The ATC should be familiar with all aspects of the aforementioned items. The liaison's primary responsibilities include:

Administration/Record Keeping

- Coordinate and/or respond to CLETS related correspondence.
- Notify the Sheriff's Department of any changes in address, phone number, agency representatives, contracts, CAD/RMS connections, and other information pertaining to your agency.
- On a quarterly basis, ensure the accuracy of CLETS user security files within your agency, deleting/disabling users who are no longer employed. Report this information to the Sheriff's Department coordinator if you have a direct connection using their terminals.
- Ensure Management Control, Interagency Agreements, or Release of CLETS Information Agreements are on file and kept current with the signature of new agency heads, if applicable.
- Maintain a copy of all contractual agreements.

Policy

- Ensure compliance with CLETS, CJIS, NCIC, and NLETS policies and regulations.
- Ensure CLETS terminals, equipment, and messages are secure from unauthorized access.

System

- Maintain and have available a current system diagram.
- Maintain and have available a list of all Sheriff's Department CLETS terminal locations within the agency, identifying the location, ORI, and mnemonic assigned to the terminal.
- Coordinate any terminal access level changes, requests for additional CLETS mnemonics, and applications for upgrading service.

Training

- Advise terminal operators within your agency of the formats used on Sheriff's Department terminals within your agency.
- Determine the need to coordinate CLETS related training.

SHERIFF'S DEPARTMENT SAN BERNARDINO COUNTY
CENTRAL NAME INDEX / JIMS NET
AUTHORIZATION STATEMENT

The following information is required to identify personnel for the computerized Central Name Index.

NAME: _____
Print: **(Last)** **(First)** **(Middle)**

DOB: _____
(Month) **(Day)** **(Year)**

AGENCY/STATION: _____

CALIFORNIA DRIVER'S LICENSE: _____

LAST 4 OF SOCIAL SECURITY NUMBER: _____

EMPLOYEE NUMBER: _____

PD# (if applicable): _____

*****SUPERVISOR SIGNATURE:** _____

THIS PERSON REQUIRES: ☐ **INQUIRY ONLY**

JUSTIFICATION: _____

STATEMENT:

1. I have completed the above questionnaire, and the information submitted is accurate to the best of my knowledge.
2. I understand that the Sheriff's Automated Systems are for Law Enforcement use only and are protected by State Law. Accidental or deliberate disclosure of County information, modification, or misuse may result on disciplinary action up to, and including loss of employment and prosecution under applicable laws.
3. Violation of one or more of the following procedural rules may result in disciplinary action.
    a. The unauthorized use of another individual's name and/or identification information for the purpose of inquiry or entry into one or more of the Sheriff's Automated Systems.
    b. The unauthorized deletion or altering of any existing data in one or more of the Sheriff's Automated Systems.
    c. The unauthorized input (or causing of input) of false information to one or more of the Sheriff's Automated Systems.

EMPLOYEE SIGNATURE: _____ **DATE**_____

Authorizing Personnel:

_____ _____ _____
Print: LAST, FIRST, TITLE ***DEPARTMENT/LOCATION*** ***PHONE #***

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IMPORTANT NOTE: ***It is imperative that you notify us immediately, upon a termination or removal.***

City Council Meeting **I. 10.**

DATE: 02/21/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Approve Additional Appropriations of 2021-22 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 2022-23 budget for the Fiscal Year 2021-22 year-end encumbrances and carryovers.

RECOMMENDATION:

Staff recommends the City Council approve additional appropriations to the Fiscal Year 2022-23 budget for the Fiscal Year 2021-22 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 2022-2023. 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, 2022). Because expenditures of previously encumbered and carried over items will occur in the 2022-23 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 2021-2022 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

2022-23 General Fund Encumbrances
2022-23 Other Fund Encumbrances
2022-23 Grant Carryovers

CITY OF REDLANDS
ENCUMBRANCES - GENERAL FUND
AS OF 06/30/2022

P.O. #	ACCT. #		VENDOR		AMOUNT
LIBRARY					
22212406	101190	8501	Design West Engineering	$	4,690.00
Carryover	101190	8501	Boiler Replacement		345,310.00
Carryover	101190	8503	Library Kitchen Repairs		5,000.00
Carryover	101190	8503	Library Roof Repairs		8,000.00
Carryover	101190	8503	Shrine Roof Repairs		7,000.00
		TOTAL		**$**	**370,000.00**
CITY MANAGER					
22212457	101120	7101	Cdw Government Inc	$	1,366.74
22212463	101121	6909	All About Redlands		3,000.00
Carryover	101123	6106	Fastenal Vending Fees		10,000.00
22210279	101124	6710	Inland Presort And Mailing Services		288.34
22212069	101125	6106	Cooperative Personnel Services		100,000.00
22212478	101125	6106	Atwork Franchise Inc		70,000.00
		TOTAL		**$**	**184,655.08**
DEVELOPMENT SERVICES					
22200529	101164	6106	Environment Plan Dvlpmnt Solutions Inc	$	10,807.93
22200373	101164	6106	Michael Baker International		17,575.00
22202001	101164	6106	Moule & Polyzoides Architects And Urbanists Inc		11,151.13
22210421	101164	6106	National Demographics Corporation		10,750.00
22211978	101164	6107	Enviromine Inc		16,090.00
22211711	101164	6107	Environment Plan Dvlpmnt Solutions Inc		6,314.71
22211760	101164	6107	Environment Plan Dvlpmnt Solutions Inc		103,040.50
22211876	101164	6107	Environment Plan Dvlpmnt Solutions Inc		104,139.56
22211673	101164	6107	Kimley-Horn And Associates Inc		24,259.00
22211676	101164	6107	Kimley-Horn And Associates Inc		15,991.52
22211680	101164	6107	Lilburn Corporation		22,287.78
22211681	101164	6107	Lilburn Corporation		10,813.00
22211948	101164	6107	Lilburn Corporation		10,321.60
22212473	101164	6107	Lilburn Corporation		35,454.50
22212487	101164	6107	Lilburn Corporation		24,109.50
22212496	101164	6107	Lilburn Corporation		36,990.00
22211721	101164	6107	Michael Baker International		56,938.30
		TOTAL		**$**	**517,034.03**
POLICE					
22212075	101201	6710	Xybix Systems Inc	$	3,950.00
22212075	101201	7101	Xybix Systems Inc		5,408.06
22212242	101201	7810	Presidio Holdings Inc		4,322.81
22210038	101202	6403	San Bernardino County Sheriff's Dept		13,805.00
22210039	101202	6403	San Bernardino County Sheriff's Dept		9,400.00
22212420	101202	6710	Pvp Communications		440.44
22212420	101202	7004	Pvp Communications		5,238.23
22212267	101202	7004	Emblems Inc		1,291.95
22212301	101202	7102	Ln Curtis & Sons		4,998.15
22212237	101202	7805	Redsone Manufacturing Llc		3,918.46
22212226	101202	7810	Arrowhead Forensics		3,697.67
22212151	101202	7810	Tri-Tech Forensics Inc		113.99
Carryover	101202	7901	Body Worn Cameras		382,452.25
Carryover	101203/101311	8501	Animal Shelter Pavement Repairs		28,899.62
		TOTAL		**$**	**467,936.63**

CITY OF REDLANDS
ENCUMBRANCES - GENERAL FUND
AS OF 06/30/2022

P.O. #	ACCT. #		VENDOR		AMOUNT
FIRE					
22212352	101250	6106	Palicon Group	$	1,500.00
22210314	101250	6907	Confire Jpa		3,562.06
22211734	101250	7102	Rock-N-Rescue		562.00
22202042	101250	7204	West Coast Arborists Inc		6,600.00
22212456	101250	7205	Spectrum Gas Products Inc		980.00
22211758	101250	7205	Tsi Inc		125.65
22201593	101250	7804	Life-Assist Inc		2,260.01
22212360	101250	7810	Ahs Rescue		12,408.66
22212088	101250	7810	Ln Curtis & Sons		4,416.22
22211982	101250	7810	Sun Badge Company		128.18
22211983	101250	7810	Sun Badge Company		1,132.91
22212407	101250	8501	Excel Door & Gate Company		4,900.00
22212408	101250	8501	Excel Door & Gate Company		4,500.00
Carryover	101250	8501	Security Fencing & Auto. Gate for Station 261		84,576.18
Carryover	101250	8501	Security Fencing & Auto. Gate for Station 262		30,000.00
Carryover	101250	8501	Exhaust Hose Station 262		12,000.00
22211487	101250	8503	National Garage Door		197,875.00
22212464	101250	8503	Wolff/Lang Christopher Architects, Inc		208,000.00
Carryover	101250	8503	Station 262 ADA Retrofit		173,000.00
Carryover	101250	8704	Outfitting for Two Engines		30,000.00
Carryover	101250	9001	2 Type 1 Engines & 1 Quint 100-foot aerial engine		3,125,919.49
Carryover	101250	9101	2 Type 1 Engines & 1 Quint 100-foot aerial engine		232,222.51
22212478	101251	6106	Atwork Franchise Inc		10,000.00
22210314	101251	6907	Confire Jpa		385.09
22210974	101251	7102	Fuller Truck Accessories		4,765.99
22211742	101254	7004	Pennington Designs		530.92
22212461	101254	7810	Masters Refreshment Services Llc		17.40
		TOTAL		**$**	**4,152,368.27**
FACILITIES AND COMMUNITY SERVICES					
22212362	101300	6710	Miller Architectural Corporation	$	300,000.00
22212430	101300	7002	Rocovitz Inc		1,111.38
22210138	101301	6309	Couts Heating And Cooling Inc		7,201.24
22212336	101301	6309	Georgianna Air Conditioning & Heating		8,000.00
22212035	101301	6710	Aztech Elevator Company		1,980.00
22212508	101301	6710	Ben'S Lock And Key		388.20
22212509	101301	6710	Ben'S Lock And Key		4,875.15
22212510	101301	6710	Ben'S Lock And Key		3,120.60
22212036	101301	6710	Cwfc Inc		550.00
22210242	101301	6710	Excel Door & Gate Company		1,076.00
22210085	101301	6710	Haz Mat Trans Inc		84.30
22212264	101301	6710	Lunderville, Michael R.		960.61
22212134	101301	6710	Rondy's Glass Service		3,964.44
22212427	101301	6710	Vortex Industries Inc		2,262.50
22211915	101301	6710	Liftech Elevator Services Inc		3,194.00
22212426	101301	6710	Redlands Ironworks Inc		8,500.00
22211875	101301	6903	Bluitt, Pearl		36,121.50
22210242	101301	6910	Excel Door & Gate Company		2,947.50
22212459	101301	6910	Redlands Glass Inc		347.50
22212459	101301	7204	Redlands Glass Inc		347.50
22212448	101301	7205	Harlow'S Kitchen Concepts		1,456.16
Carryover	101301	7810	Animal Shelter Storage Freezer		35,000.00
22210408	101301	7901	Commercial Waterproofing Systems Inc		65,483.98
22212460	101301	7901	Bell Roof Co		3,200.00
22212428	101301	7901	Henry, Andrew		10,980.00
22212276	101301	8501	Sierra, Ruben		47,534.66
Carryover	101301	8501	Exterior Platering & Roof Redlands Bowl		120,000.00

CITY OF REDLANDS
ENCUMBRANCES - GENERAL FUND
AS OF 06/30/2022

P.O. #	ACCT. #		VENDOR	AMOUNT
FACILITIES AND COMMUNITY SERVICES (Cont.)				
Carryover	101301	8501	Assesment Of All Roofs To Determine Cip Plan	50,000.00
Carryover	101301	8501	Old Stucco Wall Is Failing (Non Structural)	40,000.00
Carryover	101301	8501	Additional Office Space Needed	75,000.00
Carryover	101301	8501	Animal Shelter Yard And Parking Impvmts	152,465.34
22210826	101302	7901	Tanko Streetlighting Inc	1,071,019.93
22211988	101302	8706	Econolite Control Products Inc	19,644.96
22211942	101302	8706	Iteris Inc	20,118.75
Carryover	101302/101402	8706	Video Detection Upgrade	23,245.86
Carryover	101302/101402	8706	Replace 3 Failing 332 Cabinets	10,355.04
Carryover	101302/101402	8706	Replace 20 Failing Controllers	58,000.00
22210448	101303	6710	West Coast Arborists Inc	5,000.00
22212298	101303	6710	Diamond Environmental Services Lp	1,101.60
22212311	101303	7204	Step Up On Second Street Inc	30,000.00
22212484	101303	7208	Larry Jacinto Construction	4,918.50
22211365	101303	8501	Design West Engineering	14,500.00
22211532	101303	8501	Three Peaks Corp	69,742.05
22212357	101303	8501	Hohbach-Lewin Inc	5,000.00
Carryover	101303	8501	Sylvan Park Restroom Replacement Grant Match	30,000.00
Carryover	101303	8501	Ford Park Restroom Replacement	120,000.00
Carryover	101303	8501	Bowl Sound And Lighting	8,920.00
Carryover	101303	8501	Redlands Bowl Improvements (Mid-Year Addition)	700,000.00
Carryover	101303	8501	Crafton Parks Goal Posts	6,000.00
Carryover	101303	8501	Crafton Park Crows Nest Relocation	30,000.00
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	100,387.00
Carryover	101303	8501	Parking Lighting Improvements	107,214.00
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	8706	Sports Field Lighting Timers	30,000.00
Carryover	101304/101402	6710	Cypress Circle Street Light Repairs	55,000.00
22210759	101304	6710	Sca Of Ca Llc	29,346.92
22210367	101304	6710	Extreme Concrete Pumping Inc	2,365.00
22212064	101304	6710	Extreme Concrete Pumping Inc	1,315.00
22210085	101304	6710	Haz Mat Trans Inc	17,826.00
22210281	101304	6712	One Stop Landscape Supply Center	1,416.55
22210983	101304	6908	Herc Rentals Inc	731.83
22210135	101304	7810	Masters Refreshment Services Llc	16.00
Carryover	101304/ 101402	8704	Drop Trailer for errant Shopping Carts	27,000.00
Carryover	101304/ 101402	8706	Riding Mower	75,000.00
22210448	101305	6710	West Coast Arborists Inc	73,262.90
22210013	101309	6710	Jacob, Gabriel	2,000.00
Carryover	101309	8501	Upgrade Community Center Gameroom	30,000.00
22210984	101310	6710	Inland Presort And Mailing Services	1,500.01
22210846	101310	6710	Universal Protection Service Lp	6,444.19
22212368	101310	6710	Climatec Llc	29,022.86
22212419	101310	6710	Climatec Llc	29,022.86
22212478	101311	6106	Atwork Franchise Inc	20,000.00
22212418	101311	6710	Ernest Elmer Inc	25,000.00
		TOTAL		**$ 4,310,475.37**

CITY OF REDLANDS
ENCUMBRANCES - GENERAL FUND
AS OF 06/30/2022

P.O. #	ACCT. #		VENDOR	AMOUNT
MUED				
22202185	101400	6106	Carollo Engineers	$ 89,074.24
22210990	101400	6106	Casc Engineering And Consulting Inc	66,550.00
22211097	101400	6106	David Taussig & Associates Inc	39,706.36
22210989	101400	6106	Hicks And Hartwick Inc	62,115.00
22201697	101400	6106	Huitt Zollars Inc	121,052.22
22200696	101400	6106	Willdan	4,000.00
22212013	101400	7211	Presidio Holdings Inc	237.06
22212425	101400	8403	Tryco General Engineering	738,000.00
22212232	101400	8403	Universal Construction And Engineering	761,615.91
Carryover	101400	8403	Bridge Preventive Maintenance Program	300,000.00
Carryover	101400	8404	2014 Storm Drain Master Plan Implmt. - Annual	500,000.00
22211447	101401	8704	Nixon-Egli Equipment Company	26,996.68
	TOTAL			**$ 2,709,347.47**
MANAGEMENT SERVICES - FINANCE AND REVENUE				
22212061	101501	6106	Hdl Coren & Cone	**$** 7,000.00
22211812	101501	6106	David Taussig & Associates Inc	7,000.00
22211617	101501	6106	Ly Environmental Inc	750.00
22202144	101501	6106	Knn Public Finance Llc	35,355.41
22211867	101501	6106	The Pun Group Llp	45,000.00
22212309	101501	6106	The Pun Group Llp	10,000.00
Carryover	101501	6106	Cost Allocation & Fee Study	50,000.00
22211484	101501	6906	Presidio Holdings Inc	1,365.43
22212231	101501	7901	Rocovitz Inc	1,142.50
22212423	101501	7901	Sierra, Ruben	30,000.00
Carryover	101501	7901	Spacing Remodel	47,500.00
22212247	101501	7901	Trendway Corporation	8,933.24
Carryover	101502	6703	Software Renewal - Sympro	8,878.00
22212192	101502	6710	Garda Cl West Inc	3.20
22210102	101502	7002	Masters Refreshment Services Llc	16.00
22211679	101502	7101	Goforth & Marti	4,154.64
22212027	101502	7201	Presidio Holdings Inc	1,587.75
		TOTAL		**258,686.17**
	TOTAL ENCUMBRANCES			**$ 5,275,272.73**
	TOTAL CARRYOVERS			**7,695,230.29**
	TOTAL GENERAL FUND			**$ 12,970,503.02**

CITY OF REDLANDS
ENCUMBRANCES - OTHER FUNDS
AS OF 06/30/2022

P.O. #	ACCT. #				VENDOR	AMOUNT
EMERGENCY SERVICES						
22210262	205250	6710			Pediatric Emergency Standards Inc	$ 143.41
22210314	205250	6907			Confire JPA	2,117.99
22210264	205250	7804			Bound Tree Medical LLC	92.42
22201593	205250	7804			Life-Assist Inc	2,000.00
	TOTAL					**$ 4,353.82**
LOCAL TRANSPORTATION						
22200388	209400	7810			LCP Tracker Inc	$ 1,985.89
22200680	209400	7810			Virtual Project Manager	4,477.89
	TOTAL					**$ 6,463.78**
PARIS						
22201946	211400	6106			The Converse Professional Group Inc	$ 12,000.00
22200388	211400	7810			Lcp Tracker Inc	3,864.11
22210886	211400	7810			Virtual Project Manager	855.59
22202042	211910	6710			West Coast Arborists Inc	50,000.00
22210448	211910	6710			West Coast Arborists Inc	42,350.00
22200696	211910	8403	/	211001	Willdan	45,000.00
Carryover	211910	8403	/	211001	PARIS 2019 Resurfacing (1741-1988)	100,190.27
Carryover	211910	6902	/	211001	PARIS 2019 Resurfacing (1741-1988)	482.00
Carryover	211910	8403	/	211002	PARIS 2020 Resurfacing (1989-XXXX)	584,176.48
Carryover	211910	6106	/	211003	2021 Pavement Management Plan	5,000.00
Carryover	211910	6710	/	211003	2021 Pavement Management Plan	50,000.00
Carryover	211910	6901	/	211003	2021 Pavement Management Plan	765.34
Carryover	211910	8403		211004	SBC Cost-Sharing Pavement Project	78,750.00
22212425	211910	8501	/	211005	Tryco General Engineering	500,000.00
Carryover	211910	6106		211005	2021 Alley Paving Project	50,000.00
	TOTAL					**$ 1,523,433.79**
AIR QUALITY IMPROVEMENT						
22201549	221400	6106			San Bernardino County Transportation	$ 127,342.38
	TOTAL					**$ 127,342.38**
ASSET FORFEITURE						
22211687	246200	7004			RG Beck AZ, Inc	$ 3,501.10
22211934	246200	7004			RG Beck AZ, Inc	1,120.57
22210423	246200	7810			West Coast Lights & Sirens	2,797.49
	TOTAL					**$ 7,419.16**
SUPPLEMENTAL LAW ENFORCEMENT						
22210476	249200	8704			Quaid Harley-Davidson	$ 30,944.76
22212305	249200	8704			Quaid Harley-Davidson	29,315.26
	TOTAL					**$ 60,260.02**
TRAFFIC SIGNALS FUND						
22212287	253400	8501		253007	Elecnor Belco Electric Inc	$ 507,745.00
Carryover	253400	8501		253007	Traffic Signal Brockton and University	54,855.58
	TOTAL					**$ 562,600.58**
FREEWAY INTERCHANGES FUND						
Carryover	254400	8501		254001	University Offramp	$ 137,829.53
Carryover	254400	8501		254002	I-10 Alabama Ramp Improvements	110,987.28
	TOTAL					**$ 248,816.81**
STORM DRAIN CONSTRUCTION						
Carryover	405400	6106			Oakmont Park Project Permitting	$ 10,000.00
	TOTAL					**$ 10,000.00**

CITY OF REDLANDS
ENCUMBRANCES - OTHER FUNDS
AS OF 06/30/2022

P.O. #	ACCT. #		VENDOR	AMOUNT
SAFETY/CITY HALL REPLACEMENT				
22211966	406501	6710	Miller Architectural Corporation	$ 17,100.00
	TOTAL			**$ 17,100.00**
WATER OPERATIONS				
22210105	501900	6005	Tesco Controls Inc	$ 28,000.00
22211422	501900	6005	International Accreditation Service Inc	2,375.00
22200145	501900	6106	Babcock Laboratories Inc	106,683.07
22201181	501900	6106	Babcock Laboratories Inc	2,775.00
22210161	501900	6106	Babcock Laboratories Inc	85,707.90
22201882	501900	6106	Raftelis Financial Consultants	12,444.00
22200696	501900	6106	Willdan	30,590.00
22201946	501900	6106	The Converse Professional Group Inc	16,412.50
22200732	501900	6313	Information Services Department	12,297.46
22210590	501900	6313	Information Services Department	6,445.80
22212316	501900	6403	Naumann Hobbs Material Handling	1,025.00
22211504	501900	6703	Hach Company	76,586.86
22210139	501900	6703	Itron Inc	1,646.90
22202385	501900	6703	Sedaru Inc	5,600.00
22210204	501900	6703	Sedaru Inc	49,932.00
22211504	501900	6710	Hach Company	9,607.53
22210105	501900	6710	Tesco Controls Inc	42,188.50
22210180	501900	6710	Underground Service Alert/Sc	637.95
22210123	501900	6710	Golden Meters Services Inc	12,600.00
22212373	501900	6901	Wirz, Karen K	282.75
22211875	501900	6903	Bluitt, Pearl	488.00
22210169	501900	6905	Cintas Corporation	9,762.91
22210448	501900	7204	West Coast Arborists Inc	43.00
22200678	501900	7207	Tryco General Engineering	44,610.76
22210189	501900	7208	Quantum Automation	13,388.12
22210105	501900	7208	Tesco Controls Inc	143,429.00
22210145	501900	7208	Western Water Works	89,514.68
22200202	501900	7208	Ferguson Us Holdings Inc	18,310.11
22212013	501900	7211	Presidio Holdings Inc	1,159.28
22210087	501900	7803	Jci Jones Chemicals Inc	87,297.79
22210077	501900	7803	Univar Solutions Usa Inc	20,000.00
22210084	501900	7803	Solenis LLC	42,285.45
22210072	501900	7803	Hasa Inc	67.33
22210151	501900	7808	Core & Main Lp	33,583.58
22200202	501900	7808	Ferguson Us Holdings Inc	27,308.06
22210210	501900	7808	Ferguson Us Holdings Inc	140,000.62
22200388	501900	7810	Lcp Tracker Inc	5,850.00
22200680	501900	7810	Virtual Project Manager	4,477.58
22210886	501900	7810	Virtual Project Manager	855.49
Carryover	501900	8501	Other Betterments/Improvements	250,000.00
22212294	501900	8704	Naumann Hobbs Material Handling	34,677.16
22211743	501900	8704	Nixon-Egli Equipment Company	18,239.92
Carryover	501900	8704	Motor Vehicles	39,510.95
Carryover	501900	8706	All Other Equipment	311,749.97
	Sub-Total (501900)			$ 1,840,447.98

CITY OF REDLANDS
ENCUMBRANCES - OTHER FUNDS
AS OF 06/30/2022

P.O. #	ACCT. #				VENDOR	AMOUNT
WATER PROJECTS						
Carryover	501910	6106	/	501002	Drought Tolerant Landscape Improv	$ 20,000.00
Carryover	501910	8706	/	501004	Hinckley WTP Backup Gen Rplcmt	26,790.68
Carryover	501910	6106	/	501004	Hinckley WTP Backup Gen Rplcmt	41,172.00
22210312	501910	7901	/	501005	General Pump Company	553,216.74
Carryover	501910	7901	/	501005	CIP Well Rehabilitation	121,144.76
22211310	501910	8402	/	501006	Tesco Controls Inc	3,679,720.00
Carryover	501910	8402	/	501006	Water SCADA System Upgrade	1,234,188.96
Carryover	501910	8501	/	501006	Water SCADA System Upgrade	286,899.00
Carryover	501910	8706	/	501006	Water SCADA System Upgrade	101,167.91
Carryover	501910	6710	/	501006	Water SCADA System Upgrade	600,000.00
22201304	501910	6106	/	501006	Tesco Controls Inc	8,974.01
Carryover	501910	6106	/	501009	Hinckley Sludge Press	354,820.00
Carryover	501910	6106	/	501013	Water Master Plan Update	21,805.02
22200326	501910	6106	/	501015	Carollo Engineers	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	8501	/	501022	Roof Repairs	100,000.00
22200367	501910	8402	/	501023	Ferguson Us Holdings Inc	16.21
Carryover	501910	6106	/	501024	WTP Operations Plan Update	33,141.86
Carryover	501910	8501	/	501027	Smart Irrig Controller for City Fac	100,000.00
Carryover	501910	8501	/	501030	Hinckley Washwater & Pond Fencing	40,000.00
22210407	501910	7808	/	501037	Ferguson Us Holdings Inc	267,948.78
22212310	501910	7808	/	501037	Ferguson Us Holdings Inc	1,815,000.00
22210312	501910	7901	/	501038	General Pump Company	8,550.00
22212363	501910	6106	/	501040	Carollo Engineers	783,408.72
Carryover	501910	8501	/	501044	Wellhead Perchlorate	150,000.00
22212449	501910	7901	/		Urban Habitat	193,855.50
22211549	501910	8402	/		Borden Excavating Inc	682,435.60
	Sub-Total (501910)					$ 12,026,364.00
	TOTAL WATER					**$ 13,866,811.98**
SOLID WASTE						
22211089	511900	6106			Babcock Laboratories Inc	$ 137.44
22210892	511900	6106			Geo-Logic Associates	12.55
22211444	511900	6106			Geo-Logic Associates	28,865.25
22212384	511900	6106			Geo-Logic Associates	3,500.00
22212302	511900	6106			Quinn Company	470.58
22211488	511900	6106			Schmidt Geomatic Mapping Inc	33,600.00
22211510	511900	6106			American International Environmental Inc	185,441.00
22211699	511900	6710			Cr&R	373,061.80
22210536	511900	6710			Montrose Air Quality Services Llc	650.00
22210281	511900	6710			One Stop Landscape Supply Center	282,784.20
22210349	511900	6710			Quantum Analytical Services Inc	2,500.00
22210448	511900	6710			West Coast Arborists Inc	2,281.00
22212181	511900	6710			Moseley-Johnson, Devon Thomas	4,500.00
22211875	511900	6903			Bluitt, Pearl	448.00
22212302	511900	7205			Quinn Company	1,560.00
22212218	511900	7208			Mclaughlin Waste Equipment Inc	3,623.60
22212154	511900	7810			Wastequip Llc	1,134.81
22210699	511900	7810			Duramax Holdings Llc	186,193.97
	Sub-Total (511900)					$ 1,110,764.20

CITY OF REDLANDS
ENCUMBRANCES - OTHER FUNDS
AS OF 06/30/2022

P.O. #	ACCT. #				VENDOR	AMOUNT
SOLID WASTE PROJECTS						
Carryover	511910	6710	/	511003	Gas Collection Systems	$ 40,748.00
Carryover	511910	8706	/	511005	Solid Waste Collection Vehicles	55,200.00
Carryover	511910	8704	/	511005	Solid Waste Motor Vehicles	50,215.75
22212468	511910	8704	/	511005	Tom Bell Inc	31,542.00
22210473	511910	8501			Biogas Engineering	12,515.00
	Sub-Total (511910)					$ 190,220.75
	TOTAL SOLID WASTE					**$ 1,300,984.95**
SEWER SERVICES						
22210105	521900	6005			Tesco Controls Inc	$ 2,001.00
22211422	521900	6005			International Accreditation Service Inc	2,375.00
22200145	521900	6106			Babcock Laboratories Inc	37,460.93
22201181	521900	6106			Babcock Laboratories Inc	4,497.00
22210161	521900	6106			Babcock Laboratories Inc	30,124.43
22211879	521900	6106			Causey Consulting	2,543.00
22210536	521900	6106			Montrose Air Quality Services Llc	28,423.16
22210349	521900	6106			Quantum Analytical Services Inc	17,185.00
22201882	521900	6106			Raftelis Financial Consultants	12,444.00
22200696	521900	6106			Willdan	39,610.00
22201946	521900	6106			The Converse Professional Group Inc	8,000.00
22212316	521900	6403			Naumann Hobbs Material Handling	1,025.00
22211504	521900	6703			Hach Company	35,323.82
22211885	521900	6710			Ben'S Lock And Key	1,864.80
22212403	521900	6710			Evoqua Water Technologies Llc	1,631.63
22211154	521900	6710			Georgianna Air Conditioning & Heating	5,000.00
22210105	521900	6710			Tesco Controls Inc	20,561.04
22210535	521900	6710			Synagro Wwt Inc	61,970.14
22201982	521900	6710			International Accreditation Service Inc	2,000.00
22211875	521900	6903			Bluitt, Pearl	1,344.00
22210169	521900	6905			Cintas Corporation	3,297.98
22210151	521900	7208			Core & Main Lp	2,079.35
22212261	521900	7208			Fluid Components International Llc	2,591.51
22210189	521900	7208			Quantum Automation	17,500.00
22210105	521900	7208			Tesco Controls Inc	10,552.99
22210145	521900	7208			Western Water Works	6,310.86
22212013	521900	7211			Presidio Holdings Inc	1,159.28
22210087	521900	7803			Jci Jones Chemicals Inc	39,925.77
22210084	521900	7803			Solenis Llc	18,674.80
22212140	521900	7803			Ibis Scientific Llc	3,135.44
22200388	521900	7810			Lcp Tracker Inc	5,850.00
22200680	521900	7810			Virtual Project Manager	4,477.86
22210886	521900	7810			Virtual Project Manager	855.58
22212294	521900	8704			Naumann Hobbs Material Handling	33,805.55
22211230	521900	8705			Thermo Electron North America Llc	72,076.80
	Sub-Total (521900)					$ 537,677.72

CITY OF REDLANDS
ENCUMBRANCES - OTHER FUNDS
AS OF 06/30/2022

P.O. #	ACCT. #				VENDOR		AMOUNT
SEWER PROJECTS							
22200661	521910	6106	/		Krieger & Stewart Inc	$	1,284.00
22201311	521910	6106	/	521003	Rincon Consultants Inc		249,258.60
Carryover	521910	6106	/	521003	Alabama Septage Ponds Site Assmnt		92,505.00
Carryover	521910	6106	/	521004	WWTP Assessment		371,965.00
22200504	521910	8401	/	521006	Parsons Water & Infrastructure		1,522,815.57
22201012	521910	8401	/	521006	Gse Construction Company Inc		502,398.28
Carryover	521910	8401	/	521006	WWTP Modifications		1,435,306.48
Carryover	521910	6106	/	521006	WWTP Modifications		28,703.00
Carryover	521910	6106	/	521010	Wastewater Master Plan Update		56,042.64
Carryover	521910	7901	/	521012	Citywide Sewer Manhole Adjustment		24,801.00
Carryover	521910	8401	/	521013	Brine Cap Rehabilitation		58,875.28
Carryover	521910	7901	/	521014	On-Call WW System Improvements		41,124.72
Carryover	521910	8401	/	521021	Wastewater Infrastructure Cap Imprv		272,674.08
Carryover	521910	6106	/	521022	WWTP Leachate Drying Beds		250,000.00
Carryover	521910	6106	/	221023	Pretreatment Prg Rev & Lcl Lmt Stdy		130,632.57
	Sub-Total (521910)					$	5,038,386.22
	TOTAL SEWER					**$**	**5,576,063.94**
SEWER CAPITAL IMPROVEMENT							
22211467	529920	8401	/		First Industrial Lp	$	53,314.00
Carryover	529920	8401	/		Wastewater Master Plan CIP		79,390.00
	TOTAL					**$**	**132,704.00**
NON-POTABLE WATER PROJECTS							
Carryover	531910	6106	/	531002	Nonpotable Master Plan Update	$	23,078.50
Carryover	531910	6106	/	531004	Recycled Wtr Regulatory Compliance		605,212.97
Carryover	531910	8402	/	531005	South Mountain Water Board Project		222,110.00
22200674	531910	6106			West Yost & Associates Inc		26,238.04
22201690	531910	6106			West Yost & Associates Inc		103.54
22211613	531910	6106			West Yost & Associates Inc		297,069.65
22210407	531910	7808	/	531006	Ferguson Us Holdings Inc		3,430.77
22210312	531910	7901	/	531007	General Pump Company		2,000.00
Carryover	531910	7901	/	531007	Well #31A Rehabilitation		62,940.00
22210312	531910	7901	/	531008	General Pump Company		74,537.01
Carryover	531910	7901	/	531008	Well #32 Rehabilitation		4,000.00
Carryover	531910	6106	/	531009	Recyled Water Reservoir Design		343,254.82
	TOTAL					**$**	**1,663,975.30**
NON-POTABLE CAPITAL IMPROVEMENT							
22211654	532920	8402	/	532001	Carollo Engineers	$	681,577.50
	TOTAL					**$**	**681,577.50**
CEMETERY							
22210488	562900	6710			West Coast Arborists Inc	$	1,280.00
Carryover	562900	8501			Water Feature Development		35,000.00
Carryover	562900	8706			Water Tank/Pressure for Cemetery Grounds		18,900.00
	TOTAL					**$**	**55,180.00**

CITY OF REDLANDS
ENCUMBRANCES - OTHER FUNDS
AS OF 06/30/2022

P.O. #	ACCT. #		VENDOR	AMOUNT
INFORMATION TECHNOLOGY SERVICES				
22210307	604900	6106	Ben's Lock And Key	$ 990.00
22211248	604900	6106	Georgianna Air Conditioning & Heating	400.00
22212150	604900	6106	Motorola Solutions	14,086.44
22210550	604900	6703	Oracle America Inc	856.59
22211718	604900	6703	San Bernardino County	91.46
22210221	604900	6703	San Bernardino County Sheriff's Dept	487.96
22212429	604900	6703	Solutions II Inc	833.72
22212446	604900	6703	Tritech Software Systems	6,338.65
22212146	604900	6703	Motorola Solutions	2,282.00
22212080	604900	6703	Progress Software Corporation	2,700.00
22210307	604900	7201	Ben's Lock And Key	3,144.23
22211820	604900	7201	Presidio Holdings Inc	1,473.56
22212081	604900	7201	Presidio Holdings Inc	1,587.75
	TOTAL			**$ 35,272.36**
WORKERS COMPENSATION				
22210156	606951	6106	Nancy K Bohl Incorporated	$ 4,918.75
	TOTAL			**$ 4,918.75**
EQUIPMENT MAINTENANCE				
22212216	607900	7901	Stertil Koni USA Inc.	$ 83,911.69
	TOTAL			**$ 83,911.69**
UTILITY BILLING				
Carryover	608900	6703	EnQuesta Software Update	$ 11,205.00
22210274	608900	6601	Inland Presort And Mailing Services	7,512.92
22210274	608900	6710	Inland Presort And Mailing Services	1,028.98
22212348	608900	6901	Wirz, Karen K	1,530.11
22212383	608900	6901	Wirz, Karen K	921.11
22212231	608900	7901	Rocovitz Inc	1,142.50
22212247	608900	7901	Trendway Corporation	8,933.25
Carryover	608900	7901	Office Remodel	4,924.25
Carryover	608900	8501	Office Remodel	60,000.00
	TOTAL			**$ 97,198.12**
	TOTAL ENCUMBRANCES			**$ 16,662,633.24**
	TOTAL CARRYOVERS			**$ 9,403,755.69**
	TOTAL NON-GENERAL FUND			**$ 26,066,388.93**

Grant Carryovers
06/30/2022

PROJECT NAME	ACCOUNT STRING	GL NAME	Department	GL ORG	GL OBJ	CARRYOVER AMOUNT REVENUE	EXPENDITURES	MATCH
ARPA Local Fiscal Recovery Fund	F120002 -1. PUB HLT-1.8 OTH EX-	Software Support/Development	CMO	200120	6703		23,781.97	
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		9,228.17	
ARPA Local Fiscal Recovery Fund	F120002 -2. NEG ECO-2.1 HHFOOD-GROGC	Special Program Expenditures	CMO	200120	6708		2,006,700.00	
ARPA Local Fiscal Recovery Fund	F120002 -2. NEG ECO-2.2 HHUTIL-	Special Program Expenditures	CMO	200120	6708		450,300.00	
ARPA Local Fiscal Recovery Fund	F120002 -2. NEG ECO-2.29SMLBUS-GFT VCHR	Special Program Expenditures	CMO	200120	6708		2,250,000.00	
ARPA Local Fiscal Recovery Fund	F120002 -2. NEG ECO-2.34ASSTNP-	Community Grant Award	CMO	200120	6704		200,000.00	
ARPA Local Fiscal Recovery Fund	F120002 -3. PH-NEI -3.1 PUBSFT-PAYROLL	Salaries: Full-Time	CMO	200120	5001		595,007.70	
ARPA Local Fiscal Recovery Fund	F120002 -3. PH-NEI -3.3 OTHSTF-PAYROLL	Salaries: Full-Time	CMO	200120	5001		490,536.56	
ARPA Local Fiscal Recovery Fund	F120002 -4. PREMPAY-4.1 PUBSEC-	Salaries: Full-Time	CMO	200120	5001		343,286.65	
ARPA Local Fiscal Recovery Fund	F120002 -6. REV RPL-6.1 GOV SV-STAFF	Salaries: Full-Time	CMO	200120	5001		298,055.10	
ARPA Local Fiscal Recovery Fund	F120002 -6. REV RPL-6.1 GOV SV-STEPS4LIFE	Special Contractual Services	CMO	200120	6710		120,000.00	
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		5,780.00	
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		186,104.16	
ARPA Local Fiscal Recovery Fund	F120002 -ARPA LFRF -	Federal Grants	CMO	200120	4407	(7,994,068.31)		
			CMO Total			**(7,994,068.31)**	**7,994,068.31**	**0.00**
CDBG-Boys & Girls Club Academic	F164003 -CDBG -FY2022	Federal Grants	DSD	200164	4407	(12,200.00)		
CDBG-SB Sexual Assault Services	F164004 -CDBG -FY2022	Federal Grants	DSD	200164	4407	(3,177.90)		
CDBG-YMCA Legal Aid Program	F164007 -CDBG -FY2022	Federal Grants	DSD	200164	4407	(10,026.21)		
CDBG-FSA Senior Nutrition	F164008 -CDBG -FY2022	Federal Grants	DSD	200164	4407	(12,200.00)		
Joslyn Senior Center Rehab Project	F164010 -CAP -CON&CONMGT-	Building Const/Improv	DSD	200164	8503		403,294.44	
Joslyn Senior Center Rehab Project	F164010 -CDBG -	Federal Grants	DSD	200164	4407	(467,912.86)		
Joslyn Senior Center Rehab Project	F164010 -NONCAP -MISC -	License & Permits	DSD	200164	6005		2,491.70	
Joslyn Senior Center Rehab Project	F164010 -NONCAP -MISC -	Printing and Binding	DSD	200164	6901		400.00	
Joslyn Senior Center Rehab Project	F164010 -NONCAP -PERSNL -	Salaries: Full-Time	DSD	200164	5001		18,496.33	
Joslyn Senior Center Rehab Project	F164010 -NONCAP -PERSNL -	Pension Contributions	DSD	200164	5401		4,666.52	
Joslyn Senior Center Rehab Project	F164010 -NONCAP -PERSNL -	Social Security/Medicare	DSD	200164	5501		1,418.28	
Joslyn Senior Center Rehab Project	F164010 -NONCAP -PERSNL -	Health/Dental Insurance	DSD	200164	5701		2,694.47	
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		10.54	
CDBG-Sylvan Park Restroom Rehab	F164029 -CDBG -	Federal Grants	DSD	200164	4407	(343,776.00)		
CDBG-Sylvan Park Restroom Rehab	F164029 -CONST -CON&CONMGT-	Building Const/Improv	DSD	200164	8503		293,000.00	
CDBG-Sylvan Park Restroom Rehab	F164029 -NONCAP -MISC -	License & Permits	DSD	200164	6005		2,000.00	
CDBG-Sylvan Park Restroom Rehab	F164029 -NONCAP -MISC -	Architect & Engineer	DSD	200164	6101		30,000.00	
CDBG-Sylvan Park Restroom Rehab	F164029 -NONCAP -PERSNL -	Salaries: Full-Time	DSD	200164	5001		12,290.00	
CDBG-Sylvan Park Restroom Rehab	F164029 -NONCAP -PERSNL -	Pension Contributions	DSD	200164	5401		3,246.00	
CDBG-Sylvan Park Restroom Rehab	F164029 -NONCAP -PERSNL -	Social Security/Medicare	DSD	200164	5501		939.00	
CDBG-Sylvan Park Restroom Rehab	F164029 -NONCAP -PERSNL -	Health/Dental Insurance	DSD	200164	5701		2,043.00	
CDBG-Sylvan Park Restroom Rehab	F164029 -NONCAP -PERSNL -	Workers' Comp Insurance	DSD	200164	5702		49.00	
CDBG-Sylvan Park Restroom Rehab	F164029 -NONCAP -PERSNL -	Disability Insurance	DSD	200164	5703		78.00	
CDBG-Sylvan Park Restroom Rehab	F164029 -NONCAP -PERSNL -	Unemployment Insurance	DSD	200164	5704		121.00	
CDBG-Sylvan Park Restroom Rehab	F164029 -NONCAP -PERSNL -	Life Insurance	DSD	200164	5705		10.00	
CDBG-Steps 4 Life	F164030 -CDBG -	Federal Grants	DSD	200164	4407	(8,624.67)		
CDBG-CV Senior Meals Program FCS	F16412A -CDBG -	Federal Grants	DSD	200164	4407	(21,448.92)		
CDBG-CV3 FCS Senior Care Program	F16428D -CDBG -	Federal Grants	DSD	200164	4407	(31,000.00)		
CDBG-CV3 FCS Senior Care Program	F16428D -NONCAP -MISC -	Special Contractual Services	DSD	200164	6710		20,000.00	
CDBG-CV3 FCS Senior Care Program	F16428D -NONCAP -MISC -	Compressed Natural Gas (LCNG)	DSD	200164	7302		1,000.00	
CDBG-CV3 FCS Senior Care Program	F16428D -NONCAP -PERSNL -	Salaries: Part-Time	DSD	200164	5002		10,000.00	
CDBG-CV3 Sr Center Outdoor Dining	F16428E -CAP -CON&CONMGT-	Other Betterments/Improv	DSD	200164	8501		227,000.00	
CDBG-CV3 Sr Center Outdoor Dining	F16428E -CDBG -	Federal Grants	DSD	200164	4407	(259,920.00)		
CDBG-CV3 Sr Center Outdoor Dining	F16428E -NONCAP -MISC -	License & Permits	DSD	200164	6005		4,220.00	
CDBG-CV3 Sr Center Outdoor Dining	F16428E -NONCAP -MISC -	Advertising & Other Misc Exp	DSD	200164	6902		700.00	
CDBG-CV3 Sr Center Outdoor Dining	F16428E -NONCAP -PERSNL -	Salaries: Part-Time	DSD	200164	5002		27,908.75	
SB2 Planning Grants Program	S164009 -NONCAP -MISC -	Other Professional Services	DSD	200164	6106		71,796.02	
SB2 Planning Grants Program	S164009 -SB2 -	State Grants	DSD	200164	4401	(241,285.27)		
LEAP-Housing Element Update	S16426A -LEAP -	State Grants	DSD	200164	4401	(140,259.75)		
LEAP-Housing Element Update	S16426A -NONCAP -MISC -	Other Professional Services	DSD	200164	6106		54,776.99	
LEAP-Transit Village Plan EIR	S16426B -LEAP -	State Grants	DSD	200164	4401	(53,160.00)		
LEAP-Transit Village Plan EIR	S16426B -NONCAP -MISC -	Other Professional Services	DSD	200164	6106		44,980.51	
			DSD Total			**(1,604,991.58)**	**1,239,753.09**	**0.00**
FY17 Bryne Justice Assistance Grant	F202005 -JAG -	Federal Grants	Police	200202	4407	(13,937.00)		
FY17 Bryne Justice Assistance Grant	F202005 -NONCAP -MISC -	Special Dept Supplies	Police	200202	7810		13,937.00	
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	
FY2019 HSGP-Riverside UASI	F202009 -HSGP -	Federal Grants	Police	200202	4407	(45,000.00)		
FY20 BJA Coronavirus Emerg Supp Fnd	F202010 -BJA -	Federal Grants	Police	200202	4407	(6,085.65)		
FY20 BJA Coronavirus Emerg Supp Fnd	F202010 -NONCAP -MISC -	Special Dept Supplies	Police	200202	7810		6,085.65	
FY19 Bryne Justice Assistance Grant	F202020 -JAG -	Federal Grants	Police	200202	4407	(14,530.00)		
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	
FY21/22 OTS Selective Trfc Enfrcmnt	F202025 -NONCAP -MISC -	Special Dept Supplies	Police	200202	7810		1,773.97	
FY21/22 OTS Selective Trfc Enfrcmnt	F202025 -NONCAP -PERSNL -	OT Reimbursable	Police	200202	5102		64,234.45	
FY21/22 OTS Selective Trfc Enfrcmnt	F202025 -NONCAP -TRVL -	Travel Reimbursement	Police	200202	6402		1,487.00	
FY21/22 OTS Selective Trfc Enfrcmnt	F202025 -STEP -	Federal Grants	Police	200202	4407	(89,582.92)		
FY20 Homeland Security Grant Prgm	F202026 -HSGP -	Federal Grants	Police	200202	4407	(23,568.00)		
FY20 Homeland Security Grant Prgm	F202026 -NONCAP -MISC -	Uniform/Safety Clothing	Police	200202	7004		23,568.00	
FY21 Bryne Justice Assistance Grant	F202027 -CAP -EQUIP -	All Other Equipment	Police	200202	8706		17,538.00	
FY21 Bryne Justice Assistance Grant	F202027 -JAG -	Federal Grants	Police	200202	4407	(17,538.00)		
19/20 Tobacco Grant	S202003 -CDOJ -	State Grants	Police	200202	4401	(25,001.94)		
Bd of State & Community Corrections	S202004 -BSCC -	State Grants	Police	200202	4401	(8,207.52)		
Bd of State & Community Corrections	S202004 -NONCAP -MISC -	Special Contractual Services	Police	200202	6710		8,207.52	
			Police Total			**(271,651.03)**	**179,561.59**	**0.00**
FY19 Homeland Security Grant Prgm	F250013 -HSGP -	Federal Grants	Fire	200250	4407	(17,930.00)		
FY20 AFG-COVID 19 Supplemental Prgm	F250015 -AFG -	Federal Grants	Fire	200250	4407	(34,081.82)		
FY20 AFG-COVID 19 Supplemental Prgm	F250015 -MATCH -LOCAL -	Reimbursed Expenditures	Fire	200250	6912		(1,449.18)	
City Match-F250015 FY20 AFG-COVID19		Reimbursed Expenditures	Fire	101250	6912			1,449.18
FY20 AFG-COVID 19 Supplemental Prgm	F250015 -NONCAP -MISC -	Special Departmental Supplies	Fire	200250	7810		17,900.01	
SoCalGas Climate Adaptation Prgm	P250001 -NONCAP -MISC -	Office Supplies	Fire	200250	7002		4,986.94	
SoCalGas Climate Adaptation Prgm	P250001 -NONCAP -MISC -	Reimbursed Expenditures	Fire	200250	6912		3,681.02	
SoCalGas Climate Adaptation Prgm	P250001 -NONCAP -MISC -	Computer Components	Fire	200250	7211		48.89	
SoCalGas Climate Adaptation Prgm	P250001 -OTH GRANT -	Other Grants	Fire	200250	4410	(8,716.85)		
Household Hazardous Waste Grnt Cy34	S250019 -CAHHW -	State Grants	Fire	200250	4401	(244,500.00)		
Household Hazardous Waste Grnt Cy34	S250019 -CAP -CON&CONMGT-	Other Betterments/Improv	Fire	200250	8501		228,291.80	
Household Hazardous Waste Grnt Cy34	S250019 -NONCAP -PERSNL -	Salaries: Full-Time	Fire	200250	5001		16,208.20	
			Fire Total			**(305,228.67)**	**269,667.68**	**1,449.18**
2022 California Market Match Prgm	C300007 -CNIP -FEDERAL	Federal Grants	FCS	200300	4407	(1,713.00)		
2022 California Market Match Prgm	C300007 -CNIP -STATE	State Grants	FCS	200300	4401	(510.00)		
2022 California Market Match Prgm	C300007 -NONCAP -INCENTIVE -	Food Incentives	FCS	200300	7807		1,493.00	
2022 California Market Match Prgm	C300007 -NONCAP -MISC -	Advertising	FCS	200300	6902		510.00	

Grant Carryovers
06/30/2022

21-22 OmniTrans Senior Transp Progm	P309006	-MATCH -LOCAL -	Reimbursed Expenditures	FCS	200309	6912		(18,560.75)	
City Match-P309006 21/22 OmniTrans			Reimbursed Expenditures	FCS	101309	6912			18,560.75
21-22 OmniTrans Senior Transp Progm	P309006	-NONCAP -MISC -	Telephone	FCS	200309	6304		554.00	
21-22 OmniTrans Senior Transp Progm	P309006	-NONCAP -MISC -	Compressed Natural Gas (LCNG)	FCS	200309	7302		15,511.35	
21-22 OmniTrans Senior Transp Progm	P309006	-NONCAP -MISC -	Advertising	FCS	200309	6902		2,000.00	
21-22 OmniTrans Senior Transp Progm	P309006	-NONCAP -MISC -	Vehicle Maintenance	FCS	200309	7206		8,673.00	
21-22 OmniTrans Senior Transp Progm	P309006	-NONCAP -PERSNL -	Salaries: Full-Time	FCS	200309	5001		66,065.43	
21-22 OmniTrans Senior Transp Progm	P309006	-OMNI -	Other Grants	FCS	200309	4410	(90,710.52)		
				FCS Total			**(92,933.52)**	**76,246.03**	**18,560.75**
Highland/Redlands Regnl Connector	C400005	-CONST -CON&CONMGT-COH	Other Betterments/Improv	MUED	200400	8501		1,434,026.84	
Highland/Redlands Regnl Connector	C400005	-HIGHLAND -	State Grants	MUED	200400	4401	(1,420,769.32)		
Highland/Redlands Regnl Connector	C400005	-MATCH -COH -	Reimbursed Expenditures	MUED	200400	6912		(14,279.57)	
City Match-C400005 COH			Reimbursed Expenditures	MUED	209400	6912			14,279.57
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	-CONST -CON&CONMGT-	Other Betterments/Improv	MUED	200400	8501		1,039,500.00	
Cycle 8-Emergency Veh Preemption	F400001	-HSIP -	Federal Grants	MUED	200400	4407	(1,051,461.54)		
Cycle 8-Emergency Veh Preemption	F400001	-PREENG -MISC -	Other Professional Services	MUED	200400	6106		7,593.63	
Cycle 8-Pedestrian Countdown Heads	F400002	-CONST -CON&CONMGT-	Other Betterments/Improv	MUED	200400	8501		233,300.00	
Cycle 8-Pedestrian Countdown Heads	F400002	-HSIP -	Federal Grants	MUED	200400	4407	(233,300.00)		
Cycle 9-In-Roadway Lights for OBT3	F400006	-CONST -CON&CONMGT-	Other Betterments/Improv	MUED	200400	8501		207,000.00	
Cycle 9-In-Roadway Lights for OBT3	F400006	-HSIP -	Federal Grants	MUED	200400	4407	(248,000.00)		
Cycle 9-In-Roadway Lights for OBT3	F400006	-PREENG -PERSNL -	Salaries: Full-Time	MUED	200400	5001		38,349.88	
Local Road Safety Plan (LRSP)	S400020	-CA DOT -	State Grants	MUED	200400	4401	(68,400.00)		
Local Road Safety Plan (LRSP)	S400020	-MATCH - -	Reimbursed Expenditures	MUED	200400	6912		(222.14)	
City Match-S400020 LRSP			Reimbursed Expenditures	MUED	101400	6912			222.14
Local Road Safety Plan (LRSP)	S400020	-NONCAP -MISC -	Other Professional Services	MUED	200400	6106		2,221.41	
HSIP Cycle 10-Crosswalk Enhancement	S400021	-CONST -CON&CONMGT-	Other Betterments/Improv	MUED	200400	8501		202,300.00	
HSIP Cycle 10-Crosswalk Enhancement	S400021	-HSIP -	State Grants	MUED	200400	4401	(250,000.00)		
HSIP Cycle 10-Crosswalk Enhancement	S400021	-PREENG -MISC -	Other Professional Services	MUED	200400	6106		15,200.00	
HSIP Cycle 10-Crosswalk Enhancement	S400021	-PREENG -PERSNL -	Salaries: Full-Time	MUED	200400	5001		32,500.00	
Highland/Redlands Regnl Connector	C400005	-CONST -CON&CONMGT-TDA	TDA Other Bett	MUED	241400	8501		175,482.00	
Highland/Redlands Regnl Connector	C400005	-MATCH -TDA -	TDA Reimbursed	MUED	241400	6912		(17,548.00)	
City Match-C400005 TDA			Reimbursed Expenditures	MUED	101400	6912			17,548.00
Highland/Redlands Regnl Connector	C400005	-TDA -	TDA State Gran	MUED	241400	4401	(157,934.00)		
East Valley Corridor Bike Rte Proj	C400007	-CONST -CON&CONMGT-TDA	TDA Other Bett	MUED	241400	8501		50,401.00	
East Valley Corridor Bike Rte Proj	C400007	-MATCH -OTHER -	TDA Reimbursed	MUED	241400	6912		(42,751.40)	
City Match-C400007 TDA Other			Reimbursed Expenditures	MUED	209400	6912			42,751.40
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 Phase 2			Reimbursed Expenditures	MUED	209400	6912			55,000.00
East Valley Corridor Bike Rte Proj	C400007	-PREENG -DESIGN -TDA	TDA Other Prof	MUED	241400	6106		70,046.49	
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	-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)		
Orange Blossom Trail Phase III	S241001	-CAP -CON&CONMGT-	OBT III Trail Construction	MUED	241400	8405		944,801.17	
Orange Blossom Trail Phase III	S241001	-MATCH -BEAR VLY -	TDA Reimbursed	MUED	241400	6912		(13,800.00)	
Match- OBT III Bear Valley Portion			Reimbursed Expenditures	MUED	101400	6912			13,800.00
Orange Blossom Trail Phase III	S241001	-MATCH -PB TRAIL -	TDA Reimbursed	MUED	241400	6912		(128,192.15)	
Orange Blossom Trail Phase III	S241001	-NONCAP -MISC -	TDA Printing a	MUED	241400	6901		1,809.93	
Orange Blossom Trail Phase III	S241001	-TDA -	TDA State Gran	MUED	241400	4401	(811,163.95)		
2021 TDA 3 Transit Stop Access Prog	S241005	-CONST -CON&CONMGT-	TDA Other Bett	MUED	241400	8501		46,340.00	
2021 TDA 3 Transit Stop Access Prog	S241005	-TDA -	TDA State Gran	MUED	241400	4401	(46,340.00)		
				MUED Total			**(6,608,378.90)**	**6,476,079.09**	**143,601.11**
CalRecycle Bev Cont City/Cnty Pymts	S511001	-CAPRS -	State Grants	Solid Waste	511910	4401	(33,257.07)		
CalRecycle Bev Cont City/Cnty Pymts	S511001	-NONCAP -MISC -	Special Departmental Supplies	Solid Waste	511910	7810		33,257.07	
				Solid Waste Total			**(33,257.07)**	**33,257.07**	**0.00**
FY2021 FAA Airport Improvement Prog	F564003	-FAA -	Federal Grants	Airport	564910	4407	(76,153.30)		
FY2021 FAA Airport Improvement Prog	F564003	-NONCAP -MISC -	Special Contractual Services	Airport	564910	6710		74,663.30	
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		13,000.00	
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		32,000.00	
CA Aid to Airports Program (CAAP)	S564001	-CAAP -	AirportOps State Gran	Airport	564910	4401	(25,920.00)		
CA Aid to Airports Program (CAAP)	S564001	-NONCAP -MISC -	AirportOps Non-Capita	Airport	564910	7901		10,000.00	
CA Aid to Airports Program (CAAP)	S564001	-NONCAP -MISC -	AirportOps Building/G	Airport	564910	7204		15,920.00	
				Airport Total			**(147,073.30)**	**145,583.30**	**0.00**
				Grand Total			**(17,057,582.38)**	**16,414,216.16**	**163,611.04**

City Council Meeting **I. 11.**

DATE: 02/21/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Approve the Professional Services Agreement with Chambers Group, Inc. to prepare an Initial Study/Negative Declaration or Mitigated Negative Declaration environmental document for a proposed temporary reservoir located at the Sunset Reservoir site for an amount not-to-exceed $65,234.50, and determination that approval of the Agreement 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 the City Council determine approval of the Professional Services Agreement with Chambers Group, Inc. to prepare an Initial Study/Negative Declaration or Mitigated Negative Declaration environmental document 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 the City Council approve the Professional Services Agreement with Chambers Group, Inc. for an amount not-to-exceed $65,234.50 to prepare an Initial Study/Negative Declaration or Mitigated Negative Declaration environmental document for a proposed temporary reservoir located at the Sunset Reservoir site.

RECOMMENDATION:

Staff recommends City Council determine approval of the Agreement with Chambers Group, Inc. to prepare an Initial Study/Negative Declaration or Mitigated Negative Declaration environmental document for a proposed temporary reservoir located at the Sunset Reservoir site is not subject to

environmental review pursuant to Section 15061(b)(3) of the State's Guidelines implementing the California Environmental Quality Act. Staff further recommends City Council approve a professional services agreement with Chambers Group, Inc. for an amount not-to-exceed $65,234.50.

DISCUSSION:

In July 2022, a Condition, Seismic, and Structural Assessment (Assessment) was completed for water facilities located throughout the City. The Assessment recommended the replacement of the three (3) million gallon Sunset Reservoir. A temporary reservoir will need to be constructed adjacent to the existing Sunset Reservoir prior to demolishing and reconstructing the existing reservoir in order to provide uninterrupted water service throughout the project. The proposed temporary tank is a 750,000-gallon above-ground factory-coated bolted carbon steel tank. The installation of the temporary reservoir requires a permit from the California Water Board Division of Drinking Water (DDW), which requires an Initial Study/Negative Declaration or Mitigated Negative Declaration (IS/ND or MND) environmental document.

On October 21, 2022, Municipal Utilities and Engineering Department staff issued a Request for Proposals (RFP) for professional services to prepare an Initial Study/Negative Declaration or Mitigated Negative Declaration environmental document for the proposed temporary reservoir. On November 15, 2022, staff received proposals from the following seven (7) firms:

1. Chambers Group, Inc., Santa Ana, CA
2. Infrastructure Engineers, Brea, CA
3. Meridian Consultants, Westlake Village, CA
4. PlaceWorks, Inc., Los Angeles, CA
5. Ruth Villalobos & Associates, Inc. Ontario, CA
6. The Altum Group, Palm Desert, CA
7. UltraSystems Environmental, Irvine, CA

In accordance with Chapter 2.16.180 of the City's Municipal Code, an evaluation committee reviewed and rated the proposals based on each firm's demonstrated competence and professional qualifications in accordance with specific evaluation criteria identified in the RFP. Chambers Group, Inc. was identified as the consultant most qualified to perform the tasks listed in the RFP. City staff negotiated a reasonable consultant fee and recommends City Council approval of a Professional Services Agreement with Chambers Group, Inc. for an amount not-to-exceed $65,234.50.

Approval of the Professional Services Agreement is exempt from environmental review pursuant to Section 15061(b)(3) of the State's Guidelines implementing the California Environmental Quality Act as there is no possibility that this action will result in an impact on the environment.

ALTERNATIVES:

City Council may deny the staff recommendation and provide other 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
Dana Abramovitz-Daniel, Procurement Manager

PREPARED BY:
Veronica Medina, Associate Engineer

Fiscal Impact

Fiscal Year:	FY 22/23
Appropriation Required Y/N:	No
Budgeted Y/N:	Yes
Account No.:	501910

Discussion:

There is no fiscal impact associated with this action. This project is included in the FY 22/23 MUED Budget.

Attachments

Chambers Group, Inc. Professional Services Agreement

AGREEMENT TO PERFORM PROFESSIONAL SERVICES

This agreement for the provision of Initial Study/Negative Declaration, or Mitigated Negative Declaration for the Sunset Reservoir site ("Agreement") is made and entered in this 21st day of February, 2023 ("Effective Date"), by and between the City of Redlands, a municipal corporation ("City") and Chambers Group, 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 Initial Study/Negative Declaration, or Mitigated Negative Declaration for the Sunset Reservoir site 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 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 October 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 Compensation:

Total compensation for Consultant's performance of the Services shall not exceed the amount of Sixty-Five Thousand Two Hundred Thirty-Four Dollars and Fifty Cents ($65,234.50). 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	Michael McEntee, President
City of Redlands	Chambers Group, Inc.
35 Cajon Street	5 Hutton Centre Drive, Suite 750
P.O. Box 3005 (mailing)	Santa Ana, CA 92707
Redlands, CA 92373	mmcentee@chambersgroupinc.com
jdonaldson@cityofredlands.org	Phone: (949) 261-5414
Phone: (909) 798-7531	Fax: (866) 261-3100

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

CHAMBERS GROUP, INC.

By: _____
Michael McEntee, 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 Initial Study/Negative Declaration or Mitigated Negative Declaration (Project) proposed temporary reservoir located at the Sunset Reservoir site.

This scope of work shall be completed within the schedule period listed in Exhibit "B."

Task 1 – Project Management

The Consultant shall be prepared to meet with representatives from the City at a Project Initiation/Kick-Off Meeting to define project goals and objectives, outline project and management approach, identify roles and responsibilities, confirm scope and schedule, and verify the appropriate CEQA documentation needed; as well as receive any previously prepared technical reports, and address the needed technical studies described above. The Consultant shall also survey the project site and the immediate surrounding area and make a photographic record to document the existing conditions.

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 environmental documents. The Consultant shall update the project schedule monthly. The Consultant shall submit monthly status reports providing an overview of progress made and tasks to be accomplished the following month. 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.

The Consultant shall ensure full coordination with City staff and be responsive to any email and telephone discussions. The Consultant shall be in weekly contact with the City to ensure a timely City review of deliverables. The Consultant shall work with all stakeholders in a responsible manner.

The Consultant shall consult with the responsible agencies to discuss potential environmental impacts and mitigation measures for the reservoir project. Responsible agencies are expected to include but not necessarily limited to California Department of Public Health, California Department of Fish and Game (CDFG), Division of Drinking Water, and any other agencies that may be identified as responsible agencies during the California Environmental Quality Act (CEQA) process.

Task 2 – Resource Documents and Data Review

The Consultant shall review the available project-related data and reports provided by the City, including record drawings, shop drawings, geotechnical reports, past investigation reports, and repair or improvement plans. Following the review of existing data, any gaps in the data and recommendation for correcting the gaps shall be discussed with the City. The Consultant shall work closely with the City to determine what additional data must be collected in support of the

CEQA document being prepared. The Consultant shall also conduct interviews with appropriate City engineering and operations staff.

Task 3 – IS/MND

Task 3.A – Administrative Draft IS/MND

The Consultant shall develop a comprehensive description for the Project that will form the basis for the analysis of the potential impacts on the environment, based on the information provided by the City. The project description shall include a narrative and graphical presentation of the Project, including components, location and boundaries, and regional and vicinity maps. The Consultant shall utilize the information gathered in the technical studies to expedite the preparation of the project description.

The Consultant shall prepare an Initial Study (IS) Checklist to confirm the appropriate level of CEQA documentation for this Project and provide any relevant information that may be useful for scoping purposes. In compliance with CEQA Section 15063, the IS will contain the following, in brief form:

- A description of the Project, including the location of the Project;
- An identification of the environmental setting;
- A preliminary identification of environmental effects by use of a checklist, matrix, or other method, with some evidence to support the entries; and
- A preliminary discussion of the ways to mitigate the significant effects identified; if any.

The environmental factors outlined in the CEQA checklist include:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions (GHG)
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mandatory Findings of Significance
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources (TRCs)
- Utilities and Service Systems
- Wildfire

The Consultant shall closely follow and advise regulatory, legislative, and legal changes in CEQA practice. As such, the Consultant shall have amended their standard IS template to include the proposed revisions to Appendix G of the CEQA Guidelines as proposed by the Office of Planning and Research (OPR) and the California Natural Resources Agency.

The Consultant shall identify issue areas where no impacts or less than significant impacts would result from the Project. Technical analyses shall be conducted for resource areas that may have

an impact from the Project such as air quality, GHGs, and noise. Additional focus shall be given to impacts on aesthetics regarding consistency with the surrounding area and land use and planning.

Deliverables: One (1) electronic Portable Document Format (PDF) and/or Word copy of the Administrative Draft IS.

Task 3. B: Preliminary Draft Initial Study (IS)/MND

After receipt of one set of integrated comments on the administrative draft IS from the City, the Consultant shall revise the IS accordingly. In addition to the IS, the Consultant shall provide a recommendation for the appropriate level of CEQA documentation. This recommendation shall be a Negative Declaration (ND), a Mitigated Negative Declaration (MND), or an Environmental Impact Report (EIR). The IS shall be used as a guide in the decision as to the appropriate environmental documentation to prepare for the project.

If one or more significant impacts are identified during the IS process, including the results from the prepared technical studies, an MND shall be prepared.

The following is a list of the required contents of a MND:

- Brief description of the project;
- Location of the project (preferably shown on a map);
- Name of the project proponent;
- Finding that the project will not have a significant effect on the environment;
- Mitigation measures included in the project to avoid potentially significant effects; and
- A copy of the IS.

Based on CEQA defined significance criteria, the Consultant shall determine the potential for any adverse or significant adverse impacts and present mitigation measures to reduce any such impacts to a level below significance.

Deliverables: One (1) hard copy and one (1) Compact Disk (CD) containing an electronic copy of the IS if requested, one (1) electronic copy of the PDF for City review.

Task 3.C: Technical Analyses

Task 3.C.1: Biological Reconnaissance Survey and Report

The Consultant shall conduct a desktop survey to determine if there are any records of listed and/or sensitive plant and wildlife species and communities occurring on or in the immediate vicinity of the project site. This task shall include a review of the California Natural Diversity Database (CNDDB), California Native Plant Society's Electronic Inventory (CNPSEI), and the United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) Maps and Sensitive Species Occurrences, blue-line drainages, United States Department of Agriculture (USDA) Natural Resources Conservation Service soil survey maps, and historical aerial

photographs of the Project area. A study area map shall be created to identify the area to be analyzed in the report.

The Consultant shall conduct a reconnaissance-level survey of the biological resources in the survey area. The Consultant shall document the presence of common and sensitive biological resources, both flora and fauna, in the project survey area. The field survey shall focus primarily on determining the potential presence of federal- and state-listed or otherwise sensitive plant and wildlife species with potential to occur within the project site including southern California legless lizard (*Anniella stebbinsi*), and orange-throated whiptail (*Aspidoscelis hyperythra*). Plant communities shall be mapped and include identifying native and/or ornamental trees that may require permitting for removal. Photographs shall be taken to document the current conditions of the survey area and immediate vicinity. Lists of all species of plants and animals observed during the survey shall be recorded. The Consultant shall assess the site for jurisdictional waters that may fall under the regulatory jurisdiction of the US Army Corps of Engineers (USACE) pursuant to Section 404 of the Clean Water Act, Regional Water Quality Control Board (RWQCB) jurisdiction pursuant to Section 401 of the Clean Water Act, and California Department of Fish and Wildlife (CDFW) jurisdiction pursuant to Section 1602 of the Fish and Game Code.

The Consultant shall prepare a Biological Technical Report that will include an introduction, methods used to conduct the surveys, results of the existing conditions of biological resources within the survey area, a discussion of sensitive species and plant and wildlife communities, and references cited. The report shall include a discussion of the potential for sensitive species to occur within the survey area and the adjacent habitat. The report shall include current photographs and maps documenting existing site conditions and the locations of any sensitive and listed species occurring, or potentially occurring, at the site. The report shall also discuss any waters or riparian habitats that may occur within the project site. In addition, the report shall identify potential mitigation measures to reduce impacts as a result of Project activities.

The report shall include up to five (5) graphics including a vicinity map, biological resources map, and photographs of the site. The report shall contain up to twenty-five (25) pages of text and tables and up to ten (10) pages of appendices. Plant and wildlife species lists observed during the survey shall be included as appendices to the report. One (1) electronic copy of the Biological Technical Report shall be provided for review within three (3) weeks of completing the survey. The Consultant shall incorporate one (1) round of comments into the final report within one (1) week of receiving comments on the draft report. Electronic copies of the final report shall be submitted.

Deliverables: One electronic copy of the Biological Technical Letter Report within 3 weeks of the completion of the survey.

Task 3.C.2: Air Quality, GHG, and Noise Analysis

The Consultant shall provide the following services segmented into tasks for this study effort:

Air Quality & GHG Emissions Technical Memo

The Consultant shall:

- Provide the Project location and nearby sensitive receptors and a project description.
- Identify applicable federal, state, and South Coast Air Quality Management District (SCAQMD) rules and regulations and current attainment status of federal and state standards, and current SCAQMD attainment plans.
- Identify the existing air quality setting in the area and obtain existing air quality data from air quality monitoring stations within the study area utilizing California Air Resources Board (CARB) data sources. Data shall be obtained for air pollutants, including ozone, nitrogen dioxide (NO2), and particulate matter (PM10 and PM2.5).
- Identify SCAQMD thresholds of significance for the criteria pollutants and GHG emissions.
- Provide a project consistency analysis with the SCAQMD's Air Quality Management Plan (AQMP). The consistency analysis shall determine if the Project will contribute to air quality violations and if it will comply with AQMP control measures.
- Evaluate and quantify regional criteria pollutant and GHG emissions associated with each phase of construction activities for the Project utilizing the California Emissions Estimator Model® (CalEEMod) and construction assumptions provided by the City. Compare the Project's construction-related regional criteria pollutant emissions to the SCAQMD thresholds. If significant emission levels are found to be created from construction activities, feasible mitigation shall be developed and quantified.
- Evaluate local NOx, CO, PM10, and PM2.5 emissions at the nearby homes from each phase of construction activities for the Project utilizing SCAQMD's Lookup Tables and the methodology described in Localized Significance Threshold Methodology, prepared by SCAQMD, July 2008. If significant local pollutant emission levels are found to be created from construction activities, feasible mitigation will be developed and quantified.
- Provide a qualitative analysis of the construction-related toxic air contaminant (TAC) impacts from the Project and detail how due to the limited duration of construction activities that the cancer and non-cancer risks would be less than significant.
- Provide a qualitative operational emissions analysis that details how the operation of the proposed water tank would be passive and would not typically create any air emissions.
- Provide a qualitative odor analysis from construction and operation of the proposed project. The odor analysis shall identify the potential sources of odors and the number of variables that can influence the potential for an odor impact as well as providing detail of what constitutes a significant odor impact.
- Compare the construction related GHG emissions to the SCAQMD's threshold of 3,000 metric tons of CO2e per year. If the GHG emissions exceed any applicable thresholds, provide mitigation to reduce the GHG emissions to less than significant.
- Utilize the results of the above tasks to develop responses to each of the air quality and GHG Emissions CEQA checklist questions.

Noise Technical Memo

The Consultant shall:

- Provide a Project description that details the project components, the Project location and nearby sensitive receptors.

- Detail fundamentals of noise that include noise source characteristics, noise propagation, and definition of decibels and other noise descriptors.
- Identify applicable noise and vibration regulations and thresholds of significance.
- Evaluate the existing noise environment and obtain two short-term (approximately 15 minute) noise measurements in order to determine the existing ambient noise conditions on the project site and at the nearby homes.
- Utilize the Federal Highway Administration's Roadway Construction Noise Model (RCNM) Version 1.1 to analyze potential noise impacts at the nearby homes from each phase of construction activities for the Project. Compare the results to the applicable City noise standards. If necessary, develop mitigation to minimize the noise impacts from construction activities at the nearby sensitive receptors.
- Analyze potential vibration impacts associated with construction activities through application of the methodology used in the Transportation- and Construction-Induced Vibration Guidance Manual (Vibration Guidance Manual), prepared for Caltrans.
- Provide a qualitative operational noise analysis that details how the operation of the proposed water tank would be passive and would not typically create any noise.
- Prepare a noise impact analysis documenting the results of the study and provide responses to each of the noise-related CEQA checklist questions.

Assumptions:

- The Project shall include the review of one set of governmental agency comments, whether verbal or written, and revision of the memos (if necessary). If responses are required for additional governmental agency comments, the responses and revision of the memos shall be billed on a time-and-material basis.
- If public hearings/meetings are required and requested, attendance at meetings or hearings shall be billed on a time-and-material basis.

Task 3.C.3: Cultural Resources Assessment

Records Search Requests/Literature Review

- The Consultant shall conduct a cultural resources desktop study. The study shall include an extensive literature review, including a review of the findings of a records search through the California Historical Resources Information System (CHRIS) database at the appropriate Information Center (IC). The records search shall be conducted by IC staff and review relevant previously recorded cultural resources and previous investigations completed for the half-mile search radius surrounding the Project site. Information to be reviewed shall include location maps for all previously recorded cultural resources, previously conducted investigation boundaries, National Archaeological Database (NADB) citations and copies for associated reports, historic maps, and historic addresses. The Consultant shall also review properties listed on/as the California Points of Historical Interest (CPHI), California Historical Landmarks (CHL), California Department of Transportation (Caltrans) Historic Highway Bridge Inventory, California Historical Resources Inventory, local city and county registries of historic properties, the California Register of Historic Resources (CRHR), and the National Register of Historic Places (NRHP). Additional sources of information that may be reviewed include but are not limited to Certified Local Government annual reports and other data, Historic American

Buildings Survey/Historic American Engineering Record (HABS/HAER) records, the National Register Information System, the on-line database for National Register sites, Calisphere Digital Resources, Online Archive of California, General Land Office Plat Maps, Sanborn Fire Insurance Maps, local historical societies and libraries, as well as inventory files and data on-file with other agencies that control property near the area. The task shall also include a search for potential prehistoric and/or historic burials (human remains) evident in previous site records and/or historical maps (i.e., Sanborn Fire Insurance Maps, General Land Office Plat Maps). A paleontological records search shall also be completed for the half-mile search radius surrounding the Project site by the relevant Natural History Museum.

- In addition to the above research, a request that the Native American Heritage Commission (NAHC) shall be submitted for a review of their Sacred Land Files (SLF). This search is intended to identify if any resources important to Native Americans have been recorded within the Project site and surrounding vicinity. The NAHC will provide the results and a list of affiliated tribal representatives to contact for additional information. The Consultant shall provide the results of the NAHC SLF search and list of tribes directly to the City upon receipt and they shall also be captured in the associated cultural resources report.

Field Survey

The Consultant shall complete a field survey of the Project area. The cultural resources survey shall be conducted in accordance with the professional standards as described by the National Parks Service, Secretary of Interior's Standards and Guidelines, as amended, for Archaeology and Historic Preservation. The Consultant shall survey the entire proposed Project area for the presence of:

- Prehistoric artifacts (e.g., flaked stone tools), stone milling tools, tool-making debris, historic artifacts (e.g., metal, glass, ceramics), sediment discoloration (ex. midden, hearth features), depressions and other features indicative of the former presence of structures or buildings (e.g., post holes, foundations), historic ruins, buildings, structures, and/or objects.

One (1) simple cultural resources may be identified during survey and require in-field, and post-field documentation.

Cultural Resources Report

The Cultural Resources Report shall be prepared according to Archaeological Resource Management Report (ARMR) Guidelines and California State Historic Preservation Office (SHPO) Guidelines, and detail the methods used, describe the results of the records search and literature review, survey, and include any related recommendations. The report shall contain up to thirty (30) pages of text, graphics, and appendices. The report shall also discuss the paleontological sensitivity of the Project site, as well as, addressing the results of the NAHC SLF records search.

AB 52 Tribal Consultation Support

The Consultant shall prepare and send Request to Consult Letters to the list of tribes in which the City has identified for notification under AB 52. This task shall provide support to the City

including, but not limited to, preparing and transmitting Request to Consult Letters to respective tribes; support with consultation regarding the Project plans and potential impacts; conference calls with tribes; and/or development of mitigation measures, as appropriate. The Consultant shall prepare up to four (4) Request to Consult Letters, set up a total of four (4) separate conference calls with tribes, and coordinate the conclusion of consultation through emails. The Consultant shall also prepare a Tribal Consultation Summary Memo to outline the process and denote the conclusion of the consultation(s). Should any tribe request a site visit, or require further calls to conclude consultation, the City shall cover this expense and provide the tribe(s) an opportunity to visit the Project site.

Assumptions:

- The City shall provide the Consultant with confirmation on the Project footprint at the time of authorization or Notice to Proceed (NTP). This information shall not change once the Consultant has initiated the tasks above. All required records searches shall be submitted within one week of receipt of NTP.
- The Consultant shall bill the actual amount the institution charges to conduct the record search without a markup.
- This task does not currently include the issuance of NAHC Scoping Notification Letters to NAHC-listed points of contact to request information regarding the proposed Project site. These informal evidence gathering letters are not a substitute for government-to-government consultation by the City. If the SLF search returns positive results and/or the City requests that these notification letters be transmitted, a revised scope of work and cost may be necessary.
- The City shall coordinate with the current landowners, if necessary, to grant access to all properties within the Project area requiring survey. If access to restricted parcels is not available at the time of the scheduled survey, subsequent surveys may be required at additional time and costs.
- Should a Native American Monitor be required during survey of the proposed Project, the City shall address any associated costs, or a revised scope of work and cost may be necessary.
- This task assumes that up to one (1) cultural resource may be encountered during the field survey. Should any cultural resource be identified, this finding shall be discussed in the report and Department of Parks and Recreation (DPR) forms (archaeological site records) shall be prepared and included as a confidential appendix. If additional cultural resources are identified, and pending approval to record such items, a revised scope of work and cost may be necessary.
- The Consultant shall provide a draft report to the City for review within four (4) weeks after completion of the field survey.
- This task cost estimate assumes that only one (1) round of consolidated report comments from the City shall be received to be incorporated into the final document within two (2) weeks after draft review. If additional comments are received, a revised scope of work and cost for additional review may be necessary.
- This task does not include cultural or paleontological resources testing, data recovery, analysis, monitoring, or similar programs.
- This task includes the issuance of Request to Consult Letters under AB 52 to City-listed points of contact to offer receiving tribal groups an opportunity to request consultation.

The City shall prepare a list of Tribal Representatives who have previously expressed a desire to be notified when a project requires AB 52 consultation, and the City shall provide that list to the Consultant. The Consultant shall draft the Request to Consult Letter for the City to review and approve. Upon review and approval by the City, the Consultant shall support with drafting letters and transmit to all respective Tribal Representatives listed with the City. The number of contacts assumed in this scope of work is four (4) recipients.

- This task includes AB 52 consultation support with requesting tribal groups and includes time for up to four (4) meetings, up to one (1) hour duration respectively, with City Staff and tribal members in an online forum.
- This task includes a Tribal Consultation Summary deliverable provided within two (2) weeks of conclusion of the consultation, to capture the AB 52 process and denote the results.

Task 4: Additional CEQA Processing Assistance

The Consultant shall provide the City and other appropriate parties with additional CEQA processing assistance on a time and materials (T&M) basis following submittal of the revised Administrative Draft IS/ND or MND to the City. An initial budget of forty (40) hours shall be included to assist the City in responding to comments from pertinent agencies on the Administrative Draft IS/ND or MND. Tasks could include, but are not limited to, meetings with the City, DDW staff or others, preparing all required CEQA notices (i.e. Mitigation Monitoring and Reporting Program [MMRP], preparing and filing the Notice of Determination [NOD], etc.) for this Project.

Task 5: Prepare Responses to Comments

Based upon comments received from public review, responses to the comments shall be prepared. A draft of these responses shall be provided to the City. Up to twenty-five (25) comments on the IS/MND are assumed, with responses requiring minimal further investigation or studies. These responses shall be provided to the City as a separate Responses to Comments document. Upon receipt of the City's comments, the Consultant shall finalize the responses to comments. Responses to public agency comments shall be mailed by the City.

Task 6: Final IS/MND

The Consultant shall submit a Final IS/MND, comments and responses to the Draft, MMRP, and other necessary CEQA documents to the City. The City shall submit the CEQA documents to DDW with the permit application.

The NOD is filed following the City Council decision to carry out or approve the Project for which the MND has been prepared. The Consultant shall prepare the NOD. The City shall file the NOD with the State Clearinghouse and the County Clerk. The City shall be responsible for CDFW filing fees, if necessary.

Deliverables: MMRP incorporated into Final MND, an electronic PDF copy of the NOD.

Task 7: Meetings

In addition to the Project kickoff meeting, The Consultant shall attend meetings or hearings as directed by the City, with respect to the project's CEQA and permitting issues. This task provides for an initial budget of sixteen (16) hours. Additional meetings shall be provided on a T&M basis.

EXHIBIT "B"
PROJECT SCHEDULE

Task	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
Task 1: Project Management & Initiation									
Task 2: Resource Documents & Data Review									
Task 3A: Administrative Draft IS/MND									
Task 3B: Preliminary Draft IS/MND									
Task 3C: Technical Studies									
Task 3.C.1: Biological Resources Assessment									
Task 3.C.2: Air Quality, GHG, and Noise Analysis									
Task 3.C.3: Cultural Resources Assessment									
Task 4: Additional CEQA Processing Assistance									
Task 5: Prepare Responses to Comments									
Task 6: Final Initial Study/Mitigated Negative Declaration									
Task 7: Meetings									

EXHIBIT "C"
FEE SCHEDULE

City of Redlands Professional Services for Initial Study/Negative Declaration or Mitigated Negative Declaration	
Item	**Price**
Task 1: Project Management & Initiation	
	$2,394.00
Task 2: Resource Documents & Data Review	
	$2,505.00
Task 3A: Administrative Draft IS/MND	
	$14,516.00
Task 3B: Preliminary Draft IS/MND	
	$5,616.00
Task 3C: Technical Studies	
Task 3.C.1: Biological Resources Assessment	
	$7,239.00
Task 3.C.2: Air Quality, GHG, and Noise Analysis	
	$6,279.00
Task 3.C.3: Cultural Resources Assessment	
	$10,098.50
Task 4: Additional CEQA Processing Assistance	
	$5,472.00
Task 5: Prepare Responses to Comments	
	$5,624.00
Task 6: Final Initial Study/Mitigated Negative Declaration	
	$2,816.00
Task 7: Meetings	
	$2,675.00
TOTAL	**$65,234.50**

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.

CHAMBERS GROUP, INC.

By:_____ Date: _____
Michael McEntee, President

City Council Meeting **I. 12.**

DATE: 02/21/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Approve the Professional Services Agreement with Watearth, Inc. to perform Redlands Country Club drainage study for an amount not to exceed $67,974.50, and determine that approval of the agreement is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act (Municipal Utilities and Engineering Director Harris)

MOTION(S):

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

1. I move that City Council determine approval of this Professional Services Agreement with Watearth, 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 to approve the Professional Services Agreement with Watearth, Inc. to perform the Redlands Country Club drainage study for an amount not to exceed $67,974.50.

RECOMMENDATION:

Staff recommends approval of the Professional Services Agreement with Watearth, Inc. to perform the Redlands Country Club drainage study for an amount not to exceed $67,974.50, and that City Council determine approval of the Agreement is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act.

DISCUSSION:

Portions of the Redlands Country Club (RCC) golf course convey stormwater runoff to a discharge point near the East Mariposa Drive/Westwood Lane intersection. Some of this runoff is discharged onto the southeast side of the course from residential neighborhoods adjacent to the course, and some are generated by rain events that fall directly onto the course. The individual obligations of RCC and the City to control and/or convey this runoff is unclear since the residential neighborhoods were developed over many decades. This project will analyze pre-development and post-development localized stormwater runoff generated on the RCC property and residential neighborhoods adjacent to the golf course. The goal of this project is to accurately assess RCC and City runoff control and conveyance obligations. The project will also provide planning-level runoff mitigation strategies for potential construction projects.

On November 21, 2022, Municipal Utilities and Engineering Department staff issued a Request for Proposals (RFP) to provide an engineering service proposal for the RCC drainage study. On December 20, 2022, proposals were received from the following two (2) consulting firms:

1. EEC Environmental, Orange, CA
2. Watearth, Inc., Los Angeles, CA

In accordance with Chapter 2.16.180 of the City's Municipal Code, an evaluation committee reviewed and rated the proposals based on each firm's demonstrated competence and professional qualifications in accordance with specific evaluation criteria identified in the RFP. Watearth, Inc. was identified as the consultant most qualified to perform the tasks listed in the RFP. City staff negotiated a reasonable consultant fee and recommends City Council approval of an agreement with Watearth, Inc. for an amount not-to-exceed $67,974.50.

Approval of the Professional Services Agreement with Watearth, Inc. is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act since it will not result in a direct or reasonably foreseeable indirect physical change to the environment.

ALTERNATIVES:

The City Council may deny the staff recommendation and provide alternate direction.

STRATEGIC PLAN:

N/A

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

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

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

PREPARED BY:
Goutam K. Dobey, City Engineer

Fiscal Impact

Fiscal Year:	FY 22/23
Appropriation Required Y/N:	No
Budgeted Y/N:	Yes
Account No.:	405400

Discussion:

Funding for this project is included in the MUED Fiscal Year 22/23 approved budget.

Attachments

Watearth Professional Services Agreement

AGREEMENT TO PERFORM PROFESSIONAL SERVICES

This agreement for the provision of Redlands Country Club Drainage Study("Agreement") is made and entered in this 21st day of February, 2023 ("Effective Date"), by and between the City of Redlands, a municipal corporation ("City") and Watearth, Inc. a Texas 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 Redlands Country Club Drainage Study 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 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 July 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 sixty-seven thousand nine hundred seventy-four dollars and fifty cents ($67,974.50). 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:	CONSULTANT:
City Clerk City of Redlands 35 Cajon Street P.O. Box 3005 (mailing) Redlands, CA 92373 jdonaldson@cityofredlands.org Phone: (909) 798-7531	Jennifer J. Walker, PE, President Watearth, Inc. 3371 Glendale Blvd., Suite 101 Los Angeles, CA 90039 Email: jwalker@watearth.com Phone: (213) 248-4554 Fax: (800) 519-3774

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

WATEARTH, INC.

By: _____
Jennifer J. Walker, President

EXHIBIT "A"

SCOPE OF SERVICES

Task 1 – Research and Summary of Findings

a) Research and develop a timeline summary of urbanization and hardscape improvements that direct surface runoff onto the golf course.

Consultant will assess available information for the Redlands Country Club and Golf Course (RCC). Consultant will supplement this information with aerial imagery depicting urbanization over the history of the RCC. Will review the United States Geological Survey (USGS) maps showing development history of the surrounding and hydrologically contributing area.
Consultant's team has reviewed the Scope of Services document and will evaluate readily and publicly available information that the City stores in their library room and other relevant institutions. Additional desktop evaluation will be included for the following resources:

a. NRCS Soils Data
b. Topographic Data
c. Geotechnical Data
d. Flood Insurance Rate Map (FIRM)
e. Watershed boundaries and/or LIDAR
f. City of Redlands's as-builts of storm drainage, developments plans, and existing H&H models
g. Other relevant studies, reports, and databases

The team has reviewed the Location Map with Discharge Locations and suggests performing a site reconnaissance to identify additional site discharges into the Redlands Country Club (RCC). Preliminary review of the site maps indicates that there are three main drainage areas contributing to the golf course, measuring 36 acres, 43 acres, and 59 acres, with approximately 14.2 acres located within the golf course. This subdivision is relevant for modeling and to determine flood control responsibilities, and mitigation options locations.

Consultant will attend one virtual meeting with representatives of the City to gather historical knowledge of stormwater management practices associated with developments identified in the data review. Information will be compiled and will be used to approximate the drainage areas that will be part of the modeling process.

b) Develop separate pre-development and post-development drainage maps at various urbanization milestone dates showing basins and sub-basins that direct surface runoff onto the golf course. Each map should quantify the Q and tc for the minor and major storm events, indicate discharge points, and highlight projects that redirected historic flows.

Consultant will perform site reconnaissance focusing on contributing drainage areas to locate any additional discharge points into the golf course and will complement it with an aerial review to determine if any stormwater management feature such as detention ponds, retention areas, or low impact development (LID) features are creating a major restriction in

the stream(s) flowing through the golf course that may need to be included in the hydrology model. These features will be shown in a pre- and post-development drainage map. Site reconnaissance will be documented with photographs and field notes to be included in the final report. Consultant plans to field assess and determine the drainage area from the golf course draining into the three discharge points. This field data will be used to prepare a drainage area map based on subdivision plans, records drawing or observation from the site reconnaissance. Consultant assumes that survey data will be provided before the field inspection is performed.

Consultant will employ the Hydrologic Modeling System (HEC-HMS) from the Hydrologic Engineering Center (HEC) to accomplish the modeling portion of this project unless one of the two "Optional Services" noted at the end of this scope is selected. This hydrology analysis will include 3 to 5 sub-basins per discharge point and hydrologic routing between basins. GIS will be used to delineate drainage areas.

Consultant will run the model for the following design storm events: 1-year, 2-year, 10-year, 25-year, 50-year, and 100-year for up to three milestone dates for each discharge point. The hydrologic analysis will follow the County of San Bernardino Hydrology Manual and will calculate the flow at the discharge points and the time of concentration (Tc), also called "critical duration", as defined by the manual. The model will be used to develop map exhibits that illustrate a history of projects that have redirected flows into the golf course.

c) Review public and private development projects at the various urbanization milestone dates to determine if they met flood control standards in effect at that time.

Consultant team will contact San Bernardino County Public Works, Flood Control Engineering Division to obtain plans and specifications of flood control improvements to set the milestone dates necessary to determine if local urbanization met historical flood control standards. Will also request access to record drawings (as-builts) and topographic maps. If not available, Consultant will estimate whether historical standards were likely to have been met.

d) Summarize the findings in simple terms that identify any existing stormwater-related CEQA violations, quantify the City's current flood control responsibility in terms of Q for each discharge point (i.e., what reduction in Q would be necessary at each location), whether or not urbanization complied with adopted standards at each milestone date, and the cumulative impacts of urbanization runoff if standards were not met.

Consultant will assess the modeling results to identify existing stormwater-related CEQA violations by comparing the peak flow and/or runoff volume at each milestone date. Furthermore, comparing the baseline and milestone hydrographs to assess changes in timing in addition to the above. After setting the milestone dates in Task 1.c, Consultant will determine the City's current flood control responsibility in terms of excess urban flow volume for each discharge point. Our team will discuss the excess urban runoff volume (EURV), which is the difference between the developed and pre-developed runoff volume for the range of storms that produce runoff from pervious land surfaces. Additionally, Consultant will calculate the runoff volume contributed by the golf course and compare this result with the offsite runoff production; the latter will be used to confirm the City's current

flood control responsibilities in term of flow. As part of the cumulative impacts of urbanization runoff, the team will discuss the impacts in terms of hydromodification by reviewing the hydrographs and determining if either peak flows or runoff volumes (which could be contributing to the erosion) were increased at various milestones. An inundation map in the RCC is an additional service.

Task 2: Development of a Technical Memorandum

a) A technical memorandum with up to three (3) mitigation concepts for each discharge point that will reduce the Q to pre-development rates.

Consultant will propose up to three mitigation concepts to 10% level for each discharge point based on the results obtained in Task 1. There are a several possibilities for on-site mitigation at the golf course, if allowed, or off-site within the unnamed adjacent creek, or elsewhere in the watershed on City or public land that Consultant has successfully employed in past similar projects. Consultant will attend up to one meeting with the City to discuss preferred alternatives at a high level before proceeding with mitigation concept development. Solutions may include stream mitigation, erosion control at the outfall, detention storage within the watershed, or low impact development (LID) with hydromodification controls within the watershed. If additional future resiliency is desired, the concept designs will include a multi-benefit project concept, provided space for implementation is identified. This task will include coordination directly with RCC operations and facilities managers to best understand their goals.

b) A conceptual cost estimate for each of these mitigation concepts.

Consultant will prepare a conceptual cost estimate for the mitigation concepts (Task 2a).

Assumptions

1. Consultant will attend up to 3 in person or virtual meetings during the project.
2. Consultant will address up to 1 round of deconflicted and consolidated comments by the City on each deliverable.
3. Task 1a and 1c will be performed up to the hours budgeted.

Optional Services

1. **1D modeling using XP-SWMM for hydraulic analysis.** This hydraulic model would provide hydraulic results such as velocity, flow and HGL for each link, and potential volume of water spilled out at the node.
2. **2D modeling using XP-SWMM for hydraulic analysis.** This hydraulic model would provide a broader result in terms of overland flood limit results in the urban area and country club area. This model utilizes a 2D mesh that will connect the 1D storm drainage system and the surrounding surface area.
3. **Inundation maps.** As part of the cumulative impact assessment due to urbanization, Consultant advises identifying impacts in inundation maps at various stages of urbanization, which will require modeling of a portion of the golf course as storage routing following the HEC-HMS methodology.

4. **Survey Data.** As part field verification and modeling purpose, survey data is relevant and important part of the study. Consultants will include a survey data appropriate to comply with the study's goals.

EXHIBIT "B"
PROJECT SCHEDULE

Redlands Country Club Drainage Study

Anticipated NTP: **3/1/2023**

Milestone description	Category	Start	End	Days
Task 1: Research and Summary of Findings				
Timeline Summary	On Track	3/1/2023	3/15/2023	15
Develop separate pre-development and post-development Drainage Maps	On Track	3/13/2023	4/17/2023	36
Review public and private development Projects	On Track	3/16/2023	4/5/2023	21
Identify CEQA Violations and City's flood control responsibility	On Track	4/17/2023	5/1/2023	15
Task 2: Development of Technical Memorandum				
Tech Memo (3 Concepts)	On Track	4/24/2023	6/16/2023	54
Cost Estimates	On Track	5/21/2023	5/30/2023	10

EXHIBIT "C"

FEE SCHEDULE

Watearth, Inc. - © 2022 1/9/2023	FEE PROPOSAL for RFP Redlands Country Club Drainage Study, Project No. 20221121GD Watearth - 3371 Glendale Blvd, Suite 101, Los Angeles, CA 90039										
	Task	Principal Engineer 299.0	Sr. Civil Engineer (Manager) 245.0	Sr. Civil Engineer (QA/QC) 235.0	Sr. Drainage Engineer 160.0	Project Manager 200.0	Deputy Project Manager 140.0	Drainage Engineer 135.0	GIS Specialist 135.0	Total Hours	Totals	%
Task 1: Research and Summary of Findings												
a	Research and develop a timeline summary of urbanization and hardscape improvements that direct surface runoff onto the golf course	1.0	0.0	0.0	8.0	2.0	6.0	20.0	12.0	49.0	$ 7,139.00	14.3%
b	Develop separate pre-development and post-development drainage maps at various urbanization milestone dates showing basins and sub-basins that direct surface runoff onto the golf course. Each map should quantify the Q and tc for the minor and major storm events, indicate discharge points, and highlight projects that redirected historic flows	2.0	1.0	0.0	32.0	2.0	4.0	70.0	36.0	147.0	$ 21,233.00	42.5%
c	Review public and private development projects at the various urbanization milestone dates to determine if they met flood control standards in effect at that time	1.0	0.0	0.0	12.0	2.0	6.0	38.0	12.0	71.0	$ 10,209.00	20.4%
d	Summarize the findings in simple terms that identify any existing stormwater-related CEQA violations, quantify the City's current flood control responsibility in terms of Q for each discharge point (i.e., what reduction in Q would be necessary at each location), whether or not urbanization complied with adopted standards at each milestone date, and the cumulative impacts of urbanization runoff if standards were not met	1.0	2.0	6.0	4.0	2.0	4.0	44.0	12.0	75.0	$ 11,359.00	22.7%
	Subtotal Task 1	5.0	3.0	6.0	56.0	8.0	20.0	172.0	72.0	342.0	$ 49,940.00	73.5%
Task 2: Development of a Technical Memorandum												
a	A technical memorandum with up to three (3) mitigation concepts for each discharge point that will reduce the Q to pre-development rates	2.0	2.0	6.0	6.0	2.0	4.0	28.0	16.0	66.0	$ 10,358.00	58.3%
b	A conceptual cost estimate for each of these mitigation concepts	1.0	3.0	12.0	2.0	4.0	2.0	16.0	0.0	40.0	$ 7,414.00	41.7%
	Subtotal Task 2	3.0	5.0	18.0	8.0	6.0	6.0	44.0	16.0	106.0	$ 17,772.00	26.1%
	Subtotal All Tasks	8.0	8.0	24.0	64.0	14.0	26.0	216.0	88.0	448.0	$ 67,712.00	
Expenses												
	Mileage (3 trips @ 140 mi RT @ $0.62.5/mi)										$ 262.50	
	Subtotal Expenses										$ 262.50	
	Overall Total										**$ 67,974.50**	

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.

WATEARTH, INC.

By:_____ Date: _____
Jennifer J. Walker, President

City Council Meeting **I. 13.**

DATE: 02/21/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Approve the Contract with Elecnor Belco, Inc. for boring and conduit installation associated with streetlight repair at 8th Street, West Fern Avenue, Church Street, Concord Lane and Reservoir Road, for an amount not to exceed $101,590, and determine that the project is exempt from environmental review pursuant to Section 15301(c) of the State's Guidelines implementing the California Environmental Quality Act (Assistant City Manager Boatman)

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 the award of a contract to Elecnor Belco, Inc. for boring and conduit installation associated with streetlight repair is exempt from environmental review pursuant to Section 15301(c) of the State's guidelines implementing the California Environmental Act; and

2. I move that the City Council award the Contract to Elecnor Belco, Inc. for the boring and conduit installation associated with streetlight repairs for an amount not to exceed $101,590, as outlined in City Project No. MUED20221013MF.

RECOMMENDATION:

Staff recommends that the City Council award the contract with Elecnor Belco, Inc. for boring and conduit installation associated with streetlight repairs, for an amount not to exceed $101,590, and determine that the award of a contract to Elecnor Belco Electric, Inc. is exempt from environmental review pursuant to Section 15301(c) of the State's guidelines implementing the California Environmental Quality Act.

DISCUSSION:

The Facilities and Community Services Department maintains approximately 6,500 streetlights throughout the City of Redlands. The lights are supported by infrastructure varying in age from a century old to only a few years old. Routinely, staff will discover areas where the conduit, or direct burial wiring, is so antiquated or damaged that repairs cannot be made without more extensive work being performed. FCS staff has identified five locations for conduit installations that will require directional boring to install conduit, or replace conduit, in order to pull new wiring that will allow power reestablishment. The locations include areas along 8th Street, West Fern Avenue, Reservoir Road, Church Street, and Concord Lane. As a result, staff prepared a request for quote in accordance with the City's procurement protocol. On October 31, 2022, the City Clerk's office received and opened four bids for the conduit installation RFQ MUED20221031MF. Elecnor Beloc, Inc. was identified as the lowest responsive and responsible bidder.

CONTRACTOR	QUOTE AMOUNT
Elecnor Belco, Inc.	$101,590
Delta Electric	$112,792
Crosstown Electrical	$133,750
DBX	$167,360
My Electrician	$603,800

The project consists of the repair of pre-existing streetlight conduits, will not expand the use of the equipment, and is therefore exempt from environmental review pursuant to Section 15301(c) (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

ALTERNATIVES:

City Council may reject all quotes and provide alternative direction to staff.

STRATEGIC PLAN:

Supports Focus Area B - Public Health and Safety

SUBMITTED BY:
Chris Boatman, Assisstant City Manager

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

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

PREPARED BY:
Kathleen Giorgianni, Senior Administrative Assistant

Fiscal Impact

Fiscal Year:	FY 2022-23
Revenue Generating:	No
Appropriation Required Y/N:	No
Amount:	$101,590.00
Budgeted Y/N:	Y
Account No.:	101402

Discussion:

This project has been budgeted within the Street Division Fiscal Year 22/24 budget.

Attachments

Bid Analysis

Public Works Agreement

City of Redlands
Facilities Community Services
CONDUIT INSTALLATION
MUED20221013MF

Item No.	Bid Item	Unit of Measure	Qty.	ELECNOR BELCO		CROSSTOWN ELECTRICAL		DELTA ELECTRIC		DBX		MY ELECTRICIAN	
				Unit Price	Item Price	Unit Price	Item Price	Unit Price	Item Price	Unit Price	Item Price	Unit Price	Item Price
A1	BORE CONDUIT	L/F	980	$ 88.00	$ 86,240.00	$ 100.00	$ 98,000.00	$ 75.40	$ 73,892.00	$ 157.00	$ 153,860.00	$ 310.00	$ 303,800.00
A2	#5 PULLBOX	EACH	10	$ 985.00	$ 9,850.00	$ 1,825.00	$ 18,250.00	$ 1,950.00	$ 19,500.00	$ 500.00	$ 5,000.00	$ 5,000.00	$ 50,000.00
A3	REMOVE CAP FROM POLE/FOUNDATION	LUMP SUM	1	$ 5,500.00	$ 5,500.00	$ 17,500.00	$ 17,500.00	$ 19,400.00	$ 19,400.00	$ 8,500.00	$ 8,500.00	$ 250,000.00	$ 250,000.00
	TOTAL BID PRICE WHEN ADDED				**$ 101,590.00**		**$ 133,750.00**		**$ 112,792.00**		**$ 167,360.00**		**$ 603,800.00**
	TOTAL ON SUBCONTRACTOR's WRITTEN BID PRICE			**NO PLACE ON BID DOCUMENT FOR BIDDER TO WRITE OUT TOTAL AMOUNT OF BID**									
	DIFFERENCE BETWEEN THE TWO (IF ANY)				**$ -**		**$ -**		**$ -**		**$ -**		**$ -**

PUBLIC WORK CONSTRUCTION CONTRACT

This Public Work Construction contract ("Contract") is made and entered into this 21st day of February, 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 Elecnor Belco, Inc. (hereinafter "Contractor"), a California corporation. 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: Boring, Conduit and Pull Box Installation at 8th Street, W. Fern Street, Concord Lane, Reservoir Road and Church Street per RFQ MUED20221013MF , complete all items as required by the Contract Documents (as herein defined) and Specifications for City's Conduit Installation Request for Quote (the "Work").

2. **CONTRACT SUM:** City shall pay Contractor the sum of One Hundred and One Thousand, Five Hundred and Ninety dollars ($101,590.00) 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 90 Calendar Days (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/cents ($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.

[SIGNATURES ON FOLLOWING 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)

Elecnor Belco, Inc.
Name of Contractor

By:_____
Signature of Authorized Agent

John Wong, Vice President
Title

_____
Signature of Authorized Agent (if necessary)

_____
Title

738518_____
Contractor's License No.

WORKER'S COMPENSATION INSURANCE CERTIFICATION

Description of Contract: City of Redlands
Facilities and Community Services Department
Conduit Installation
MUED20221013MF

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.

___Elecnor Belco, Inc._____
(Contractor)

_____
(Signature)

_____John Wong, Vice President_____
(Official Title)

(SEAL)
(Labor Code Section 1861 provides that the above certificate must be signed and filed by the Contractor with the Owner prior to performing the work of the contract.)

FAITHFUL PERFORMANCE BOND

Whereas, the City of Redlands ("City"), State of California, and _____ (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 _____ 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 Elecnor Belco, 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 _____, 2023, and identified as _____ 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.

[SIGNATURES ON FOLLOWING PAGE]

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)
(Seal and Notarial Acknowledgement of Surety)	Address:_____
	_____
	Telephone: ( )_____

City Council Meeting **I. 14.**

DATE: 02/21/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Adopt Resolution No. 8443 acknowledging the title transfer of the Redlands Good Nite Inn property from Good Nite Inn Redlands, Inc., a California corporation, to 1675 Industrial Park, LP, a Delaware limited partnership (Assistant City Manager Boatman)

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. 8443 acknowledging the title transfer of the Redlands Good Nite Inn property from Good Nite Inn Redlands, Inc., a California corporation, to 1675 Industrial Park, LP, a Delaware limited partnership

RECOMMENDATION:

Staff recommends that the City Council adopt Resolution No. 8443 acknowledging the title transfer of the Redlands Good Nite Inn property from Good Nite Inn Redlands, Inc., a California corporation, to 1675 Industrial Park, LP, a Delaware limited partnership.

DISCUSSION:

On March 14, 2022, the City received an Announcement of an Award in the amount of $30,000,000 from the Housing and Community Development Department's Homekey Round 2 Program for the Redlands Good Nite Inn project, better known as Step Up in Redlands.

The Redlands Good Nite Inn project is a ninety-nine (99) unit hotel located at 1675 Industrial Park Ave. in the City of Redlands that has been converted into permanent supportive housing for families and individuals experiencing

homelessness. Shangri-La Industries, LLC and Step Up on Second, Inc. have formed a single-asset entity partnership to own the Good Nite Inn per the agreement approved by Council on July 19, 2022.

The property Grant Deed confirms the transfer of the previously named Good Nite Inn Redlands, Inc., a California corporation, to 1675 Industrial Park, LP, a Delaware limited partnership. Resolution No.8443 acknowledges the title transfer to the limited partnership and the addition of this entity to the Homekey Round 2 Standard Agreement No. 21-HK-17166 as required by the Homekey grant program.

ALTERNATIVES:

The City Council may elect not to adopt the Resolution and direct staff accordingly.

STRATEGIC PLAN:

Priority B: Public Health and Safety, 4. Homelessness, Develop and implement a method by which to measure the success of the Homeless Housing Plan.

SUBMITTED BY:
Chris Boatman, Assistant City Manager

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

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

PREPARED BY:
Maira Durazo, Grants Coordinator

Fiscal Impact

Fiscal Year: FY 2022-23

Discussion:

There is no fiscal impact associated with the transfer of Title.

Attachments

Resolution 8443
Agreement
Grant Deed

RESOLUTION NO. 8443

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS ACKNOWLEDGING THE TITLE TRANSFER OF THE HOMEKEY PROGRAM FUNDED REDLANDS GOOD NITE INN PROPERTY

WHEREAS, the Department of Housing and Community Development ("Department") has issued a Notice of Funding Availability, dated September 9, 2021 ("NOFA"), for the Homekey Program ("Homekey" or "Program"). The Department has issued the NOFA for Homekey grant funds pursuant to Health and Safety Code section 50675.1.3 (Assem. Bill No. 140 (2021-2022 Reg. Sess.), § 20.); and

WHEREAS, the City of Redlands (Eligible Applicant"), Shangri-La Industries, a Delaware limited liability company ("Co-Grantee"), and Step Up on Second Street, Inc. a California nonprofit Corporation ("Co-Applicant") jointly applied for and were awarded grant funds from the Housing and Community Development Department's Homekey Round 2 Program for the Redlands Good Nite Inn project; and

WHEREAS, Shangri-La Industries, LLC and Step Up on Second, Inc. have formed a single-asset entity partnership to own the Good Nite Inn property located at 1675 Industrial Park Ave. in the City of Redlands; and

WHEREAS, the property Grant Deed confirms the transfer of the previously named, Good Nite Inn Redlands, Inc., a California corporation, to 1675 Industrial Park, LP, a Delaware limited partnership.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDLANDS HEREBY RESOLVES AS FOLLOWS:

Section 1. The above recitals are true and correct and are incorporated herein by this reference.

Section 2. The City Council acknowledges the formation of the single asset entity partnership as 1675 Industrial Park, LP, a Delaware limited partnership and the addition of this entity to the Homekey Round 2 Standard Agreement No. 21-HK-17166.

ADOPTED, SIGNED AND APPROVED this 21st day of February 2023.

ATTEST: Eddie Tejeda, Mayor

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 special meeting thereof held on the 21st day of February 2023.

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Jeanne Donaldson, City Clerk

CITY OF REDLANDS HOMEKEY GRANT AGREEMENT

This Homekey Grant Agreement (the "Agreement") is dated as of July 19, 2022 (the "Effective Date"), and is between the City of Redlands, a political subdivision of the State of California (the "City"), Step Up on Second Street, Inc., a California nonprofit public benefit corporation ("Step Up"), 1675 Industrial Park, LP, a Delaware limited partnership ("Owner"), and Shangri-La Industries, LLC, a Delaware limited liability company, and permitted successors and assigns (collectively "Grantee"). City, Step Up, Owner and Grantee are collectively referred to herein as the "Parties".

RECITALS

WHEREAS, the State of California implemented a statewide initiative known as "Project Homekey" with the intention to secure thousands of motel/hotel rooms to provide non-congregate shelter for extremely vulnerable individuals experiencing homelessness to help keep susceptible, homeless persons safe from the COVID-19 virus, flatten the curve, and preserve hospital capacity; and

WHEREAS, the State of California Department of Housing and Community Development issued a Notice of Funding Availability ("NOFA") for the Homekey 2.0 2021 Program (NOFA); and

WHEREAS, City has determined that the development of an affordable permanent motel/hotel housing site for Project Homekey could be accomplished most effectively and economically if undertaken by an experienced developer under an agreement with City; and

WHEREAS, Owner has identified, and is in escrow to acquire, the Good Nite Inn, located at 1675 Industrial Park Avenue as more particularly described in Exhibit A (the "Property"), as the most desirable motel within the City for the interim to permanent housing conversion contemplated by Project Homekey; and

WHEREAS, the Parties have prepared this Agreement to comply with the NOFA's requirements to demonstrate how the development team is connected and how the development team will work together.

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

A. The City, Step Up, and the Grantee jointly applied and were awarded Homekey 2.0 2021 Funds from HCD which shall be disbursed pursuant to the terms of Standard Agreement, Award: 21-HK-17166 by and among HCD, the City and the Grantee, which shall govern the expenditure of the Homekey Funds (the "Standard Agreement").

B. The Department of Housing and Community Development ("HCD") issued a Notice of Funding Availability ("NOFA") for the Homekey Program, Round 2 on September 9, 2021. The NOFA incorporates by reference the Multifamily Housing Program (MHP), as well as the MHP Final Guidelines ("MHP Guidelines"), dated June 19, 2019, both as amended and in

effect from time to time. In addition, the NOFA states that Homekey grant funds are derived primarily from Coronavirus Relief Fund ("CRF") money received from the U.S. Department of the Treasury. The CRF was established by the federal Coronavirus Aid, Relief, and Economic Security (CARES) Act (Public Law No. 116-136).

C. The Grantee and Owner intend to convert the Property to provide ninety-eight (98) permanent supportive housing units and one (1) unrestricted manager's unit for individuals who are experiencing homelessness, are chronically homeless, or who are at risk of homelessness ("Target Population") on the Property in order to provide increased affordable housing (the "Improvements"). The Improvements and the Property are referred to as the "Development."

D. The City desires to make a revocable grant to Grantee in an amount not to exceed $3,573,485.00 of City funds ("City Funds") to fund a City Operating Subsidy (the "Grant").

E. Pursuant the terms of the Standard Agreement, the City is required to cause a 55-year use restriction to be recorded against the Property in first lien priority (the "Use Restriction") to secure performance under the Standard Agreement.

F. The Grant is being made to finance an operating subsidy reserve for the Development to ensure the affordability of the units for the Homekey Term in order to help achieve financial feasibility for the Development. The Development will increase the supply of affordable rental housing in the City of Redlands. Due to the assistance provided to Grantee pursuant to this Agreement and the Standard Agreement, the City has classified ninety-eight (98) units as City-assisted units (each such unit a "City-Assisted Unit").

NOW, THEREFORE, the Parties agree as follows:

AGREEMENT

ARTICLE 1.
DEFINITIONS AND EXHIBITS

Section 1.1 Definitions.

The following terms have the following meanings:

(a) "Affiliate" means an entity that is controlling or controlled by Grantee. For the purposes of this definition "Control" means (1) direct or indirect management or control of the managing member or members in the case of a limited liability company; (2) direct or indirect management or control of a general partner or general partners in the case of a partnership; and (3) direct or indirect control of a majority of the directors in the case of a corporation.

(b) "Agreement" means this Homekey City Grant Agreement, as such may be amended from time to time.

(c) "Shangri-La" means Shangri-La Industries LLC, a Delaware limited partnership.

(d) "Approved Financing" means all of the loans, grants and equity obtained by Grantee for the purpose of financing the Development, which include the following, estimated as of the Effective Date:

1) An equity contribution from the Grantee of not less than Nine Hundred Four Thousand Eight Hundred Dollars ($904,800)
2) A loan of approximately Ten Million Two Hundred Seventy Thousand Six Hundred Twenty Dollars ($10,270,620) (the "Construction Loan")
3) A grant of approximately Twenty Four Million One Hundred Forty-Two Thousand Dollars ($24,142,000) of Homekey program funding from HCD (the "Homekey Acquisition Funds") or such other amount approved by HCD; and
4) A grant of approximately Four Million Eight Hundred Seventy-Eight Thousand Dollars ($4,878,000) of Homekey program funding from HCD (the "Homekey Operating Funds") or such other amount approved by HCD; and
5) A conditional occupancy grant of approximately Nine Hundred Eighty Thousand Dollars ($980,000) of Homekey program funding from HCD (the "Expedited Occupancy Conditional Bonus Operating Fund Award") contingent upon achieving full occupancy (with consideration for an average of 10% vacancy) within eight (8) months of the date of award pursuant to the terms of the NOFA and Standard Agreement

(e) "Approved Financing Plan" means the Financing Plan approved by the City as of the date of this Agreement, as the same may be amended pursuant to Section 3.5. The Approved Financing Plan shall be updated at the Close of Escrow without need for amendment of this Agreement.

(f) "Certificate of Completion" means the final Certificate of Completion issued by the City of Redlands, or comparable City sign-off on the completion of conversion of the Development.

(g) "City" means the City of Redlands, a political subdivision of California.

(h) "Completion Date" means the date that a temporary or final Certificate of Completion, or equivalent document is issued by the City to certify completion of the rehabilitation and conversion of the Development.

(i) "City-Assisted Units" has the meaning set forth in Recital F.

(j) "City" has the meaning set forth in the first paragraph of this Agreement.

(k) "City Executive Officer" means the City's City Manager, or an authorized designee.

(l) "Development" has the meaning set forth in Paragraph C of the Recitals.

(m) "Escrow" means the escrow account established by the Grantee for the closing of Development financing with Ticor Title Company of California in its Los Angeles office, located at 660 S. Figueroa Street, #1888, Los Angeles, CA 90017 or another escrow company satisfactory to the City.

(n) "Event of Default" has the meaning set forth in Section 6.1.

(o) "Grant" has the meaning set forth in Paragraph D of the Recitals.

(p) "Grant Documents" means this Agreement, and the Use Restriction.

(q) "Grantee" has the meaning set forth in the first paragraph of this Agreement.

(r) "Hazardous Materials" has the meaning set forth in Section 4.5(a).

(s) "Hazardous Materials Claims" has the meaning set forth in Section 4.5(b).

(t) "Hazardous Materials Law" has the meaning set forth in Section 4.5(b).

(u) "Homekey Program" has the meaning set forth in Paragraph B of the Recitals.

(v) "Homekey Funds" means the Homekey Acquisition Funds provided by HCD under the Standard Agreement.

(w) "Homekey Term" means the period beginning on the date of this Agreement and ending on the tenth (10th) anniversary of the Completion Date.

(x) "Homekey Regulations" has the meaning set forth in Paragraph B of the Recitals.

(y) "Improvements" has the meaning set forth in Paragraph C of the Recitals.

(z) "Notice of Completion" means the Notice of Completion executed by Grantee in the form specified in California Civil Code Section 3093.

(aa) "Owner" means 1675 Industrial Park, LP, a Delaware limited partnership.

(bb) "Permitted Transfer" has the meaning set forth in Section 4.11 (c).

(cc) "Property" has the meaning set forth in Exhibit A of this Agreement.

(dd) "Use Restriction" means the Regulatory Agreement and Declaration of Restrictive Covenants between the City and Grantee as described in the Standard Agreement related to the Grant and the Homekey Funds, to be recorded against the Grantee's fee interest in the Property.

(ee) "Schedule of Performance" means the schedule for performance of various tasks and obligations under this Agreement that is attached as Exhibit B, as such may be modified pursuant to Section 3.1."Services Budget" has the meaning set forth in Section 3.6.

(ff) "Services Plan" has the meaning set forth in Section 3.6.

(gg) "Program Participant" means a person or household that occupies a Unit in the Development meeting the Target Population.

(hh) "Term" means the period of time that commences on the date of this Agreement, and expires, unless sooner terminated in accordance with this Agreement, on the fourteenth (14th) anniversary of the Completion Date.

(ii) "Transfer" has the meaning set forth in Section 4.11.

(jj) "Unit" means one (1) of the approximately ninety-eight (98) affordable housing units to be constructed at the Development, including one (1) unrestricted manager's unit.

Section 1.2 Exhibits.

The following exhibits are attached to this Agreement and incorporated into this Agreement by this reference:

Exhibit A: Legal Description of the Property
Exhibit B: Schedule of Performance

ARTICLE 2.
GRANT PROVISIONS

Section 2.1 Grant.

Subject to the satisfaction of the conditions set forth in this Article, the City shall provide to Grantee the Grant, which the Grantee may use solely to fund the operating subsidy for the ninety-eight (98) City-Assisted Units at the Development for the Homekey Term, consistent with the terms of the Use Restriction and the Standard Agreement. Except as set forth in Section 2.4, Grantee has no obligation to repay the Grant.

Section 2.2 Security.

(a) Owner and Grantee shall also cause or permit the Use Restriction to be recorded against the fee interest in the Property, in first lien position. The Use Restriction shall not be subordinated.

Section 2.3 Forgiveness of Revocable Grant.

(a) Provided that no Default exists under this Agreement or the Use Restriction, without further action of the parties, the Grant shall be forgiven by Five Hundred Thousand Dollars

($500,000) for each year of the Homekey Term commencing on the first anniversary of the Effective Date.

Section 2.4 Revocation of Grant Upon Default.

Notwithstanding any provision herein to the contrary, and in addition to any other rights and remedies available to the City set forth in Article 6, upon a Default by Grantee or Owner, the City may revoke the outstanding balance of the Grant, and declare the outstanding balance of the Grant (other than any portion of the Grant that has been previously forgiven by the City as set forth in Section 2.3 above) to be immediately due and payable, subject to the non-recourse provisions set forth in Section 2.5.

Section 2.5 Non-Recourse.

Neither Grantee or Owner, nor any member of Grantee (that is not a Guarantor) or any partner of the Owner (that is not a Guarantor), shall have any direct or indirect personal liability for payment of the principal of, and interest on, the Grant.

Section 2.6 Conditions Precedent to Disbursement of Grant Funds.

(a) A special "Capitalized Operating Subsidy Reserve" shall be created and maintained as a segregated interest-bearing account held by the Grantee or Owner for the Homekey Term of this Agreement, subject to subsections (c) and (d) below. The Capitalized Operating Subsidy Reserve shall be capitalized in the amount of the City Grant. Any interest earned on funds in the Capitalized Operating Subsidy Reserve shall be added to and become part of the Capitalized Operating Subsidy Reserve.

(b) The Capitalized Operating Subsidy Reserve shall be used to pay monthly operating costs for City-Assisted Units occupied by income qualifying households from the Target Population, during the Term, and is expected to be drawn down completely within seven (7) years of the Term.

(c) The City shall disburse the City Grant in seven annual installments of $510,497. The initial payment shall be made by or before September 1, 2022, and subsequent payments shall be made annually by or before the anniversary of the effective date thereafter. The City shall have no obligation to make any disbursements or to take any other action under the Grant Documents unless the following conditions precedent are satisfied prior to each such disbursement of the Grant funds. There exists no Event of Default or any other financing agreements or contracts between the City and Grantee, Owner or their affiliates relating to the Development;

(1) Grantee has delivered to the City a copy of Grantee's organizational documents, including an Operating Agreement, and a corporate authorizing resolution authorizing Grantee's execution of this Agreement and the transactions contemplated by this Agreement;

(2) Owner has delivered to the City a copy of Owner's organizational documents, including a limited partnership agreement, and a corporate authorizing resolution authorizing Owner's execution of this Agreement and the transactions contemplated by this Agreement;

(3) Step Up has delivered to the City a copy of Step Up's organizational documents, and a corporate authorizing resolution authorizing Step Up's execution of this Agreement and the transactions contemplated by this Agreement;

(4) Grantee or Owner have closed, or are closing, on the Construction Loan and has provided the Grantee Equity into escrow;

(5) Grantee, Step Up and Owner have furnished the City with evidence of the insurance coverage meeting the requirements of Section 4.12 below;

(6) The City has received from Grantee and approved a form of program participation agreement;

(7) The City and the Grantee and Owner have agreed on a Participant Selection Plan;

(8) The City has received, from Grantee, Step Up and Owner, and approved a copy of the Services Plan for the provision of service to residents;

(9) Grantee or Owner have submitted a certification from the architect or a City approved Certified Access Specialist certifying that the Development will be rehabilitated in compliance with the accessibility requirements set forth in the Standard Agreement or has provided the City with other evidence that the Development, as built, complies with the accessibility requirements set forth in the Standard Agreement;

(10) The City has received from Grantee or Owner a copy of the Management Plan, and a management agreement and contact information for the property manager of the Development and the name and phone number of the on-site property manager, in compliance with the terms of the Use Restriction;

(11) There exists no material adverse change in the financial condition of Grantee from that shown by the financial statements and other data and information furnished by Grantee to the City prior to the date of this Agreement;

(d) The Capitalized Operating Subsidy Reserve is intended to assure the affordability of the City-Assisted Units at the Development and shall not be transferable and must remain with the Development for the Term of this Agreement. During the Term of this Agreement, the Grantee and Owner shall be required to either: (1) allow the Capitalized Operating Subsidy Reserve to remain with the Development upon transfer; or (2) repay to the City any amounts remaining in the Capitalized Operating Subsidy Reserve as of the date of a transfer.

(e) Notwithstanding any other provisions of this Agreement, the City shall have no further obligation to disburse any portion of the Grant to Grantee or Owner under this

Agreement following: (i) termination of this Agreement; (ii) notification by the City to the Grantee of an Event of Default (excluding any Event of Default of the City) under terms of this Agreement until such time as the Event of Default has been cured.

ARTICLE 3.
GRANTEE OBLIGATIONS

Section 3.1 Schedule of Performance.

Subject to this Agreement, the Grantee shall perform the tasks described in the Schedule of Performance no later than the dates set forth in the Schedule of Performance, which shall at all times be in substantial conformance with the terms and conditions of the Standard Agreement. The Schedule of Performance may be modified in writing by Grantee and the City Executive Officer on behalf of the City without the need for formal amendment of this Agreement or further approval by the City Council .

Section 3.2 Conversion and Rehabilitation.

(a) Grantee shall be solely responsible to obtain all permits and approvals for the rehabilitation and operation of the Development. Grantee shall convert the Development to permanent housing and shall cause the commencement and completion of conversion of the Development to permanent housing no later than the dates set forth in the Standard Agreement.

(b) Grantee shall make Development available for occupancy as permanent housing in accordance with the terms of the Use Restriction. Grant funds provided to the Grantee may only be used to fund operating subsidies for Units that are occupied by eligible households.

Section 3.3 Prevailing Wages; Accessibility.

(a) Prevailing Wages. The funding of an operating subsidy is not a public work under the meaning set forth in Labor Code Section 1720. Nonetheless, if and to the extent required by law, in the rehabilitation of the Development, Grantee and Owner shall and shall cause all contractors and subcontractors to pay prevailing wages in performing any construction activities as may be required under federal Davis-Bacon Act (40 USC 3141-3148) and the labor compliance provisions to be provided by the City (if applicable), and pursuant to Labor Code Sections 1720 et seq. (the "Prevailing Wage Requirements"), and the implementing regulations of the Department of Industrial Relations (the "DIR"), to employ apprentices as required by Labor Code Sections 1777.5 et seq., and the implementing regulations of the DIR and comply with the other applicable provisions of Labor Code Sections 1720 et seq., 1777.5 et seq., 1810-1815, and implementing regulations of the DIR.

(b) Grantee and Owners shall indemnify, hold harmless and defend (with counsel reasonably acceptable to the City) the City and its City Council, officers and employees against any claim for damages, compensation, fines, penalties or other amounts arising out of the failure or alleged failure of any person or entity (including Grantee, its contractors and subcontractors) to pay prevailing wages as determined pursuant to Labor Code Sections 1720 et seq. and prevailing wage requirements of the federal Davis-Bacon Act (40 USC 3141-3148), to employ apprentices pursuant to Labor Code Sections 1777.5 et seq., and implementing regulations

of the DIR or to comply with the other applicable provisions of Labor Code Sections 1720 et seq., 1777.5 et seq., and the implementing regulations of the DIR in connection with the performance of the development activities or any other work undertaken or in connection with the Property. The requirements in this subsection survive the termination of this Agreement.

(c) Accessibility Requirements. The Development will be operated at all times in compliance with all applicable federal, state, and local disabled persons accessibility requirements including, but not limited to the applicable provisions of the Standard Agreement.

Section 3.4 Inspections.

(a) The Grantee and Owner shall permit and facilitate, observation and inspection of the Development by the City and by public authorities during reasonable business hours upon forty-eight (48) hours' written notice for the purposes of determining compliance with this Agreement, provided, however, that nothing in this Agreement shall entitle the City to enter an occupied unit in the Development without notice to the program participant thereof, which the Grantee and/or Owner shall deliver on behalf of the City, and permission from such program participant to the extent such permission is required by law. Such inspections do not relieve the Grantee, or its contractors, from any applicable requirement to obtain other City or City inspections in connection with the conversion of the Improvements.

(b) After the completion of an inspection the City shall deliver a copy of the inspection report to the Grantee. If the City determines as a result of the inspection that there are any deficiencies for any of the inspectable items in the Development, the Grantee shall correct such deficiencies within fifteen (15) days from the delivery of the inspection report or if a period longer than fifteen (15) days is reasonably necessary to correct the deficiency, then Grantee must begin to correct the deficiency within fifteen (15) days and correct the deficiency as soon as reasonably possible.

Section 3.5 Approved Financing Plan.

As of the date of this Agreement, the City has approved the Approved Financing Plan. Grantee shall submit any proposed or required amendments to the Approved Financing Plan, along with evidence that the changes to the Approved Financing Plan are reasonable and necessary, to the City for approval within fifteen (15) days of the date Grantee receives information indicating that actual costs of the Development materially vary or will vary from the costs shown on the Approved Financing Plan, which approval shall not be unreasonably withheld or delayed. The City will respond in writing within seven (7) days after receipt of a proposed amendment to the Approved Financing Plan.

(a) Step Up will be providing on-site services to all program participants in the Development which are required under the Homekey Program (the "Social Services"). By the time specified in the Schedule, Step Up shall submit to the City for approval a proposed services plan which shall include written guidelines or procedures for providing the Social Services (the "Services Plan"), and a proposed budget for the provision of Social Services (the "Services Budget").

(b) The Services Plan shall include the types of Social Services provided, staffing levels, and overall coordination of the Social Services.

(c) Upon receipt of the proposed Services Plan and Services Budget, the City shall promptly review the proposed Services Plan and Services Budget and shall approve or disapprove them within fifteen (15) days after submission. If either the Services Plan or Services Budget is not approved, Step Up shall submit a revised Services Plan and/or Services Budget within fifteen (15) days following Step Up's receipt of the City's written disapproval. If the City does not approve the revised Services Plan and/or Services Budget because the Step Up fails to make specific revisions requested by the City, Step Up, the Grantee and Owner shall be in default hereunder. If the City does not approve or disapprove updates to Resident Services Plan or Resident Services Budget within the timeframe specified herein, then the Resident Services Plan or Resident Services Budget, as applicable, from the prior year shall remain in effect.

ARTICLE 4.
GRANT REQUIREMENTS

Section 4.1 Annual Operating Budget.

At the beginning of each year of the Term, Grantee or Owner shall provide to the City an annual budget for the operation of the Development.

Section 4.2 Information.

Grantee, Step Up, and Owner shall provide any information related to the Development reasonably requested by the City in connection with the Development, including (but not limited to) any information required by HCD in connection with the Standard Agreement, and any information required by the City in connection with the Grantee's use of the Grant funds.

Section 4.3 Records.

(a) Grantee, Step Up, and Owner shall keep and maintain at the Development, or at the corporate offices of the Grantee or the Owner's general partner, or elsewhere with the City's written consent, full, complete and appropriate books, records and accounts relating to the Development. Books, records and accounts relating to Grantee's compliance with the terms, provisions, covenants and conditions of this Agreement. All applicable financial documents are to be kept and maintained in accordance with generally accepted accounting principles consistently applied. All such books, records, and accounts shall at reasonable times be open to and available for inspection and copying by the City, its auditors or other authorized representatives at reasonable intervals during normal business hours and forty-eight hours' prior written notice to Grantee and Owner. Grantee, Step Up and Owner shall preserve such records for a period of not less than five (5) years after the expiration of the Standard Agreement. Copies of all tax returns and other reports that Grantee or Owner may be required to furnish to any governmental agency are to be open for inspection by the City at all reasonable times at the place that the books, records and accounts of Grantee, Step Up or Owner are kept. If any litigation, claim, negotiation, audit exception, monitoring, inspection or other action relating to the use of the Grant is pending at the end of the record retention period stated herein, then Grantee, Step Up and Owner shall retain the

records until such action and all related issues are resolved. Such records are to include but are not limited to:

(1) Records providing a full description of the activities undertaken under the Standard Agreement;

(2) Records providing a full description of the activities undertaken with the use of the Grant funds;

(3) Records documenting compliance with the Participant Selection Plan and all applicable fair housing, equal opportunity, and affirmative fair marketing requirements;

(4) Records demonstrating compliance with Use Restriction;

(5) Records demonstrating compliance with all applicable accessibility requirements;

(6) Records demonstrating compliance with any applicable relocation requirements, which must be retained for at least five (5) years after the date by which persons displaced from the property have received final payments; and

(7) Records demonstrating compliance with any applicable labor requirements (including certified payrolls from Grantee or Owner's general contractor evidencing that applicable prevailing wages have been paid if it has been deemed a prevailing wage is required to be paid.

(b) The City shall notify Grantee or Owner of any records it deems insufficient. Grantee has thirty (30) calendar days after the receipt of such a notice to correct any deficiency in the records specified by the City in such notice, or if a period longer than thirty (30) days is reasonably necessary to correct the deficiency, then Grantee must begin to correct the deficiency within thirty (30) days and correct the deficiency as soon as reasonably possible.

Section 4.4 City Grant Requirements.

(a) Grantee, Step Up and Owner shall, at all times during the Term hereof, comply with all applicable laws and regulations governing the use of the Homekey Funds under the Standard Agreement. Grantee shall also comply with the laws and regulations governing the use of the Grant funds including (but not limited to) the following:

(1) Civil Rights, Housing and Community Development, and Age Discrimination Acts. The Fair Housing Act (42 U.S.C. 3601 et seq.) and implementing regulations at 24 C.F.R. Part 100; Title VI of the Civil Rights Act of 1964 as amended; Title VIII of the Civil Rights Act of 1968 as amended; Section 104(b) and Section 109 of Title I of the Housing and Community Development Act of 1974 as amended; Section 504 of the Construction Act of 1973 (29 USC 794, et seq.); the Age Discrimination Act of 1975 (42 USC 6101, et seq.); Executive Order 11063 as amended by Executive Order 12259 and implementing regulations at 24 C.F.R. Part 107; Executive Order 11246 as amended by Executive Orders 11375, 12086,

11478, 12107; Executive Order 11625 as amended by Executive Order 12007; Executive Order 12432; Executive Order 12138 as amended by Executive Order 12608, Executive Order 13672 concerning Gender Identity.

(2) Relocation. The parties agree and acknowledge that the project contemplated under this Agreement is not expected to result in any displacement. From and after the Closing, if and to the extent the rehabilitation of Development results in the permanent or temporary displacement of residential tenants, program participants, homeowners, or businesses, then the Grantee shall comply with all applicable local, state, and federal statutes and regulations, (including without limitation the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C. 4601, et seq.), and implementing regulations at 49 C.F.R. Part 24; 24 C.F.R. 570.606; Section 104(d) of the Housing and Community Development Act of 1974 and implementing regulations at 24 C.F.R. 42 et seq.; 24 C.F.R. 92.353; and California Government Code Section 7260 et seq. and implementing regulations at 25 California Code of Regulations Sections 6000 et seq.) with respect to relocation planning, advisory assistance, and payment of monetary benefits. The Grantee and Owner shall be solely responsible for payment of any relocation benefits to any displaced persons and any other obligations associated with complying with such relocation laws. The Grantee and Owner shall defend (with counsel reasonably selected by the City) the City, its governing board members, officers, representatives, agents, assigns and employees against any claim for damages, compensation, fines, penalties, relocation payments or other amounts arising out of the failure or alleged failure of any person or entity (including the Grantee or the City) to satisfy relocation obligations related to the rehabilitation of the Development. This obligation to indemnify shall survive termination of this Agreement.

(3) Homekey Regulations. Any other HCD regulations present or as may be amended, added, or waived in the future pertaining to the Homekey Funds.

Section 4.5 Hazardous Materials.

(a) Grantee and Owner shall keep and maintain the Property in compliance with, and may not cause or permit the Property to be in violation of any federal, state or local laws, ordinances or regulations relating to industrial hygiene or to the environmental conditions on, under or about the Property including, but not limited to, soil and ground water conditions. Grantee and Owner may not use, generate, manufacture, store or dispose of on, under, or about the Property or transport to or from the Property any flammable explosives, radioactive materials, hazardous wastes, toxic substances or related materials, including without limitation, any substances defined as or included in the definition of "hazardous substances," "hazardous wastes," "hazardous materials," or "toxic substances" under any applicable federal or state laws or regulations (collectively referred to hereinafter as "Hazardous Materials") except such of the foregoing as may be customarily used in rehabilitation of projects like the Development or kept and used in and about residential property of this type.

(b) Grantee or Owner shall immediately advise the City in writing if at any time it receives written notice of: (1) any and all enforcement, cleanup, removal or other governmental or regulatory actions instituted, completed or threatened against Grantee or the Property pursuant to any applicable federal, state or local laws, ordinances, or regulations relating to any Hazardous

Materials, ("Hazardous Materials Law"); (2) all claims made or threatened by any third party against Grantee, Owner or the Property relating to damage, contribution, cost recovery compensation, loss or injury resulting from any Hazardous Materials (the matters set forth in clauses (1) and (2) above are hereinafter referred to as "Hazardous Materials Claims"); and (3) Grantee's or Owner's discovery of any occurrence or condition on any real property adjoining or in the vicinity of the Property that could cause the Property or any part thereof to be classified as "border-zone property" (as defined in California Health and Safety Code Section 25117.4) under the provision of California Health and Safety Code, Section 25220 et seq., or any regulation adopted in accordance therewith, or to be otherwise subject to any restrictions on the ownership, occupancy, transferability or use of the Property under any Hazardous Materials Law.

(c) The City has the right to join and participate in, as a party if it so elects, any legal proceedings or actions initiated in connection with any Hazardous Materials Claims and to have its reasonable attorneys' fees in connection therewith paid by Grantee or Owner. Grantee and Owner shall indemnify and hold harmless the City and its board members, supervisors, directors, officers, employees, agents, successors and assigns from and against any loss, damage, cost, expense or liability directly or indirectly arising out of or attributable to the use, generation, storage, release, threatened release, discharge, disposal, or presence of Hazardous Materials on, under, or about the Property including without limitation: (1) all foreseeable consequential damages; (2) the costs of any required or necessary repair, cleanup or detoxification of the Property and the preparation and implementation of any closure, remedial or other required plans and (3) all reasonable costs and expenses incurred by the City in connection with clauses (1) and (2), including but not limited to reasonable attorneys' fees and consultant's fees. This indemnification applies whether or not any government agency has issued a cleanup order. Losses, claims, costs, suits, liability, and expenses covered by this indemnification provision include, but are not limited to: (A) losses attributable to diminution in the value of the Property; (B) loss or restriction of use of rentable space on the Property; (C) adverse effect on the marketing of any rental space on the Property; and (D) penalties and fines levied by, and remedial or enforcement actions of any kind issued by any regulatory agency (including but not limited to the costs of any required testing, remediation, repair, removal, cleanup or detoxification of the Property and surrounding properties). This obligation to indemnify will survive termination of this Agreement.

(d) Without the City's prior written consent, which will not be unreasonably withheld, neither Grantee or Owner may take any remedial action in response to the presence of any Hazardous Materials on, under or about the Property (other than in emergency situations or as required by governmental agencies having jurisdiction), nor enter into any settlement agreement, consent decree, or other compromise in respect to any Hazardous Material Claims.

Section 4.6 Maintenance and Damage.

(a) During the Term, Grantee or Owner shall maintain the Development in good repair and in a neat, clean and orderly condition, consistent with quality affordable housing developments owned or operated by Shangri-La or Shangri-La affiliates and in compliance with the City approved Management Plan. If there arises a condition in contravention of this requirement, and if Grantee or Owner have not cured such condition within thirty (30) days after receiving written notice from the City of such a condition, if Grantee or Owner are incapable of curing a default within such thirty (30) day period, the City will give the Grantee or Owner ninety

(90) days to cure such default provided Grantee or Owner has commenced to cure within such thirty (30) day period and is diligently proceeding to cure such default through the end of such period, then in addition to any other rights available to the City, the City may perform all acts necessary to cure such condition, and to establish or enforce a lien or other encumbrance against the Property, subject to the provisions provided in subsection (b) below.

(b) Subject to the requirements of Senior Lenders, and if economically feasible in the City's judgment after consultation with Grantee and Owner, if any improvement now or in the future on the Property is damaged or destroyed, then Grantee or Owner shall, at its cost and expense, diligently undertake to repair or restore such improvement. Such work or repair is to be commenced no later than the later of one hundred twenty (120) days, or such longer period approved by the City in writing, after the damage or loss occurs or thirty (30) days following receipt of the insurance proceeds, and is to be completed within one (1) year thereafter. Any insurance proceeds collected for such damage or destruction are to be applied to the cost of such repairs or restoration and, if such insurance proceeds are insufficient for such purpose, then Grantee or Owner shall make up the deficiency. If Grantee or Owner do not promptly make such repairs then any insurance proceeds collected for such damage or destruction are to be promptly delivered by Grantee or Owner to the City as a special repayment of the Grant, subject to the rights of the Senior Lenders, as applicable.

Section 4.7 Fees and Taxes.

(a) Grantee and Owner are solely responsible for payment of all fees, assessments, taxes, charges, and levies imposed by any public authority or utility company with respect to the Property or the Development, and shall pay such charges prior to delinquency, except those which are being contested in good faith by appropriate proceedings and for which adequate reserves have been provided in accordance with generally accepted accounting principles.

(b) City acknowledges that the Grantee or Owner intend to apply to the State Board of Equalization for a welfare exemption from property taxes under California Revenue and Taxation Code Section 214 for the Development.

Section 4.8 Notice of Litigation.

Grantee, Step Up, and Owner shall promptly notify the City in writing of any litigation related to the Development, and any litigation related to the Grantee, Step Up, or Owner for which the amount claimed or at issue is in excess of Fifty Thousand Dollars ($50,000), and of any claims or disputes that involve a material risk of such litigation. The conditions and obligations set forth in this Section shall apply for the entire Term of this Agreement.

Section 4.9 Operation of Development as Affordable Housing.

(a) Grantee and Owner shall operate the Development as an affordable housing development consistent with: (1) HCD's requirements for use of the Homekey Funds and the terms and conditions set forth in the Standard Agreement; (2) the Use Restriction; and (3) any other regulatory requirements imposed on Grantee including but not limited to regulatory agreements associated with the City Grant.

(b) Before leasing any City-Assisted Unit in the Development, Grantee or Owner shall submit proposed form of program participation agreement for the City's review and approval. Any program participation agreement for any unit in the Development or refusal to renew must be preceded by not less than sixty (60) days written notice to the Program Participant by Grantee specifying the grounds for the action.

(c) Before letting any City-Assisted Unit in the Development, Grantee, Owner, Step Up, and the City shall agree upon a written program participant selection plan for the Development (the "Participant Selection Plan").

(d) Grantee and Owner shall evaluate the income eligibility of each Program Participant in Units pursuant to the City's approved eligibility certification procedures within sixty (60) days before the household's expected occupancy of one of the Units. For all City-Assisted Units, Grantee or Owner shall certify or cause the property manager to certify each Program Participant's continued program eligibility an annual basis.

(e) Grantee or Owner shall maintain all documents setting forth the program eligibility, as applicable, household income of each household occupying a Unit, and the total amount for contribution, utilities, and related services charged to each household occupying the Development, as prescribed by the Use Restriction and all other recorded regulatory restrictions.

Section 4.10 Nondiscrimination.

(a) Grantee, Step Up, and Owner herein covenant by and for themselves, their heirs, executors, administrators, successors and assigns, and all persons claiming under or through them, that there will be no discrimination against or segregation of a person or of a group of persons on account of race, color, religion, creed, age (except for lawful senior housing in accordance with state and federal law), familial status, disability, sex, sexual orientation, marital status, ancestry or national origin in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Property, nor may Grantee or any person claiming under or through Grantee establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of program participants, tenants, lessees, subtenants, sublessees or vendees in the Property. Grantee shall comply with Executive Orders 11246, 11375, 11625, 12138, 12431, 12250, 13672, Title VII of the Civil Rights Act of 1964, the California Fair Housing and Employment Act and other applicable Federal, State and local laws and regulations and policies relating to equal employment and contracting opportunities, including laws and regulations hereafter enacted. Notwithstanding the above, with respect to familial status, the above should not be construed to apply to housing for older persons as defined in Section 12955.9 of the Government Code and other applicable sections of the Civil Code as identified in Health and Safety Code Section 33050(b). The foregoing covenant will run with the land.

Section 4.11 Transfer.

(a) Definition. For purposes of this Agreement, "Transfer" means any sale, assignment, or transfer, whether voluntary or involuntary, of: (1) any rights and/or duties under this Agreement; and/or (2) any interest in the Development, including (but not limited to) a fee simple interest, a joint tenancy interest, a life estate, a partnership interest, a fee interest, a security

interest, or an interest evidenced by a land contract by which possession of the Development is transferred and Grantee retains title. The term "Transfer" excludes the leasing of a Unit in the Development to an occupant in compliance with the Use Restriction. The City Executive Officer is authorized to execute assignment and assumption agreements on behalf of the City to implement any approved Transfer.

(b) Prohibition. Except as expressly permitted in this Agreement, the Grantee represents and agrees that the Grantee shall not make or create, or suffer to be made or created, any Transfer, either voluntarily or by operation of law without the prior written approval of the City.

(1) The limitations on Transfers set forth in this Section shall apply throughout the Term.

(2) Any Transfer made in contravention of this Section shall be void and shall be deemed to be a default under this Agreement whether or not the Grantee knew of or participated in such Transfer.

(c) Permitted Transfers. Notwithstanding the foregoing, the following are permitted Transfers shall be permitted and are hereby approved by the City (each a "Permitted Transfer"):

(1) Any Transfer creating a Security Financing Interest either: (A) permitted pursuant to the Approved Financing Plan; or (B) created as a result of a loan made to developer that replaces any existing Senior Lender.

(2) Any Transfer directly resulting from the foreclosure of a Security Financing Interest or the granting of a deed in lieu of foreclosure of a Security Financing Interest or as otherwise permitted under this Agreement.

(3) Except as set forth in subsection (c) above, during the Term, Grantee will not refinance, re-syndicate, take out a line of credit or otherwise further encumber the property or restructure the debt constituting the Approved Financing without prior notification to the City.

Section 4.12 Insurance Requirements.

(a) Grantee, Step Up and Owner shall maintain the following insurance coverage throughout the Term of the Grant written by insurers authorized to do business in the State of California and with a minimum "Best" Insurance Guide rating of "A-VII". If the Grantee, Step Up or Owner uses existing coverage to comply with these requirements and that coverage does not meet the specified requirements, the Grantee, Step Up, and Owner agrees to amend, supplement, or endorse the existing coverage to do so. The type(s) of insurance required is

determined by the scope of the contract services and the requirements set forth in the Standard Agreement.

(b) Without in anyway affecting the indemnity herein provided and in addition thereto, the Grantee, Step Up, and Owner shall secure and maintain throughout the contract term the following types of insurance with limits as shown:

(1) Workers' Compensation/Employers Liability.

(A) Workers' Compensation A program of Workers' Compensation insurance or a state-approved, self-insurance program in an amount and form to meet all applicable requirements of the Labor Code of the State of California, including Employer's Liability with $1,000,000 limits covering all persons including volunteers providing services on behalf of the Grantee and all risks to such persons under this Agreement. A Waiver of Subrogation or Right to Recover endorsement in favor of the State of California, the Department of Housing and Community Development and the City will be attached to the certificate – per the Standard Agreement and the NOFA.

(B) If Grantee, Step Up, or Owner have no employees, each may certify or warrant to the City, that it does not currently have any employees or individuals who are defined as "employees" under the Labor Code and the requirement for Workers' Compensation coverage will be waived by the City's Director of Risk Management.

(C) With respect to borrowers that are non-profit corporations organized under California or federal law, volunteers for such entities are required to be covered by Workers' Compensation insurance.

(2) Commercial General Liability. General Liability Insurance covering all operations performed by or on behalf of Grantee, Step Up, and Owner providing coverage for bodily injury and property damage with a combined single limit of not less than One Million Dollars ($1,000,000), per occurrence and Two Million Dollars ($2,000,000) aggregate for bodily injury and property damage liability. The policy coverage must include:

(A) Premises operations and mobile equipment.

(B) Products and completed operations.

(C) Broad form property damage (including completed operations).

(D) Explosion, collapse, and underground hazards.

(E) Personal injury.

(F) Contractual liability.

(G) Name the State of California, the Department of Housing and Community Development and the City, as well as the respective appointees, officers, agents,

and employees of each, as additional insured, but only with respect to work performed under the contract – per the Standard Agreement and the NOFA.

(3) Commercial Automobile Liability.

(A) Primary insurance coverage must be written on ISO Business Auto coverage form for all owned, hired and non-owned automobiles or symbol I (any auto). The policy will also name the State of California, the Department of Housing and Community Development, and the City, as well as the respective appointees, officers, agents, and employees of each, as additional insureds, but only with respect to work performed under the contract – per the Standard Agreement and the NOFA.

(B) The policy must have a combined single limit of not less than One Million Dollars ($1,000,000) for bodily injury and property damage, per occurrence.

(C) If the Grantee, Step Up or Owner is transporting one or more non-employee passengers in performance of contract services, the automobile liability policy must have a combined single limit of Two Million Dollars ($2,000,000) for bodily injury and property damage per occurrence.

(D) If the Grantee, Step Up, or Owner own no autos, a non-owned auto endorsement to the General Liability policy described above is acceptable.

(4) Builder's Risk/Installation Floater

(A) Builders Risk/Installation Floater insurance to cover the labor, materials, and equipment to be used for completion of the work performed under this contract against all risks of direct physical loss, excluding earthquake and flood, for an amount not less that the full amount of the property and/or materials being installed and/or constructed on or within the facility.

(c) Insurance Review – Insurance requirements are subject to periodic review by the City. The City's Director of Risk Management or designee is authorized, but not required, to reduce, waive or suspend any insurance requirements whenever Risk Management determines that any of the required insurance is not available, is unreasonably priced, or is not needed to protect the interests of the City. In addition, if the Department of Risk Management determines that heretofore unreasonably priced or unavailable types of insurance coverage or coverage limits become reasonably priced or available, the Director of Risk Management or designee is authorized, but not required, to change the above insurance requirements to require additional types of insurance coverage or higher coverage limits, provided that any such change is reasonable in light of past claims against the City, inflation, or any other item reasonably related to the City's risk.

Section 4.13 Anti-Lobbying Certification.

(a) Grantee, Step Up, and Owner, certify, to the best of Grantee's Step Up's and Owner's respective knowledge or belief, that:

(1) No federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a

member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement;

(2) If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(b) This certification is a material representation of fact upon which reliance was placed when this Agreement was made or entered into. Submission of this certification is a prerequisite for making or entering into this Agreement imposed by Section 1352, Title 31, U. S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than Ten Thousand Dollars ($10,000) and no more than One Hundred Thousand Dollars ($100,000) for such failure.

Section 4.14 Covenants Regarding Approved Financing.

(a) Grantee and Owner shall promptly pay the principal and interest when due on any Approved Financing.

(b) Grantee and Owner shall promptly notify the City in writing of the existence of any default under any documents evidencing Approved Financing.

(c) .

Section 4.15 Affordability and Project Monitoring.

(a) Throughout the Term, the Grantee and Owner shall comply with all applicable record keeping and monitoring requirements set forth in the Homekey Regulations and shall annually complete and submit to City a Certification of Continuing Program Compliance.

(b) Representatives of the City (and HCD or its authorized representatives) shall be entitled to enter the Property upon at least forty-eight (48) hours' notice at reasonable times to monitor compliance with this Agreement to inspect the records of the Development with respect to the City-Assisted Units, and to conduct an independent audit of such records. The Grantee and Owner agree to cooperate with the City in making the Property available for such inspection. If for any reason the City is unable to obtain the Grantee's or Owner's consent to such an inspection, the Grantee and Owner understand and agree that the City may obtain, at the Grantee or Owner's expense, an administrative inspection warrant or other appropriate legal order to obtain access to and search the Property.

(c) The Grantee and Owner agree to maintain records in a business-like manner and to make such records available to the City upon forty-eight (48) hours' notice at reasonable

times. Unless the City otherwise approves, such records shall be maintained for the most recent five years until five years after the expiration of the Homekey Term.

(d) Throughout the Term, the Grantee and Owner grant the City inspection rights as set forth in Section 3.4 above, and Grantee and Owner shall make best efforts to allow the City to comply with all applicable physical monitoring requirements.

ARTICLE 5.
REPRESENTATIONS AND WARRANTIES OF BORROWER

Section 5.1 Representations and Warranties of Grantee.

Grantee hereby represents and warrants to the City as follows and acknowledges, understands, and agrees that the representations and warranties set forth in this Article 5 are deemed to be continuing during the Term. The Grantee shall immediately advise the City in writing if there is any material change relating to any matters set forth or referenced in the items set forth below:

(a) Organization. Grantee is duly organized, validly existing and in good standing under the laws of the State of California and has the power and authority to own its property and carry on its business as now being conducted. Copies of the documents evidencing the organization of the Grantee delivered to the City are true and correct copies of the originals.

(b) Authority of Grantee. Grantee has full power and authority to execute and deliver this Agreement and to make and accept the borrowings contemplated hereunder, to execute and deliver the Grant Documents and all other documents or instruments executed and delivered, or to be executed and delivered, pursuant to this Agreement, and to perform and observe the terms and provisions of all of the above.

(c) Authority of Persons Executing Documents. This Agreement and the Grant Documents and all other documents or instruments executed and delivered, or to be executed and delivered, pursuant to this Agreement have been executed and delivered by persons who are duly authorized to execute and deliver the same for and on behalf of Grantee, and all actions required under Grantee's organizational documents and applicable governing law for the authorization, execution, delivery and performance of this Agreement and the Grant Documents and all other documents or instruments executed and delivered, or to be executed and delivered, pursuant to this Agreement, have been duly taken.

(d) Valid Binding Agreements. This Agreement and the Grant Documents and all other documents or instruments which have been executed and delivered pursuant to or in connection with this Agreement constitute or, if not yet executed or delivered, will when so executed and delivered constitute, legal, valid and binding obligations of Grantee enforceable against it in accordance with their respective terms.

(e) No Breach of Law or Agreement. Neither the execution nor delivery of this Agreement and the Grant Documents or of any other documents or instruments executed and delivered, or to be executed or delivered, pursuant to this Agreement, nor the performance of any

provision, condition, covenant or other term hereof or thereof, will conflict with or result in a breach of any statute, rule or regulation, or any judgment, decree or order of any court, board, commission or agency whatsoever binding on Grantee, or any provision of the organizational documents of Grantee, or will conflict with or constitute a breach of or a default under any agreement to which Grantee is a party, or will result in the creation or imposition of any lien upon any assets or property of Grantee, other than liens established pursuant hereto.

(f) Compliance with Laws; Consents and Approvals. The conversion of the Development will comply with all applicable laws, ordinances, rules and regulations of federal, state and local governments and agencies and with all applicable directions, rules and regulations of the fire marshal, health officer, building inspector and other officers of any such government or agency.

(g) Pending Proceedings. Grantee is not in default under any law or regulation or under any order of any court, board, commission or agency whatsoever, and there are no claims, actions, suits or proceedings pending or, to the knowledge of Grantee, threatened against or affecting Grantee or the Development, at law or in equity, before or by any court, board, commission or agency whatsoever which might, if determined adversely to Grantee, materially affect Grantee's ability to repay the Grant or impair the security to be given to the City pursuant hereto.

(h) Title to Land. At the time of recordation of the Use Restriction, Grantee will have good and marketable fee title to the Development and there will exist thereon or with respect thereto no mortgage, lien, pledge or other encumbrance of any character whatsoever other than liens for current real property taxes and liens ancillary to the Approved Financing and liens in favor of the City or approved in writing by the City.

(i) Financial Statements. The financial statements of Grantee and other financial data and information furnished by Grantee to the City fairly and accurately present the information contained therein. As of the date of this Agreement, there has not been any material adverse change in the financial condition of Grantee from that shown by such financial statements and other data and information.

(j) Sufficient Funds. Grantee holds or reasonably expects to receive firm financial commitments for sufficient funds to complete the acquisition of the Property and the conversion of the Development in accordance with the Standard Agreement.

(k) Taxes. Grantee and its subsidiaries have filed all federal and other material tax returns and reports required to be filed, and have paid all federal and other material taxes, assessments, fees and other governmental charges levied or imposed upon them or their income or the Property otherwise due and payable, except those which are being contested in good faith by appropriate proceedings and for which adequate reserves have been provided in accordance with generally accepted accounting principles. There is no proposed tax assessment against Grantee or any of its subsidiaries that could, if made, be reasonably expected to have a material adverse effect upon the Property, liabilities (actual or contingent), operations, condition (financial or otherwise) or prospects of Grantee and its subsidiaries, taken as a whole, which would be expected to result in a material impairment of the ability of Grantee to perform under any Grant Document to which

it is a party, or a material adverse effect upon the legality, validity, binding effect or enforceability against Grantee of any Grant Document.

Section 5.2 Representations and Warranties of Owner.

Owner hereby represents and warrants to the City as follows and acknowledges, understands, and agrees that the representations and warranties set forth in this Article 5 are deemed to be continuing during the Term. The Owner shall immediately advise the City in writing if there is any material change relating to any matters set forth or referenced in the items set forth below:

(a) Organization. Owner is duly organized, validly existing and in good standing under the laws of the State of Delaware and has the power and authority to own its property and carry on its business as now being conducted. Copies of the documents evidencing the organization of the Owner delivered to the City are true and correct copies of the originals.

(b) Authority of Owner. Owner has full power and authority to execute and deliver this Agreement and to make and accept the borrowings contemplated hereunder, to execute and deliver the Grant Documents and all other documents or instruments executed and delivered, or to be executed and delivered, pursuant to this Agreement, and to perform and observe the terms and provisions of all of the above.

(c) Authority of Persons Executing Documents. This Agreement and the Grant Documents and all other documents or instruments executed and delivered, or to be executed and delivered, pursuant to this Agreement have been executed and delivered by persons who are duly authorized to execute and deliver the same for and on behalf of Owner, and all actions required under Owner's organizational documents and applicable governing law for the authorization, execution, delivery and performance of this Agreement and the Grant Documents and all other documents or instruments executed and delivered, or to be executed and delivered, pursuant to this Agreement, have been duly taken.

(d) Valid Binding Agreements. This Agreement and the Grant Documents and all other documents or instruments which have been executed and delivered pursuant to or in connection with this Agreement constitute or, if not yet executed or delivered, will when so executed and delivered constitute, legal, valid and binding obligations of Owner enforceable against it in accordance with their respective terms.

(e) No Breach of Law or Agreement. Neither the execution nor delivery of this Agreement and the Grant Documents or of any other documents or instruments executed and delivered, or to be executed or delivered, pursuant to this Agreement, nor the performance of any provision, condition, covenant or other term hereof or thereof, will conflict with or result in a breach of any statute, rule or regulation, or any judgment, decree or order of any court, board, commission or agency whatsoever binding on Owner, or any provision of the organizational documents of Owner, or will conflict with or constitute a breach of or a default under any agreement to which Owner is a party, or will result in the creation or imposition of any lien upon any assets or property of Owner, other than liens established pursuant hereto.

(f) Compliance with Laws; Consents and Approvals. The conversion of the Development will comply with all applicable laws, ordinances, rules and regulations of federal, state and local governments and agencies and with all applicable directions, rules and regulations of the fire marshal, health officer, building inspector and other officers of any such government or agency.

(g) Pending Proceedings. Owner is not in default under any law or regulation or under any order of any court, board, commission or agency whatsoever, and there are no claims, actions, suits or proceedings pending or, to the knowledge of Owner, threatened against or affecting Owner or the Development, at law or in equity, before or by any court, board, commission or agency whatsoever which might, if determined adversely to Owner, materially affect Owner's ability to repay the Grant or impair the security to be given to the City pursuant hereto.

(h) Title to Land. At the time of recordation of the Use Restriction, Owner will have good and marketable fee title to the Development and there will exist thereon or with respect thereto no mortgage, lien, pledge or other encumbrance of any character whatsoever other than liens for current real property taxes and liens ancillary to the Approved Financing and liens in favor of the City or approved in writing by the City.

(i) Financial Statements. The financial statements of Owner and other financial data and information furnished by Owner to the City fairly and accurately present the information contained therein. As of the date of this Agreement, there has not been any material adverse change in the financial condition of Owner from that shown by such financial statements and other data and information.

(j) Sufficient Funds. Owner holds or reasonably expects to receive firm financial commitments for sufficient funds to complete the acquisition of the Property and the conversion of the Development in accordance with the Standard Agreement.

(k) Taxes. Owner and its subsidiaries have filed all federal and other material tax returns and reports required to be filed, and have paid all federal and other material taxes, assessments, fees and other governmental charges levied or imposed upon them or their income or the Property otherwise due and payable, except those which are being contested in good faith by appropriate proceedings and for which adequate reserves have been provided in accordance with generally accepted accounting principles. There is no proposed tax assessment against Owner or any of its subsidiaries that could, if made, be reasonably expected to have a material adverse effect upon the Property, liabilities (actual or contingent), operations, condition (financial or otherwise) or prospects of Owner and its subsidiaries, taken as a whole, which would be expected to result in a material impairment of the ability of Owner to perform under any Grant Document to which it is a party, or a material adverse effect upon the legality, validity, binding effect or enforceability against Owner of any Grant Document.

Section 5.3 Representations and Warranties of Step Up.

Step Up hereby represents and warrants to the City as follows and acknowledges, understands, and agrees that the representations and warranties set forth in this Article 5 are deemed to be continuing during the Term. Step Up shall immediately advise the City in writing if

there is any material change relating to any matters set forth or referenced in the items set forth below:

(a) Organization. Step Up is duly organized, validly existing and in good standing under the laws of the State of California and has the power and authority to own its property and carry on its business as now being conducted. Copies of the documents evidencing the organization of Step Up delivered to the City are true and correct copies of the originals.

(b) Authority of Step Up. Step Up has full power and authority to execute and deliver this Agreement and to make and accept the borrowings contemplated hereunder, to execute and deliver the Grant Documents and all other documents or instruments executed and delivered, or to be executed and delivered, pursuant to this Agreement, and to perform and observe the terms and provisions of all of the above.

(c) Authority of Persons Executing Documents. This Agreement and the Grant Documents and all other documents or instruments executed and delivered, or to be executed and delivered, pursuant to this Agreement have been executed and delivered by persons who are duly authorized to execute and deliver the same for and on behalf of Step Up, and all actions required under Step Up's organizational documents and applicable governing law for the authorization, execution, delivery and performance of this Agreement and the Grant Documents and all other documents or instruments executed and delivered, or to be executed and delivered, pursuant to this Agreement, have been duly taken.

(d) Valid Binding Agreements. This Agreement and the Grant Documents and all other documents or instruments which have been executed and delivered pursuant to or in connection with this Agreement constitute or, if not yet executed or delivered, will when so executed and delivered constitute, legal, valid and binding obligations of Step Up enforceable against it in accordance with their respective terms.

(e) No Breach of Law or Agreement. Neither the execution nor delivery of this Agreement and the Grant Documents or of any other documents or instruments executed and delivered, or to be executed or delivered, pursuant to this Agreement, nor the performance of any provision, condition, covenant or other term hereof or thereof, will conflict with or result in a breach of any statute, rule or regulation, or any judgment, decree or order of any court, board, commission or agency whatsoever binding on Step Up, or any provision of the organizational documents of Step Up, or will conflict with or constitute a breach of or a default under any agreement to which Step Up is a party, or will result in the creation or imposition of any lien upon any assets or property of Step Up, other than liens established pursuant hereto.

(f) Compliance with Laws; Consents and Approvals. The conversion of the Development will comply with all applicable laws, ordinances, rules and regulations of federal, state and local governments and agencies and with all applicable directions, rules and regulations of the fire marshal, health officer, building inspector and other officers of any such government or agency.

(g) Pending Proceedings. Except as disclosed to the City in the estoppel certificate provide by Step Up to the City, Step Up is not in default under any law or regulation or

under any order of any court, board, commission or agency whatsoever, and there are no claims, actions, suits or proceedings pending or, to the knowledge of Step Up, threatened against or affecting Step Up or the Development, at law or in equity, before or by any court, board, commission or agency whatsoever which might, if determined adversely to Step Up, materially affect Step Up's ability to perform the obligations to the City pursuant hereto.

ARTICLE 6.
DEFAULT AND REMEDIES

Section 6.1 Events of Default.

(a) Subject to Section 7.15, each of the following constitutes an "Event of Default" by Grantee under this Agreement:

(1) Failure under Standard Agreement. Failure of Grantee or Owner to obtain permits, commence, and prosecute to completion, conversion of the Development within the times set forth and in compliance with the requirements of the Standard Agreement. Any failure under this section will not be considered an Event of Default if it is not formally identified as such by HCD, and in any event, may be cured by Grantee or Owner within 120 days.

(2) Failure to Comply with the Management Plan. Failure to comply with the Management Plan approved by the City and such failure having continued uncured for thirty (30) days after receipt of written notice thereof from the City to the Grantee, Step Up and Owner, which notice provides reasonable detail of the default and the required cure for such default.

(3) Failure to Comply with the Participant Selection Plan. Failure to comply with the Participant Selection Plan approved by the City and such failure having continued uncured for thirty (30) days after receipt of written notice thereof from the City to the Grantee, Step Up, and Owner, which notice provides reasonable detail of the default and the required cure for such default.

(4) Breach of Covenants. Failure by Grantee, Step Up, or Owner to duly perform, comply with, or observe any of the conditions, terms, or covenants of any of the Grant Documents, and Grantee, Step Up, or Owner fail to cure such default within forty-five (45) days after receipt of written notice thereof from the City to Grantee Step Up, and Owner, if Grantee, Step Up, or Owner are incapable of curing a default within such forty-five (45) day period, the City will give the Grantee, Step Up, or Owner one hundred twenty (120) days to cure such default provided Grantee, Step Up, or Owner have commenced to cure within such forty-five (45) day period and is diligently proceeding to cure such default through the end of such period; provided, however, that if a different period or notice requirement is specified under any other section of this Article 6, the specific provisions shall control.

(5) Insolvency. A court having jurisdiction makes or enters any decree or order: (1) adjudging Grantee or Owner to be bankrupt or insolvent; (2) approving as properly filed a petition seeking reorganization of Grantee or Owner, or seeking any arrangement for Grantee or Owner under the bankruptcy law or any other applicable debtor's relief law or statute of the United States or any state or other jurisdiction; (3) appointing a receiver, trustee, liquidator,

or assignee of Grantee or Owner in bankruptcy or insolvency or for any of their properties; (4) directing the winding up or liquidation of Grantee or Owner if any such decree or order described in clauses (1) to (4), inclusive, is unstayed or undischarged for a period of ninety (90) calendar days; or (5) Grantee or Owner admit in writing its inability to pay its debts as they fall due or will have voluntarily submitted to or filed a petition seeking any decree or order of the nature described in clauses (1) to (4), inclusive.

(6) Assignment; Attachment. Grantee or Owner assigns their assets for the benefit of its creditors or suffers a sequestration or attachment of or execution on any substantial part of its property, unless the property so assigned, sequestered, attached or executed upon is returned or released within ninety (90) calendar days after such event or, if sooner, prior to sale pursuant to such sequestration, attachment, or execution.

(7) Suspension; Termination. Grantee, or Owner or its general partner, shall have: (1) the operation of their business voluntarily or involuntarily suspended by the State of California, (2) voluntarily stopped or terminated the operation of their business; (3) the Grantee or Owner shall have the operation of the partnership voluntarily or involuntarily dissolved, suspended or terminated by the State of California or Delaware.

(8) Unauthorized Transfer. Any Transfer other than as permitted pursuant to Section 4.12.

(9) Failure to Timely Occupancy. Failure of Grantee or Owner to make the City-Assisted Units available for occupancy within the time specified in the Standard Agreement. Any failure under this section will not be considered an Event of Default if it is not formally identified as such by HCD, and in any event, may be cured by Grantee or Owner within 120 days.

Section 6.2 Remedies.

(a) Upon the occurrence of an Event of Default and following the expiration of all applicable notice and cure periods will, either at the option of the City or automatically where so specified, gives the City the right to proceed with any and all remedies set forth in this Agreement and the Grant Documents, including but not limited to the following:

(A) Revocation of Grant. The City may demand that any portion of the Grant not forgiven pursuant to Section 2.3 above, together with any accrued interest thereon, to become immediately due and payable.

(B) Specific Performance. The City has the right to mandamus or other suit, action or proceeding at law or in equity to require Grantee, Step Up, and Owner to perform their obligations and covenants under the Grant Documents or to enjoin acts on things that may be unlawful or in violation of the provisions of the Grant Documents.

(C) Termination. The City has the right to terminate this Agreement and, at its sole option, to seek any remedies at law or equity available hereunder.

Section 6.3 Right of Contest.

Grantee and Owner may contest in good faith any claim, demand, levy, or assessment the assertion of which would constitute an Event of Default hereunder. Any such contest is to be prosecuted diligently and, as to a default related to a third party or third party event, in a manner unprejudicial to the City or the rights of the City hereunder.

Section 6.4 Remedies Cumulative.

No right, power, or remedy given to the City by the terms of this Agreement or the Grant Documents is intended to be exclusive of any other right, power, or remedy; and each and every such right, power, or remedy will be cumulative and in addition to every other right, power, or remedy given to the City by the terms of any such instrument, or by any statute or otherwise against Grantee, Step Up or Owner and any other person. Neither the failure nor any delay on the part of the City to exercise any such rights and remedies will operate as a waiver thereof, nor does any single or partial exercise by the City of any such right or remedy preclude any other or further exercise of such right or remedy, or any other right or remedy.

ARTICLE 7.
GENERAL PROVISIONS

Section 7.1 Relationship of Parties.

Nothing contained in this Agreement is to be interpreted or understood by any of the Parties, or by any third persons, as creating the relationship of employer and employee, principal and agent, limited or general partnership, or joint venture between the City and Grantee, Step Up or Owner or their agents, employees or contractors, and Grantee, Step Up and Owner will at all times be deemed an independent contractor and to be wholly responsible for the manner in which it or its agents, or both, perform the services required of it by the terms of this Agreement. Grantee, Step Up, and Owner have and retain the right to exercise full control of employment, direction, compensation, and discharge of all persons assisting in the performance of services under the Agreement. In regard to the rehabilitation and operation of the Development, Grantee and Owner are solely responsible for all matters relating to payment of its employees, including compliance with Social Security, withholding, and all other laws and regulations governing such matters, and must include requirements in each contract that contractors are solely responsible for similar matters relating to their employees. Grantee, Step Up and Owner are solely responsible for their own acts and those of their agents and employees.

Section 7.2 No Claims.

Nothing contained in this Agreement creates or justifies any claim against the City by any person that Grantee, Step Up or Owner may have employed or with whom Grantee, Step Up, or Owner may have contracted relative to the purchase of materials, supplies or equipment, or the furnishing or the performance of any work or services with respect to the tenancy of the Property, the rehabilitation or operation of the Development, and Grantee, Step Up and Owner shall include similar requirements in any contracts entered into for the rehabilitation or operation of the Development.

Section 7.3 Indemnification.

The Grantee, Step Up and Owner, each agrees to indemnify, defend (with counsel reasonably approved by City) and hold harmless the City and its authorized officers, employees, agents and volunteers ("Indemnities") from any and all claims, actions, losses, damages, and/or liability arising out of this contract from any cause whatsoever, including the acts, errors or omissions of any person and for any costs or expenses incurred by the City on account of any claim except where such indemnification is prohibited by law. This indemnification provision shall apply regardless of the existence or degree of fault of Indemnities, except as provided in the following sentence. The indemnification obligations apply to the City's "active" as well as "passive" negligence but does not apply to the City's "gross negligence" or "willful misconduct" within the meaning of Civil Code Section 2782. The provisions of this Section shall not be limited by the existence of insurance and will survive the expiration of the Term.

Section 7.4 Non-Liability of City Officials, Employees and Agents.

No board member, official, employee or agent of the City is personally liable to Grantee, Step Up, or Owner in the event of any default or breach by the City or for any amount that may become due to Grantee, Step Up, or Owner or their successor or on any obligation under the terms of this Agreement.

Section 7.5 No Third Party Beneficiaries.

There are no third party beneficiaries to this Agreement.

Section 7.6 Conflict of Interest.

(a) Except for approved eligible administrative or personnel costs, no person described in Section 7.6(b) below who exercises or has exercised any functions or responsibilities with respect to the activities funded pursuant to this Agreement or who is in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest or financial benefit from the activity, or have an interest in any contract, subcontract or agreement with respect thereto, or the proceeds thereunder, either for themselves or those with whom they have family or business ties, during, or at any time after, such person's tenure. Grantee, Step Up, and Owner shall exercise due diligence to ensure that the prohibition in this Section is followed.

(b) The conflict of interest provisions of Section 7.6(a) above apply to any person who is an employee, agent, consultant, officer of the City, or any immediate family member of such person, or any elected or appointed official of the City, or any person related within the third (3rd) degree of such person.

(c) In accordance with California Government Code Section 1090 and the Political Reform Act, California Government Code Section 87100 et seq., no person who is a director, officer, partner, trustee or employee or consultant of Grantee, or immediate family member of any of the preceding, may make or participate in a decision, made by the City or a City board, commission or committee, if it is reasonably foreseeable that the decision will have a material effect on any source of income, investment or interest in real property of that person or Grantee. Interpretation of this Section is governed by the definitions and provisions used in the

Political Reform Act, California Government Code Section 87100 et seq., its implementing regulations manual and codes, and California Government Code Section 1090.

Section 7.7 Notices, Demands and Communications.

All notices required or permitted by any provision of this Agreement must be in writing and sent by registered or certified mail, postage prepaid, return receipt requested, or delivered by express delivery service, return receipt requested, or delivered personally, to the principal office of the Parties as follows:

City:

City of Redlands
35 Cajon Street, Suite 200
Redlands, CA 92373
Attn: Mayor Paul T. Barich

with a copy to:
City of Redlands
35 Cajon Street, Suite 200
Redlands, CA 92373
Attn: City Attorney

Grantee:

Shangri-La Industries, LLC
c/o Shangri-La Industries
660 S Figueroa St, Suite 1888
Los Angeles, CA 90017-3433
Attn: Andy Meyers/Cody Holmes

Owner:
1675 Industrial Park, LP
c/o Shangri-La Industries
660 S Figueroa St, Suite 1888
Los Angeles, CA 90017-3433
Attn: Andy Meyers/Cody Holmes

with a copy to:

Cornelius & Cohanghadosh, APC
23801 Calabasas Rd., Suite 100
Calabasas, CA 91302
Attn: Alex Cornelius

Step Up:

Step Up on Second Street, Inc.
1328 Second Street
Santa Monica, CA 90401-1122
Attn: Tod Lipka, President and Chief Executive Officer

Such written notices, demands and communications may be sent in the same manner to such other addresses as the affected party may from time to time designate by mail as provided in this Section. Receipt will be deemed to have occurred on the date shown on a written receipt as the date of delivery or refusal of delivery (or attempted delivery if undeliverable).

Section 7.8 Amendments.

No alteration or variation of the terms of this Agreement is valid unless made in writing by the Parties. The City Executive Officer is authorized to execute on behalf of the City amendments to the Grant Documents or amended and restated Grant Documents.

Section 7.9 City Approval.

The City has authorized the City Executive Officer or designee to execute the ancillary Grant documents and deliver such approvals or consents as are required by this Agreement, and to execute estoppel certificates concerning the status of the Grant and the existence of defaults under the Grant Documents, including subordination agreements substantially consistent with the terms of Section 2.7 above.

Section 7.10 Applicable Law and Venue.

This Agreement is governed by the laws of the State of California.

Section 7.11 Parties Bound.

Except as otherwise limited herein, this Agreement binds and inures to the benefit of the parties and their heirs, executors, administrators, legal representatives, successors, and assigns. This Agreement is intended to run with the land and to bind Grantee and its successors and assigns in the Property and the Development for the entire Term, and the benefit hereof is to inure to the benefit of the City and its successors and assigns.

Section 7.12 Attorneys' Fees.

If any lawsuit is commenced to enforce any of the terms of this Agreement, the prevailing party will have the right to recover its reasonable attorneys' fees and costs of suit from the other party.

Section 7.13 Severability.

If any term of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the provisions will continue in full force and effect unless

the rights and obligations of the Parties have been materially altered or abridged by such invalidation, voiding or unenforceability.

Section 7.14 Force Majeure.

In addition to specific provisions of this Agreement, performance by any party hereunder shall not be deemed to be in default where delays or defaults are due to war; insurrection; strikes; lock-outs; riots; floods; earthquakes; fires; casualties; acts of god; acts of the public enemy; epidemics; quarantine restrictions; freight embargoes; governmental restrictions or priority; litigation (including suits filed by third parties concerning or arising out of this Agreement); weather or soils conditions which, in the opinion of the Grantee's or Owner's contractor, will necessitate delays; inability to secure necessary labor, materials or tools; acts of the other party; acts or failure to act of any public or governmental City or entity (other than the acts or failure to act of the City); or any other causes (other than the Grantee's inability to obtain financing for the Improvements) beyond the control or without the fault of the party claiming an extension of time to perform. An extension of time for any cause will be deemed granted if notice by the party claiming such extension is sent to the other within ten (10) business days from the date the party seeking the extension first discovered the cause and such extension of time is not rejected in writing by the other party within ten (10) business days of receipt of the notice. Times of performance under this Agreement may also be extended in writing by the City and the Grantee. In no event shall the cumulative delays during the Term of this Agreement exceed three hundred and sixty (360) days, unless otherwise agreed to by the Parties in writing. As allowed under Section 7.20 of this Agreement, the City Executive Officer at the City Executive Officer's reasonable discretion may extend the cumulative delay limit without need for additional Board of Supervisor approval.

Section 7.15 Waivers.

Any waiver by the City of any obligation or condition in this Agreement must be in writing. No waiver will be implied from any delay or failure by the City to take action on any breach or default of Grantee or to pursue any remedy allowed under this Agreement or applicable law. Any extension of time granted to Grantee to perform any obligation under this Agreement does not operate as a waiver or release from any of its obligations under this Agreement. Consent by the City to any act or omission by Grantee may not be construed to be consent to any other or subsequent act or omission or to waive the requirement for the City's written consent to future waivers.

Section 7.16 Title of Parts and Sections.

Any titles of the sections or subsections of this Agreement are inserted for convenience of reference only and are to be disregarded in interpreting any part of the Agreement's provisions.

Section 7.17 Entire Understanding of the Parties.

The Grant Documents constitute the entire agreement of the Parties with respect to the Grant.

Section 7.18 Multiple Originals; Counterpart.

This Agreement may be executed in multiple originals, each of which is deemed to be an original, and may be signed in counterparts.

Section 7.19 Action by the City. Except as may be otherwise specifically provided in this Agreement or any other of the Grant Documents, whenever any approval, notice, direction, finding, consent, request, waiver, or other action by the City is required or permitted under this Agreement or any other of the Grant Documents, such action shall be given, made, taken, refused, denied or withheld by the City Executive Officer, at the City Executive Officer's reasonable discretion (unless some other standard is expressly stated), or by any person who shall have been designated in writing to the Borrowers by the City Executive Officer, without further approval by the City Council. Any such action shall be in writing.

WHEREAS, this Agreement has been entered into by the undersigned as of the Effective Date.

[***Signatures On Next Page***]

GRANTEE:

Shangri-La Industries, LLC, a Delaware limited liability company

By: _____

Name: Andrew Meyers Abdul-Wahab

Its: Authorized Signatory

Date: July 18, 2022

OWNER:

1675 Industrial Park, LP, a Delaware limited partnership

By: _____

Name: Andrew Meyers Abdul-Wahab

Its: Authorized Signatory

Date: July 18, 2022

STEP UP:

STEP UP ON SECOND STREET, INC., a California nonprofit public benefit corporation

By: _____

Name: Tod Lipka

Its: CEO

Date: July 18, 2022

[***Signature Page Continues***]

CITY:

CITY OF REDLANDS, a political subdivision of the State of California

By: _____
Name: Paul T. Barich
Title: Mayor

Date: 7/20/22

ATTEST:

_____
Jeanne Donaldson
City Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

The land is situated in the State of California, City of Redlands, and is described as follows:

APN: 0292063380000

H L WILLIAMS TR PTN LOT 2 BLK 1 LYING SLY OF LI DESC AS COM AT PT ON W LI SD LOT S O DEG 25 MIN 34 SECONDS E 198.80 FT FROM NW COR THEREOF TH N 89 DEG 34 MIN 16 SECONDS E 469.83 FT TH ALG A TANGENT CURVE CONCAVE SWLY WITH RADIUS OF 370 FT THRU ANGLE OF 30 DEG 55 MIN 23 SECONDS 199.69 FT TO E LI SD LOT EXE 475 FT THEREOF MEAS AT R/A TO AND PARALLEL WITH E LI SD LOT AND EX ST 7-17-87

EXHIBIT B

SCHEDULE OF PERFORMANCE

This Schedule of Performance sets forth the schedule for various activities under the Agreement to which this exhibit is attached. The description of items in this Schedule of Performance is meant to be descriptive only, and shall not be deemed to modify in any way the provisions of the Agreement to which such items relate. Times for performance are subject to Force Majeure, as further provided in Section 7.15 of the Agreement, and the notice and cure rights as further provided in Section of the Agreement.

As provided in the Agreement, this Schedule of Performance may only be modified in a writing executed by all Parties, in accordance with Section 7.9 of the Agreement.

Milestone	Date
Execute Standard Agreement	May 24, 2022
Execute Grant Documents	On or before July 30, 2022
Submit Evidence of Insurance	Prior to Acquisition Closing
Close on Acquisition Financing, Construction Financing and Acquire Property	On or before June 29, 2022
Submit and obtain approval of Management Plan and Social Services Plan	On or before November 15, 2022
Submit nondiscrimination policy in accordance with Exhibit D of the Standard Agreement	On or before November 15, 2022
Draft Regulatory Agreement for use restriction	On or before November 15, 2022
Final HCD-approved Regulatory Agreement or other use restriction recorded against the project real property	On or before March 14, 2023
Submit plans and application(s) for plan check and building permit to City of Redlands	On or before March 25, 2022
City Grant Issuance	In seven installments on or before July 15 annually after initial plans and application submittal
Obtain Building Permits	Within thirty (30) calendar days of building plan and application submittal
Begin rehabilitation and Unit conversion	Within thirty (30) business days from obtaining Building Permits
Complete rehabilitation and unit conversion	On or before March 14, 2023
Provide to the City, project information for Homekey Program and Expenditure Report as outlined in Section 601 of the NOFA	Annually for five (5) years on January 15th for the prior calendar year (January 1 to December 31)

Recording Requested by:
Ticor Title National Commercial Services

RECORDING REQUESTED BY:
Ticor Title Company of California

Escrow No.: 00857794-021-KH1
Title No.: 00857794

WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:
1675 Industrial Park, LP, a Delaware limited partnership
660 S. Figueroa Street
Suite 1888
Los Angeles, CA 90017

APN: 0292-063-37, 38

Electronically Recorded in Official Records San Bernardino County
Bob Dutton
Assessor-Recorder-County Clerk

DOC# 2022-0230661

06/29/2022
04:52 PM
SAN

I5190

Titles: 1 Pages: 3

Fees	$20.00
Taxes	$20322.50
CA SB2 Fee	$0.00
Total	$20342.50

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Exempt from the fee per GC 27388.1 (a)(2); This document is subject to Documentary Transfer Tax.

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)
DOCUMENTARY TRANSFER TAX is $ 20,322.50 CITY TAX $0.00

☑ computed on full value of interest or property conveyed, or
☐ computed on full value of items or encumbrances remaining at time of sale,
☐ Unincorporated area ☑ City of Redlands, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Good Nite Inn Redlands, Inc., a California corporation

hereby GRANT(s) to

1675 Industrial Park, LP, a Delaware limited partnership

the following real property in the County of **San Bernardino**, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Document Date: June 21, 2022

GRANTOR:

Good Nite Inn Redlands, Inc., a California corporation

By: Nicholas Ho, President

Recording Requested by:
Ticor Title National Commercial Services

RECORDING REQUESTED BY:
Ticor Title Company of California

Escrow No.: 00857794-021-KH1
Title No.: 00857794

WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:
1675 Industrial Park, LP, a Delaware limited partnership
660 S. Figueroa Street
Suite N888
Los Angeles, CA 90017

APN: 0292-063-37, 38

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Exempt from the fee per GC 27388.1 (a)(2); This document is subject to Documentary Transfer Tax.

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)
DOCUMENTARY TRANSFER TAX is $ 20,322.50 CITY TAX $0.00

☑ computed on full value of interest or property conveyed, or
☐ computed on full value of items or encumbrances remaining at time of sale,
☐ Unincorporated area ☑ City of Redlands, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Good Nite Inn Redlands, Inc., a California corporation

hereby GRANT(s) to

1675 Industrial Park, LP, a Delaware limited partnership

the following real property in the County of **San Bernardino**, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Document Date: June 21, 2022

GRANTOR:

Good Nite Inn Redlands, Inc., a California corporation

By: Nicholas Ho, President

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 Mateo) SS:

On 6/23/2022 before me, Basima J Dabit

a Notary Public, personally appeared Nicholas Ho

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)

BASIMA J. DABIT
Notary Public - California
San Mateo County
Commission # 2260818
My Comm. Expires Oct 1, 2022

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 2 IN BLOCK 1 OF HENRY L. WILLIAMS TRACT, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE;

BEGINNING AT THE NORTHWEST CORNER OF LOT 2;
THENCE ALONG THE WEST LINE, SOUTH 0° 25' 34" EAST, 198.80 FEET;
THENCE NORTH 89° 34' 16" EAST, 469.83 FEET;
THENCE ALONG A TANGENT CURVE SOUTHWESTERLY, WITH A RADIUS OF 370.00 FEET THROUGH AN ANGLE OF 30° 55' 23", 199.69 FEET TO THE EAST LINE, DISTANT ALONG SAID EAST LINE SOUTH 0° 25' 29" EAST, 45.67 FEET FROM A 1-INCH IRON PIPE MARKING THE SOUTHEAST CORNER OF THE NORTH 206.00 FEET ON THE EAST 95.00 FEET.

EXCEPT THE EAST 475.00 FEET OF SAID LAND, BEING MEASURED AT RIGHT ANGLES TO AN PARALLEL WITH THE EAST LINE OF LOT 2.

APN: 0292-063-38

City Council Meeting **I. 15.**

DATE: 02/21/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Approve the Third Amendment to the City's Memorandum of Understanding with Colton-Redlands-Yucaipa Regional Occupation Program for the provision of temporary staffing services to support the City's Recreation and Senior Services Division in an amount not-to-exceed $75,000, and determine approval of this Amendment is exempt from environmental review pursuant to Section 15061(b)(3) of the State's Guidelines implementing the California Environmental Quality Act (Assistant City Manager Boatman)

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 approval of the Third Amendment to the Memorandum of Understanding with Colton-Redlands-Yucaipa Regional Occupational Program for the provision of temporary staffing is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act; and

2. I move to approve the Third Amendment to the Memorandum of Understanding with Colton-Redlands-Yucaipa Regional Occupational Program for the provision of temporary staffing services to support the City's Recreation and Senior Services Divisions in an amount not-to-exceed $75,000.

RECOMMENDATION:

Staff recommends the City Council approve the Third Amendment to the Memorandum of Understanding with Colton-Redlands-Yucaipa Regional Occupational Program for the provision of temporary staffing services to support the City's Recreation and Senior Services Divisions in an amount not-to-exceed $75,000 and determine approval of the Third Amendment to the Memorandum of

Understanding with Colton-Redlands-Yucaipa Regional Occupational Program for the provision of temporary staffing services to support the City's Recreation and Senior Services Divisions is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act.

DISCUSSION:

The Facilities and Community Services Recreation Division offers programs that provide enrichment opportunities for Redlands residents by focusing on community support and partnerships, nutrition and healthy eating, active living and promoting healthy attitudes towards fitness. The Recreation Division also facilitates the operation of the Redlands Community Center, Jocelyn Senior Center and the rental of a number of indoor and outdoor recreation sites. The Colton-Redlands-Yucaipa Regional Occupation Program (CRY-ROP) accelerates the development and education of high school students and adults in the region to prepare them to be career-ready, technically skilled and academically prepared. CRY-ROP offers a broad range of occupational and educational programs coupled with employment services.

In December 2021, the City Council approved a Memorandum of Understanding (MOU) and Joint Venture Training Agreement for the purpose of a program that provides occupational skills training to eligible program participants at no cost to the City. In addition to the training program, the City and CRY-ROP entered into an MOU for the provision of temporary staffing services for increased program demands within the City's Recreation and Senior Services Divisions. This MOU allows the City and CRY-ROP to provide work experience for the participants while contributing additional resources to the City's programs. Under this MOU, the City pays CRY-ROP for the program participants provided.

In April, 2022, the City Council approved a First Amendment to the MOU to extend the program through August, 2023 and increase the funding from $10,000 to $20,000. A second amendment was approved in September 2022, increasing the funding from $20,000 to $40,000. The Recreation and Senior Services Division has increased the amount of programming available for the community and additional participants are needed to sustain the increased activity. At this time, staff is requesting an increase to an amount not to exceed $75,000 and extend the program through June, 2024.

Furthermore, approval of the Third Amendment to the MOU is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act. Section 15061(b)(3) applies to those activities where it is seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Approval of the MOU Amendment will not result in any physical change to the environment.

ALTERNATIVES:

The City Council may elect not to approve the Third Amendment to the MOU.

STRATEGIC PLAN:

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

SUBMITTED BY:
Christopher Boatman, Assistant City Manager

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

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

PREPARED BY:
Dave Jaffe , Recreation Supervisor

Fiscal Impact

Fiscal Year:	FY 2022-23
Appropriation Required Y/N:	N
Amount:	$75,000
Budgeted Y/N:	Y
Account No.:	101309-6106

Discussion:

Funding for the increase in temporary staffing services though the MOU with CRY-ROP in the amount of $75,000 is included in the Recreation and Senior Services operating budget for Fiscal Year 2022-23 and 2023-24 as approved by City Council.

Attachments

Original CRY-ROP MOU
CRY ROP MOU 1st Amendment
CRY ROP MOU 2nd Amendment
CRY ROP MOU 3rd Amendment

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

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

AGREEMENT

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

Section 2. Term of MOU. The term of this MOU shall commence on December 21, 2021, and end on June 30, 2022, unless earlier terminated as provided for herein. The Parties may terminate this MOU at any time by mutual written consent, or upon thirty (30) days prior written notice by one Party to the other Party, and such termination shall be effective upon the date stated in such written consent or notice.

Section 3. Compensation. The total compensation to be paid by the City for the ROP's performance of the Services shall not exceed the amount of ten thousand dollars ($10,000). The ROP shall submit monthly invoices to the City describing the Services performed during the preceding month. The ROP invoices shall include a brief description of the Services performed, the dates the Services were performed, and the number of hours spent and by whom. The City shall pay the ROP no later than thirty (30) days after receipt and approval by the City of the ROP's monthly invoices.

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

A. ROP Responsibilities

- Provide training and technical assistance to the City regarding monitoring participant progress;
- Adhere to programmatic timelines;
- Provide initial support and training to principal staff members of the City to ensure successful implementation of the Services;
- Process all purchase orders, transfers or other methods of reimbursements related to expenditures as agreed;

- Provide Workers' Compensation insurance for employment program participants.

B. City Responsibilities

- Provide coordination to successfully place identified program participants in employment to support the City's Community Center/Senior Center programs;
- Provide technical support as necessary for the ROP to realize full use of contracted resources;
- Provide initial support and training to principal staff members of the ROP to ensure successful implementation of the Services;
- Process all purchase orders, transfers or other methods of reimbursement related to expenditures as agreed;

Section 5. Insurance. The City is self-insured for commercial general liability and Workers' Compensation. The following insurance coverage required by this Agreement shall be maintained by the ROP for the duration of its performance of the Services. The ROP shall not perform any Services unless and until the required insurance listed below is obtained by the ROP. The ROP shall provide the City with certificates of insurance and endorsements evidencing such insurance prior to commencement of the Services. Insurance policies shall include a provision prohibiting cancellation or modification of the policy except upon thirty (30) days prior written notice to City.

A. Commercial general liability insurance with carriers rated at least A minus by AM Best. Minimum coverage of One Million Dollars ($1,000,000) per occurrence and Two Million Dollars ($2,000,000) aggregate for public liability, property damage and personal injury is required. City shall be named as an additional insured and the insurance policy shall include a provision requiring thirty (30) days prior written notice to the City of any proposed lowering of coverage limits or cancellation of the policy. Such insurance shall be primary and non-contributing to any insurance or self-insurance maintained by the City. A certificate of insurance and the corresponding blanket additional insured endorsements shall be delivered to the City prior to commencement of any of the Services.

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

C. The ROP shall secure and maintain professional liability insurance throughout the term of this Agreement in the amount of One Million Dollars ($1,000,000) per claim made and three million dollars ($3,000,000) in the aggregate.

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

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

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

Section 7. Notice. Any notice or other communication required, or which may be given, pursuant to this Agreement, shall be in writing. Any such notice shall be deemed delivered (i) on the date of delivery in person; (ii) five (5) days after deposit in first class certified, registered or express mail, with return receipt requested; (iii) on the actual delivery date if deposited with an overnight courier; or (iv) on the date sent by facsimile or electronic mail transmission (including PDF), if confirmed with a copy sent contemporaneously by first class, certified, registered or express mail; in each case properly posted and fully prepaid to the appropriate address set forth below, or such other address as a Party may provide notice in accordance with this section:

City Clerk	Colton-Redlands-Yucaipa ROP
City of Redlands	Tracie Zeroli, Superintendent
P.O. Box 3005	1214 Indiana Court
Redlands, CA 92373	Redlands, CA 92374
jdonaldson@cityofredlands.org	tracie_zerpoli@cry-rop.org
Fax: (909) 798-7535	Fax: (909) 793-6901
Phone: (909) 798-7531	Phone: (909) 793-3115

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

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

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

CITY OF REDLANDS

Paul T. Barich, Mayor

COLTON-REDLANDS-YUCAIPA ROP

Tracie Zeroli, Superintendent

ATTEST:

Jeanne Donaldson, City Clerk

EXHIBIT "A"

WORKERS' COMPENSATION INSURANCE CERTIFICATION

Every employer, except the State, shall secure the payment of compensation in one or more of the following ways:

(a) By being insured against liability to pay compensation by one or more insurers duly authorized to write compensation insurance in this State.

(b) By securing from the Director of Industrial Relations, a certificate of consent to self-insure, either as an individual employer, or as one employer in a group of employers, which may be given upon furnishing proof satisfactory to the Director of Industrial Relations of ability to self-insure and to pay any compensation that may become due to his or her employees.

CHECK ONE

_____ I am aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for Workers' Compensation or to undertake self-insurance in accordance with the provisions of that Code, and I will comply with such provisions before commencing the performance of the work and activities required or permitted under this Agreement. (Labor Code §1861).

_____ I affirm that at all times, in performing the work and activities required or permitted under this Agreement, I shall not employ any person in any manner such that I become subject to the workers' compensation laws of California. However, at any time, if I employ any person such that I become subject to the workers' compensation laws of California, immediately I shall provide the City with a certificate of consent to self-insure, or a certification of workers' compensation insurance.

I certify under penalty of perjury under the laws of the State of California that the information and representations made in this certificate are true and correct.

COLTON-REDLANDS-YUCAIPA ROP

By: _____ Date: 12/16/21
Tracie Zeroli, Superintendent

Aug 2023

FIRST AMENDMENT TO MEMORANDUM OF UNDERSTANDING

This first amendment ("First Amendment") to the memorandum of understanding for youth employment support of the City's Community Center/Senior Center programs ("MOU"), dated December 21st, 2021, by and between the City of Redlands, a municipal corporation and a general law city ("City"), and Colton-Redlands-Yucaipa ROP ("ROP"), is made and entered into this 19th day of April, 2022.

RECITALS

WHEREAS, it is the desire of the City and ROP to amend their existing MOU to extend the time for completion of the services to August 30, 2023; and

WHEREAS, it is the desire of the City and ROP to amend Section 3 of their existing MOU to increase ROP's present total compensation of ten thousand dollars ($10,000) to the amount of twenty thousand dollars ($20,000);

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

AGREEMENT

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

> "The term of this MOU shall commence on December 21, 2021, and end on August 30, 2023, unless earlier terminated as provided for herein. The Parties may terminate this MOU at any time by mutual written consent, or upon thirty (30) days prior written notice by one Party to the other Party, and such termination shall be effective upon the date stated in such written consent or notice."

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

> "The total compensation to be paid by the City for the ROP's performance of the Services shall not exceed the amount of twenty thousand dollars ($20,000). The ROP shall submit monthly invoices to the City describing the Services performed during the preceding month. The ROP invoices shall include a brief description of the Services performed, the dates the Services were performed, and the number of hours spent and by whom. The City shall pay the ROP no later than thirty (30) days after receipt and approval by the City of the ROP's monthly invoices."

Section 3. All other provisions of the MOU shall remain unchanged by this First Amendment and in effect.

IN WITNESS WHEREOF, the parties have executed this First Amendment, to be effective as of April 19th, 2022.

CITY OF REDLANDS

Paul T. Barich, Mayor

COLTON-REDLANDS-YUCAIPA ROP

By: _____
Tracie Zerpoli, Superintendent

ATTEST:

Jeanne Donaldson, City Clerk

SECOND AMENDMENT TO MEMORANDUM OF UNDERSTANDING

This second amendment ("Second Amendment") to the memorandum of understanding for youth employment support of the City's Community Center/Senior Center programs ("MOU"), dated December 21st, 2021, by and between the City of Redlands, a municipal corporation and a general law city ("City"), and Colton-Redlands-Yucaipa ROP ("ROP"), is made and entered into this 6th day of September, 2022.

RECITALS

WHEREAS, it is the desire of the City and ROP to amend Section 3 of their existing MOU to increase ROP's present total compensation of twenty thousand dollars ($20,000) to the amount of forty thousand dollars ($40,000);

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

AGREEMENT

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

> "The total compensation to be paid by the City for the ROP's performance of the Services shall not exceed the amount of forty thousand dollars ($40,000). The ROP shall submit monthly invoices to the City describing the Services performed during the preceding month. The ROP invoices shall include a brief description of the Services performed, the dates the Services were performed, and the number of hours spent and by whom. The City shall pay the ROP no later than thirty (30) days after receipt and approval by the City of the ROP's monthly invoices."

Section 3. All other provisions of the MOU shall remain unchanged by this First Amendment and in effect.

IN WITNESS WHEREOF, the parties have executed this Second Amendment, to be effective as of September 6th, 2022.

CITY OF REDLANDS

Paul T. Barich, Mayor

COLTON-REDLANDS-YUCAIPA ROP

By: _____
Tracie Zerpoli, Superintendent

ATTEST:

Jeanne Donaldson, City Clerk

THIRD AMENDMENT TO MEMORANDUM OF UNDERSTANDING

This third amendment ("Third Amendment") to the memorandum of understanding for youth employment support of the City's Community Center/Senior Center programs ("MOU"), dated December 21st, 2021, by and between the City of Redlands, a municipal corporation and a general law city ("City"), and Colton-Redlands-Yucaipa ROP ("ROP"), is made and entered into this 21st day of February, 2023.

RECITALS

WHEREAS, it is the desire of the City and ROP to amend Section 2 and Section 3 of their existing MOU to extend the term of the MOU to end on June 30, 2024 and increase ROP's present total compensation of forty thousand dollars ($40,000) to the seventy-five thousand dollars ($75,000);

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

AGREEMENT

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

"The term of this MOU shall commence on December 21, 2021, and end on June 30, 2024, unless earlier terminated as provided for herein, The Parties may terminate this MOU at any time by mutual written consent, or upon thirty (30) days prior written notice by one Party to the other Party, and such termination shall be effective upon the date stated in such written consent or notice."

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

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

Section 3. All other provisions of the MOU shall remain unchanged by this Third Amendment and in effect.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have executed this Third Amendment, to be effective as of February 21st, 2023.

CITY OF REDLANDS

_____
Eddie Tejeda, Mayor

COLTON-REDLANDS-YUCAIPA ROP

By: _____
Tracie Zerpoli, Superintendent

ATTEST:

_____
Jeanne Donaldson, City Clerk

City Council Meeting **I. 16.**

DATE: 02/21/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Approve the request for in-kind support in the amount of $29,415 related to The Run Through Redlands event hosted by the Kiwanis Club of Redlands on March 5, 2023; temporary street closures related to the event, authorize the sale and consumption of alcoholic beverages at the event; and determine that the sale and consumption of alcoholic beverages at 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 (Assistant City Manager Boatman)

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 the authorization for the sale and consumption of alcoholic beverages and request for in kind support of $29,415 related to The Run Through Redlands event to be held on March 5, 2023, 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 expenditure of City resources and in-kind support in the amount of $29,415 related to this event; and

3. I move to approve temporary street closures related to the event; and

4. I move to authorize the sale and consumption of alcoholic beverages during The Run Through Redlands event to be held on March 5, 2023.

RECOMMENDATION:

Staff recommends the City Council determine that the sale and consumption of alcoholic beverages at 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 and equipment resources and a 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 Kiwanis Club of Redlands (Kiwanis Club) has reserved Smiley Park and the Redlands Bowl on Sunday, March 5, 2023, for the annual Run Through Redlands event. The Kiwanis Club is requesting permission to serve alcohol at the event that will end no later than 2:00 pm. Additionally, street closures are being requested to accommodate the event, with specific routes and times indicated in the attached submittal packet. The Kiwanis Club is requesting a waiver of fees and departmental resources including personnel and equipment for the following departments: Police, Fire, and Facilities & Community Services. The Kiwanis Club is a registered non-profit organization operating out of the City of Redlands. The City Council waived fees in the amount of $32,952 for The Run Through Redlands event in 2022.

The Kiwanis Club will be responsible for operating and obtaining the Daily License to Serve Alcohol from the Office of Alcohol Beverage Control. City Council approval is also necessary to authorize the consumption of alcohol for this event due to its location. Staff's approval authority is limited to only enclosed public areas in public parks as defined by Resolution No. 7559 and therefore the approval of this request is outside of staff's purview.

The sale and consumption of alcoholic beverages at 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. The request is consistent with this exemption as it includes the permitting of alcohol service within an existing public park.

ALTERNATIVES:

The City Council has the option of denying the request or waiving a portion of the fees.

STRATEGIC PLAN:

Supports Priority A - Quality of Life; Strategic Objective 1. Beautification, Arts and Culture: Enhance community events to better reflect the Redlands' diversity and demographics.

SUBMITTED BY:
Chris Boatman, Assistant City Manager

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

REVIEWED BY:
Janice McConnell, Assistant City Manager
Danielle Garcia, Management Services/Finance Director
Christopher R. Catren, Police Chief

PREPARED BY:
Joe Bierma, Administrative Analyst

Fiscal Impact

Fiscal Year:	FY 2022-23
Amount:	$29,415

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)	2023 Amount	Type	2022 Amount
Police Personnel[1]	$26,880.00	Hard Cost	$26,550.00
Fire Personnel[1]	N/A	Hard Cost	$4,616.00
Fire Equipment	N/A	Soft Cost	$541.00
Facilities & Community Services Personnel[1]	$1,960.00	Hard Cost	$160.00
Facilities & Community Services Equipment	$240.00	Soft Cost	$750.00
Personnel & Equipment Subtotal	**$29,080.00**		**$32,617.00**
Fees Established by City Council Resolution			
Redlands Bowl Reservation	$241.00	Soft Cost	$241.00
Smiley Park Reservation	$94.00	Soft Cost	$94.00
Fees Subtotal	**$335.00**		**$335.00**
Total Departmental Charges and Fees	**$28,840.00**(hard) **$ 575.00**(soft) **$29,415.00 (Total)**		**Total $32,952.00**

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

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

TABLE 2: FY 2022-23 Fee Waivers to date

Hard Costs	Soft Costs	Deposits Refunded	Waiver Amount	Net Amount
$185,286.00	$76,196.50	$5,200.00	$261,138.50	$256,782.50

Attachments

A. In-kind Support Request

B. Authorization to Serve Alcohol

C. Verification of nonprofit

City of Redlands *In-Kind Support Request*

Event Name: Run Through Redlands

Event Date(s): March 4&5 2023 **Location(s):** smiley library grass, redlands bowl, lincoln shrine grass, streets

Rain Out Date: None **Beginning Time:** 5 am **End Time:** 3/4 3 pm 3/5 1 pm

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.

1. Use of grassy area in front of library for pre/late registration 3/4 and 3/5
2. Use of designated streets 3/5
3. Use of Redlands Bowl and Lincoln Shrine Area 3/5

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

- [x] Traffic (*Personnel, equipment, cones, barricades, no-parking*)
- [x] Police (*Public Safety Personnel*)
- [x] Fire (*Paramedics, Inspectors*)
- [ ] Parks (*Cleanup Personnel, Ball Field Lights*)
- [x] Facility — Redlands Bowl and Lincoln Shrine area

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

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

- [ ] Other

Group/Organization Name: The Kiwanis Club of Redlands

Is your Group/Organization a Registered Non-Profit: [x] Yes [ ] No **Non-Profit Federal Tax ID Number:** 95-1702793

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

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

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

Primary Contact Name & Title: Donna Ferracone - RTR Steering Committee

Mailing Address: POBox 8427 Redlands, CA 92374

Phone Number: 951-218-0595 **E-Mail Address:** donna.ferracone2@verizon.net

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

Opportunity for healthy family event in the City. Increase the ability of Kiwanis Club of Redlands to make financial donations to city entities and events and supporting organizations who work with and support youth, and to support the awarding scholarshipsto graduating seniors in Redlands High Schools. Potential new club members and sponsors for this event.

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

Advertises community activity in Redlands. Participants and other supporters from outside Redlands come for the event which supports hotels, restaurants and other businesses in the City.

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	2000	1700	
Attendance: Non-Residents	750	500	
Food & Beverage Sales	None	None	
Merchandise Sales	None	None	
Ticket/Entrance Fees	65,000	65,000	
Other	30,000	25,000	
Total Revenue	95,000	90,000	

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

Signature: Donna Ferracone **Title:** Steering Committee Member

Please Print Your Name: Donna Ferracone **Date:** January 19, 2023

To Be Completed by the City of Redlands

Date Received: **Received By:**

Notes:

City Manager Approval: City Council Approval:

CITY OF REDLANDS
APPLICATION REQUESTING AUTHORIZATION TO SERVE ALCOHOL

TYPE OF EVENT RUN THROUGH REDLANDS

PROPOSED LOCATION REDLANDS BOWL

APPLICANT'S INFORMATION

ORGANIZATION'S NAME: THE KIWANIS CLUB OF REDLANDS - RTR

CONTACT PERSON: DONNA FERRACONE PHONE: 951-218-0595

ADDRESS PO BOX 8437 REDLANDS, CA 92375

EVENT INFORMATION

DATE OF EVENT 3/5/23 HOURS 7AM - 2PM

NAME OF EVENT RUN THROUGH REDLANDS

ARE FEES BEING CHARGED FOR EVENT? ☐ YES ☒ NO PRICE

ARE FEES BEING CHARGED FOR ALCOHOL? ☒ YES ☐ NO PRICE $35.00

TYPE OF ALCOHOL BEING SERVED? (Beer) Wine Distilled Spirits

RELEASE, HOLD HARMLESS AND AGREEMENT NOT TO SUE

I, the undersigned, representing the KIWANIS CLUB OF REDLANDS and in consideration of being permitted to conduct the Event, agree that the members/participants of THE KIWANIS CLUB OF REDLANDS shall defend, indemnify and hold harmless the City of Redlands, its elected officials, officers, boards, commissions, agents and employees from and against any and all claims, demands, actions, suits, damages, liabilities and judgments of every kind and nature and regardless of the merit of the same, arising out of the use of City of Redlands' park facilities.

The members/participants of THE KIWANIS CLUB OF REDLANDS hereby release, discharge and agree not to sue the City of Redlands for any injury, death or damage to or loss of property arising out of or in connection with this event from whatever cause.

I HAVE CAREFULLY READ THIS RELEASE, HOLD HARMLESS AND AGREEMENT NOT TO SUE AND FULLY UNDERSTAND ITS CONTENTS. I REPRESENT I HAVE THE FULL AUTHORITY TO EXECUTE THIS FULL RELEASE OF LIABILITY ON BEHALF OF THE MEMBERS/PARTICIPANTS OF _____ AND THAT I HAVE SIGNED THIS AGREEMENT ON

Date 24 JAN 2023 Signature [signature]

AUTHORIZATION

Pursuant to the use of alcohol within the City property noted above, the City of Redlands grants you permission to do so with the following conditions set forth by the City Council:

ALCOHOL RELATED TO PARKS:

Redlands Municipal Code, Section 12.44.270 does allow, "through the permitting process, the consumption of alcoholic beverages or liquors in enclosed public areas in public parks. The enclosed area is comprised of these areas which have been approved for use and secured by a barrier, portable fence, screen or materials approved by the Quality of Life Director.

Tape or ribbon of some kind may also be used for setting off the area for which the alcoholic beverage is served and consumed. Alcohol sales and distribution shall stop one hour prior to end of event unless otherwise directed by PD or ABC office.

ALCOHOL RELATED TO AIRPORT:

12.56.090: USE OF INTOXICATING LIQUOR OR DRUGS: No person shall operate or assist in the operation of any aircraft while under the influence of, or using, any intoxicating liquor or habit forming or hallucinatory or narcotic drug. No alcoholic beverage may be consumed or sold on the airport unless the city council shall have approved and designated the place for the sale and consumption thereof. (Ord. 1431 § C(4), 1971)

Kiwanis Club Of Redlands K00749

EIN: 95-1702793 | --, --, United States

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

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

- **Tax Year 2019 Form 990EO**
- **Tax Year 2018 Form 990EO**
- **Tax Year 2017 Form 990EO**
- **Tax Year 2016 Form 990EO**

Page Last Reviewed or Updated: 20-November-2020

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City Council Meeting **I. 17.**

DATE: 02/21/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Approve the Third Amendment to the Non-Professional Services Agreement with Tanko Streetlighting, Inc., extending the project completion deadline from March 1, 2023 to September 1, 2023 (Assistant City Manager Boatman)

MOTION(S):

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

I move that City Council approve the Third Amendment to the Non-Professional Services Agreement with Tanko Streetlighting, Inc., extending the project completion deadline from March 1, 2023 to September 1, 2023.

RECOMMENDATION:

Staff recommends that City Council approve Approve the Third Amendment of the Non-Professional Services Agreement with Tanko Streetlighting, Inc., extending the project completion deadline to September 1, 2023.

DISCUSSION:

On September 7, 2021, the City Council approved a Non-Professional Services Agreement (Agreement) with Tanko Streetlighting, Inc. (Tanko) to replace City-owned streetlights with energy-efficient light-emitting diode (LED) lights. On July 19, 2022, the City Council approved the First Amendment that extended the project completion deadline to March 1, 2023. On October 18, 2022, the City Council approved the Second Amendment to extend the scope of work to supply and install pole tags on all city streetlights. The project is almost nearing completion with an anticipated date of February 28, 2023. However, there are a few items that require additional time, such as the punch list of all installations, pole tagging, and the final deliverable for the GIS data. Tanko is requesting the

completion date be moved to September 1, 2023.

Staff recommends City Council approve the Third Amendment to the Agreement that extends the project completion deadline from March 1, 2023 to September 1, 2023.

ALTERNATIVES:

City Council may deny the approval of the Third Amendment to the Agreement.

STRATEGIC PLAN:

N/A

SUBMITTED BY:
Chris Boatman, Assistant City Manager

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

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

PREPARED BY:
Mike Foster, Field Services Coordinator

Fiscal Impact

Fiscal Year:	FY 2022-24
Revenue Generating:	N
Appropriation Required Y/N:	N

Discussion:

There is no fiscal impact associated with approval of the Third Amendment to the Agreement, as it only extends the timeline for completion of the project.

Attachments

Tanko Third Amendment
Tanko Streetlighting Agreement
Tanko Streetlighting Agreement 1st Amendment
Tanko Streetlighting Agreement 2nd Amendment

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

This third amendment ("Third Amendment") to the agreement for non-professional services for the replacement of City-owned streetlights with energy-efficient, light emitting diode lights ("Agreement"), dated September 7, 2021, by and between the City of Redlands, a municipal corporation and a general law city ("City"), and Tanko Streetlighting, Inc., a California corporation ("Consultant"), is made and entered into this 21st day of February, 2023.

RECITALS

WHEREAS, it is the desire of the City and Consultant to amend their existing Agreement, specifically to extend the time for completion of the services to September 1, 2023; and

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 3.2 of the Agreement, titled "Article 3 – Responsibilities of City", is hereby amended to read as follows:

"3.2 City designates Chris Boatman, Assistant City Manager, as City's representative with respect to performance of the Services, and such person shall have the authority to transmit instructions, receive information, interpret and define City's polices and decisions with respect to performance of the Services."

Section 2. Section 4.2 of the Agreement, titled "Article 4 – Performance of Services," is hereby amended to read as follows:

"4.2 Contractor shall complete the Services by September 1, 2023, unless the Services are earlier terminated as permitted herein."

Section 3. All other provisions of the Agreement shall remain unchanged by this Third Amendment and in effect.

[Signatures on Next Page]

IN WITNESS WHEREOF, the parties have executed this Third Amendment, to be effective as of February 21, 2023.

CITY OF REDLANDS

_____
Eddie Tejeda, Mayor

TANKO STREETLIGHTING, INC.

By: _____
Jason Tanko, Chief Executive Officer

ATTEST:

_____
Jeanne Donaldson, City Clerk

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

This agreement for the provision of replacing City-owned streetlights to energy-efficient light-emitting diode ("LED") lights ("Agreement") is made and entered in this 7th day of September, 2021 ("Effective Date"), by and between the City of Redlands, a municipal corporation ("City") and Tanko Streetlighting, Inc., a California corporation ("Contractor"). City and Contractor are sometimes individually referred to herein as a "Party" and, together, as the "Parties." In consideration of the mutual promises contained herein, City and Contractor agree as follows:

ARTICLE 1 – ENGAGEMENT OF CONTRACTOR

1.1 City hereby engages Contractor to perform the replacement City-owned streetlights to LED lights (the "Services"). The Services that Contractor shall perform are more particularly described in Exhibit "A," titled "Scope of Services," which is attached hereto and incorporated herein by reference.

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

ARTICLE 2 – RESPONSIBILITIES OF CONTRACTOR

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

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

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

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

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

Code section 1810.

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

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

ARTICLE 3 – RESPONSIBILITIES OF CITY

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

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

ARTICLE 4 – PERFORMANCE OF SERVICES

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

4.2 Contractor shall complete the Services by September 1, 2022, unless the Services are earlier terminated as permitted herein.

4.3 Within ten (10) business days upon Notice to Proceed with the project's Streetlight Conversion phase as outlined in Exhibit A, the Contractor shall be required to provide the City with 100% payment and performance bonds from a surety company licensed to do business in the State of California and with a minimum rating of A from AM Best.

ARTICLE 5 – PAYMENTS TO CONTRACTOR

5.1 Total compensation for Contractor's performance of the Services shall be in the amount of one million three hundred fifteen thousand six hundred eighty five dollars and ninety three cents ($1,315,685.93). City shall pay Contractor in accordance with Exhibit "A" titled "Cost Proposal" which is attached hereto and incorporated herein by reference.

5.2 Contractor and City shall develop a progress payment schedule based on completion of milestone Services. Contractor shall submit an invoice to City upon completion of the Services. City shall pay Contractor no later than thirty (30) days after receipt and approval by City of Contractor's invoice.

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

CITY	CONTRACTOR
City Clerk	Jason Tanko, Chief Executive Officer
City of Redlands	Tanko Streetlighting, Inc.
35 Cajon Street	220 Bayshore Boulevard
P.O. Box 3005 (mailing)	San Francisco, CA 94124
Redlands, CA 92373	jason@tankolighting.com
jdonaldson@cityofredlands.org	415-254-7966
(909) 798-7531	415-822-3626

ARTICLE 6 – INSURANCE AND INDEMNIFICATION

6.1 The following insurance coverage required by this Agreement shall be maintained by Contractor for the duration of its performance of the Services. Contractor shall not perform any Services unless and until the required insurance listed below is obtained by Contractor. Contractor shall provide City with certificates of insurance and endorsements evidencing such insurance prior to commencement of the Services. Insurance policies shall include a provision prohibiting cancellation or modification of the policy except upon thirty (30) days prior written notice to City.

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

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

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

6.2 Contractor shall defend, indemnify and hold harmless City and its elected officials, employees and agents from and against any and all claims, losses or liability, including attorneys' fees, arising from injury or death to persons or damage to property occasioned by any negligent act or omission by, or the willful misconduct of, Contractor, or its officers, employees and agents in performing the Services.

ARTICLE 7 – CONFLICTS OF INTEREST

7.1 Contractor covenants and represents that it does not have any investment or interest in any real property that may be the subject of this Agreement or any other source of income, interest in real property or investment that would be affected in any manner or degree by the performance of Contractor's Services. Contractor further covenants and represents that in the performance of its duties hereunder, no person having any such interest shall perform any Services under this Agreement.

7.2 Contractor agrees it is not a designated employee within the meaning of the Political Reform Act because Contractor:

A. Does not make a governmental decision whether to:

(i) approve a rate, rule or regulation, or adopt or enforce a City law;
(ii) issue, deny, suspend or revoke any City permit, license, application, certification, approval, order or similar authorization or entitlement;
(iii) authorize City to enter into, modify or renew a contract;
(iv) grant City approval to a contract that requires City approval and to which City is a party, or to the specifications for such a contract;
(v) grant City approval to a plan, design, report, study or similar item;
(vi) adopt, or grant City approval of, policies, standards or guidelines for City or for any subdivision thereof.

B. Does not serve in a staff capacity with City and in that capacity, participate in making a governmental decision or otherwise perform the same or substantially the same duties for City that would otherwise be performed by an individual holding a position specified in City's Conflict of Interest Code under Government Code section 87302.

7.3 In the event City determines that Contractor must disclose its financial interests, Contractor shall complete and file a Fair Political Practices Commission Form 700, Statement of Economic Interests, with the City Clerk's office pursuant to the written instructions provided by the City Clerk.

ARTICLE 8 – GENERAL CONSIDERATIONS

8.1 In the event any action is commenced to enforce or interpret any of the terms or conditions of this Agreement the prevailing Party shall, in addition to any costs and other relief, be entitled to the recovery of its reasonable attorneys' fees, including fees for the use of in-house counsel by a Party.

8.2 Contractor shall not assign any of the Services, except with the prior written approval of City and in strict compliance with the terms and conditions of this Agreement. Any assignment or attempted assignment without such prior written consent may, in the sole discretion of City, results in City's immediate termination of this Agreement.

8.3 Contractor is for all purposes under this Agreement an independent contractor and shall perform the Services as an independent contractor. Neither City nor any of its agents shall have control over the conduct of Contractor or Contractor's employees, except as herein set forth. Contractor shall supply all necessary tools and instrumentalities required to perform the Services. Assigned personnel employed by Contractor are for its account only, and in no event shall Contractor or personnel retained by it be deemed to have been employed by City or engaged by City for the account of, or on behalf of City. Contractor shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent, nor shall Contractor have any authority, express or implied, to bind City to any obligation.

8.4 This Agreement may be terminated by City, in its sole discretion, by providing not less than five (5) days prior written notice to Contractor of City's intent to terminate. If this Agreement is terminated by City, an adjustment to Contractor's compensation shall be made, but (i) no amount shall be allowed for anticipated profit or unperformed Services, and (ii) any payment due Contractor at the time of termination may be adjusted to the extent of any additional costs to City occasioned by any default by Contractor. Upon receipt of a termination notice, Contractor shall immediately discontinue its provision of the Services and, within five (5) days of the date of the termination notice, deliver or otherwise make available to City, copies (in both hard copy and electronic form, where applicable) of project related data, design calculations, drawings, specifications, reports, estimates, summaries and such other information and materials as may have been accumulated by Contractor in performing the Services. Contractor shall be compensated on a pro-rata basis for Services completed up to the date of termination.

8.5 Contractor shall maintain books, ledgers, invoices, accounts and other records and documents evidencing costs and expenses related to the Services for a period of three (3) years, or for any longer period required by law, from the date of final payment to Contractor pursuant to this Agreement. Such books shall be available at reasonable times for examination by City at the office of Contractor.

8.6 This Agreement, including the Exhibits incorporated herein by reference, represents the entire agreement and understanding between the Parties as to the matters contained herein, and any prior negotiations, written proposals or verbal agreements relating to such matters are superseded by this Agreement. Except as otherwise provided for herein, any amendment to this Agreement shall be in writing, approved by City and signed by City and Contractor.

8.7 This Agreement shall be governed by and construed in accordance with the laws of the State of California, without regard to its conflicts of laws provisions. The Parties agree that all actions or proceedings arising in connection with this Agreement shall be tried and litigated only in the state courts located in San Bernardino County, California, and the federal courts located in Riverside County, California.

8.8 If one or more of the sentences, clauses, paragraphs or sections contained in this Agreement is declared invalid, void or unenforceable by a court of competent jurisdiction, the same shall be deemed severable from the remainder of this Agreement and shall not affect, impair or invalidate the remaining sentences, clauses, paragraphs or sections contained herein, unless to do so would deprive a Party of a material benefit of its bargain under this Agreement.

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

CITY OF REDLANDS

By: _____
Paul T. Barich, Mayor

TANKO STREETLIGHTING, INC.

By: _____
Jason Tanko, Chief Executive Officer

ATTEST:

_____
Jeanne Donaldson, City Clerk

EXHIBIT "A"

SCOPE OF SERVICES

Streetlight GIS Audit

a. Audit and Lighting Assessment

- Perform a Geographic Information Systems (GIS) inventory audit and photometric design of the new LED streetlight system to ensure safe night-lighting standards to include selection of distribution types, wattage recommendations, color grading, and relevant lighting design information;
- Perform data reconciliation of audit data with utility data; and

Streetlight Conversion

a. Pre and Post Installation Administration

- Develop a comprehensive methodology and timeline to the LED streetlight conversion and LED Pilot Installation;
- Pilot Installation timeline and approach should include an arterial street with minimum conversion of 3 consecutive streetlights and a low-density residential street with a minimum conversion of 2 consecutive streetlights;
- Submit all required documents to ensure SCE processes all available rebates, rate reductions, and incentives to the City;
- Administer all efforts required to submit and process tariff changes from LS- 1 to LS-2 and amend any billing records if needed;
- Manage the fixture selection process, including design, material procurement, installation and commissioning;
- Provide updated electronic post-construction GIS records for all streetlights in the City that include the date of installation, new fixture installed, and updates on asset condition, as well as confirmation of the City's pre- conversion data (lamp type, wattage, pole type, etc.);

b. LED Streetlight Conversion

- Contractor must complete a Bond for Faithful Performance and possess and maintain a California State Contractor's Class C-10 contractor's license throughout the term of the construction phase of the contract;
- Manage procurement, tracking, receipt, offloading, inspection, storage and warehousing of all procured fixtures and equipment with all returns performed at Contractor's sole expense;
- Purchase City approved luminaires from a vendor authorized by the fixture manufacturer;
- Contractor shall warrant all labor and replace defective luminaires and parts thereof for a period of one year from the date of project acceptance;

- Manage deliveries and staggering of material, this should include any secured storage considerations;
- Provide all traffic control plans as necessary to be reviewed and approved by the City and obtain all required no-fee encroachment permits;
- Participate in the development of community outreach and notification plans with the City's Administrative Contact to ensure project awareness and minimize neighborhood disturbance;
- Facilitate proper disposal and recycling of waste material including old fixtures;
- The Contractor shall verify all billing adjustments and coordinate inspection of fixtures with SCE as required;
- Provide all necessary equipment, hardware, and any other materials necessary for a proper installation that ensures installation quality, compliance with project schedule, and proper disposal and/or recycling of old fixtures;
- Contractor shall provide quality assurance staff to inspect final work and correct any errors identified in coordination with City staff to ensure that appropriate inspection procedures are followed and all repairs are documented and forwarded to the City;
- Provide training of City personnel in all aspects of installation, routine operation, maintenance, and safety of the LED fixtures installed;
- Coordinate and attend bi-weekly progress meetings with City staff to review installations, schedules, work safety, public safety, and waste material handling procedures and requirements;
- Propose other relevant services that the City should consider to efficiently manage the retrofit implementation;
- The Contractor shall warrantee the work constructed under this contract to be free of defects in materials and workmanship for a period of one year following the completion date of the retrofit. Any warranty work shall be performed at the Contractor's sole expense including materials and labor.

EXHIBIT "B"

LABOR AND MATERIAL BOND

Whereas, the City of Redlands, State of California, and _____ _____(hereinafter designated as "Principal") have entered into an agreement (the "Agreement") whereby Principal agrees to Description of Improvement Services to Public Buildings and/or grounds (the "Work"), which said agreement, dated _____, 20XX, and titled as "Agreement to Perform Non-Professional Services for Improvement to Public Builds and Grounds" is hereby referred to and made a part hereof; and

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

Now, therefore, said Principal and the undersigned as corporate surety, are held firmly bound unto the City and all contractors, subcontractors, laborers, material men and other persons employed in the performance of the Agreement and referred to in the aforesaid Code of Civil Procedure in the sum of Written dollar amount 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 _____, 20__.

(SEAL)	(SEAL)
_____	_____
(Contractor)	(Surety)
	BY:
_____	_____
(Signature)	(Signature)
	Address:
	_____
	_____
(Seal and Notarial Acknowledgment of Surety)	Telephone( ) _____

EXHIBIT "C"

COST PROPOSAL

GE Product Offering

Existing Fixture	New Proposed LED Wattage	Quantity	Turn-Key LED Conversion Unit Price*	Extended Price	Respondent Proposed LED Price
13W CFL - Short Pole1	13	234	$ 240.24	$ 56,216.16	$ 59,945.54
26W CFL - Short Pole1	26	739	$ 240.24	$ 177,537.36	$ 189,315.17
70W HPS - Tall Pole	22	893	$ 239.07	$ 213,485.78	
100W HPS - Tall Pole	28	1,692	$ 239.07	$ 404,499.38	
150W HPS - Tall Pole	36	1,040	$ 241.22	$ 250,869.66	
160W HPS - Tall Pole	36	2	$ 241.22	$ 482.44	
200W CFL - Short Pole	26	33	$ 240.24	$ 7,927.92	$ 12,862.99
200W HPS - Tall Pole	46	186	$ 274.62	$ 51,079.94	
Unknown HPS Wattage - Tall	84	3	$ 394.23	$ 1,182.68	
	Total QTY:	4,822			
				Subtotal:	$ 1,163,281.31	$ 1,183,723.57
		Project Contingency:	10%	$ 116,328.13	$ 118,372.36
		TOTAL (Not to Exceed Contract amount):		$ 1,279,609.44	$ 1,302,095.93

*Turnkey unit pricing is inclusive of all services listed in the provided proposal, installation and material (fixtures and photocells) and sales tax.

1Respondent should provide a price for the preferred Cree standard, but may also propose a different LED standard

Optional Adders

Adder Scope	Quantity	Per unit Cost	Extended Price
Audit of Already LED Lights	755	$ 18.00	$ 13,590.00

EXHIBIT "D"

WORKERS' COMPENSATION INSURANCE CERTIFICATION

Every employer, except the State, shall secure the payment of compensation in one or more of the following ways:

(a) By being insured against liability to pay compensation by one or more insurers duly authorized to write compensation insurance in this State.

(b) By securing from the Director of Industrial Relations, a certificate of consent to self-insure, either as an individual employer, or as one employer in a group of employers, which may be given upon furnishing proof satisfactory to the Director of Industrial Relations of ability to self-insure and to pay any compensation that may become due to his or her employees.

CHECK ONE

✓ I am aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for Workers' Compensation or to undertake self-insurance in accordance with the provisions of that Code, and I will comply with such provisions before commencing the performance of the work and activities required or permitted under this Agreement. (Labor Code §1861).

_____ I affirm that at all times, in performing the work and activities required or permitted under this Agreement, I shall not employ any person in any manner such that I become subject to the workers' compensation laws of California. However, at any time, if I employ any person such that I become subject to the workers' compensation laws of California, immediately I shall provide the City with a certificate of consent to self-insure, or a certification of workers' compensation insurance.

I certify under penalty of perjury under the laws of the State of California that the information and representations made in this certificate are true and correct.

TANKO STREETLIGHTING, INC.

By: _____ Date: 5/17/2021

Jason Tanko, Chief Executive Officer

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

This first amendment ("First Amendment") to the agreement for the replacement of City-owned streetlights with energy-efficient light-emitting diode lights ("Agreement") dated September 7, 2021, by and between the City of Redlands, a municipal corporation and a general law city ("City"), and Tanko Streetlighting, Inc., a California corporation ("Consultant"), is made and entered into this 19th day of July, 2022.

RECITALS

WHEREAS, it is the desire of the City and Consultant to amend their existing Agreement, specifically to extend the time for completion of the services to March 1, 2023; and

WHEREAS, it is the desire of the City to designate John R. Harris, Municipal Utilities and Engineering Director, as the City's project representative.

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 3.2 of the Agreement, titled "Article 3 – Responsibilities of City," is hereby amended to read as follows:

"3.2 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."

Section 2. Section 4.2 of the Agreement, titled "Article 4 – Performance of Services," is hereby amended to read as follows:

"4.2 Contractor shall complete the Services by March 1, 2023 unless the Services are earlier terminated as permitted herein."

Section 3. All other provisions of the Agreement shall remain unchanged by this First Amendment and in effect.

[Signatures on Next Page]

IN WITNESS WHEREOF, the parties have executed this First Amendment, to be effective as of July 19, 2022.

CITY OF REDLANDS

Paul T. Barich, Mayor

ATTEST:

Jeanne Donaldson, City Clerk

TANKO STREETLIGHTING, INC.

By: _____
Jason Tanko, Chief Executive Officer

SECOND AMENDMENT TO AGREEMENT TO PERFORM NON-PROFESSIONAL SERVICES

This second amendment ("Second Amendment") to the agreement for non-professional services for the replacement of City-owned streetlights with energy-efficient light-emitting diode lights dated September 7, 2021 ("Agreement"), by and between the City of Redlands, a municipal corporation and a general law city ("City"), and Tanko Streetlighting, Inc., a California corporation ("Consultant"), is made and entered into this 18th day of October, 2022.

RECITALS

WHEREAS, it is the desire of the City and Consultant to amend their existing Agreement, specifically to expand the scope of work to include supplying and installing pole tags on each streetlight; and

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 5.1 of the Agreement, entitled "Performance of Non-Professional Services For Improvement To Public Buildings And Grounds," is hereby amended to read as follows:

"5.1 Total compensation for Contractor's performance of the Services shall be in the amount of one million three hundred sixty-five thousand six hundred seventy one dollars and forty nine cents ($1,365,671.49)."

Section 2. Exhibit A is revised to add the following:

"4.2 c. Pole Tag Installation

- Contractor shall supply and permanently affix metal pole tags with unique identifiers and bar codes to the 4,479 streetlight poles that will upgraded with a LED fixture.
- Contractor shall supply and permanently affix metal pole tags with unique identifiers and bar codes to the remaining 1,297 streetlight poles in the City's streetlight network that have previously been upgraded with LED fixtures."

Section 3. All other provisions of the Agreement shall remain unchanged by this Second Amendment and in effect.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have executed this Second Amendment, to be effective as of October 18, 2022.

CITY OF REDLANDS

Paul T. Barich, Mayor

ATTEST:

Jeanne Donaldson, City Clerk

TANKO STREETLIGHTING, INC.

By: _____
Jason Tanko, Chief Executive Officer

ATTEST:

N/A
Brian Gillis, Vice President

City Council Meeting **J. 1.**

DATE: 02/21/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Video Series: Working for You (Public Information Officer Baker)

DISCUSSION:

For this evening's City Council meeting, staff will present a new video from the video series “Working for You: Making Redlands a Better Place.” The series highlights one employee each month, from various departments and divisions, specifically describing how that employee’s job fits into the larger mission of the City to improve residents’ lives and make Redlands a better place to live. The videos are available for viewing on the City’s website and social media platforms in addition to being shown in rotation on Redlands TV.

SUBMITTED BY:
Janice McConnell, Assistant City Manager

REVIEWED BY:
Charles M. Duggan, Jr., City Manager
Carl Baker, Public Information Officer

City Council Meeting **J. 2.**

DATE: 02/21/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Presentation and acceptance of the 2021-22 City of Redlands Annual Comprehensive Financial Report, and the Independent Accountants' Report on Applying Agreed-Upon Procedures Related to the Article XIII-B Appropriations Limit Calculation (Management Services/Finance Director Garcia)

MOTION(S):

I move to accept the City of Redlands Comprehensive Annual Financial Report and the Independent Accountants' Report on Applying Agreed-Upon Procedures Related to the Article XIII-B Appropriations Limit Calculation for the fiscal year ending June 30, 2022.

RECOMMENDATION:

N/A

DISCUSSION:

The Annual Comprehensive Financial Report (ACFR) communicates the City's financial condition and activity for the fiscal year ending June 30, 2022. It is an audited summary report of the financial position and transactions of the City for the fiscal year. The Pun Group LLP, a certified public accounting firm, audited these documents and has provided an unmodified opinion of the City's financial statements. An unmodified opinion communicates to users that the financial statements are fairly presented and that the information used in the report is consistent with generally accepted accounting principles. This is the best opinion that the City can receive from its auditors.

State statute and federal funding requirements stipulate the need for an annual audit to be conducted by independent certified public accountants. The Pun Group LLP was selected through a competitive selection process to perform

these services for the City. The audit engagement was also designed to meet the requirements of the Federal Single Audit Act of 1984 and related OMB Circular A-133, as well as the requirements of Statement on Auditing Standards 115 (SAS 115) and Statement on Auditing Standards 114 (SAS 114). Accounting and reporting requirements adopted by the Governmental Accounting Standards Board (GASB) for annual financial statements of state and local governments have been implemented as required.

Pursuant to GASB guidelines, the City's ACFR is divided into three sections: Introductory, Financial and Statistical. The Introductory section contains a Letter of Transmittal. This letter includes a brief overview of the City, economic outlook, operational controls, and major initiatives. It also includes the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association (GFOA) for the prior fiscal year ended June 30, 2021. The GFOA's Certificate is the highest form of recognition in governmental accounting and financial reporting, and its attainment represents a significant accomplishment. The City has consistently received this award for the last nineteen years.

The ACFR presents the City's financial condition and activity in a transparent and structured manner, which is explained in more detail in the section for Management's Discussion and Analysis. The report also provides historical and comparative information that can be useful to City staff, elected officials, and external users such as debt rating agencies, businesses, other public agencies, and the City's residents. The 2021-22 Annual Comprehensive Report (AC FR) and several prior year reports are available on the City's website at cityofredlands.org/ACFR.

Article XIII-B of the California Constitution places limits on the amount of revenue that can be spent by the state and each local government entity. It is the responsibility of the City to calculate the annual appropriations limit. The City's auditors are required to review and approve the appropriations calculation as part of their audit to the City. The auditor found no exceptions to the City's calculation of the appropriations limit. The Independent Accountants' Report on Agreed-Upon Procedures Applies to Appropriations Limit Worksheet is included as an attachment to this report.

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

Discussion:

There is no fiscal impact associated with the motion provided.

Attachments

FY 2021-22 Annual Comprehensive Financial Report

Independent Accountants' Report on Applying Agreed-Upon Procedures Related to the Article XIII-B Appropriations Limit Calculation



ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2022

City of Redlands
California

City of Redlands

Redlands, California

Annual Comprehensive Financial Report

For the Fiscal Year Ended June 30, 2022

Prepared by
Management Services/Finance Department

City of Redlands
Annual Comprehensive Financial Report
For the Year Ended June 30, 2022

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Annual Comprehensive Financial Report
For the Year Ended June 30, 2022
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MANAGEMENT SERVICES
DEPARTMENT
FINANCE DIVISION

City of
REDLANDS
Incorporated 1888
35 Cajon Street, Redlands, CA 92373

Danielle Garcia
Management Services/Finance
Director

James Garland
Assistant Finance Director

December 21, 2022

To the Members of the City Council and Citizens of the City of Redlands:

It is the policy of the City of Redlands to annually publish a complete set of financial statements presented in conformity with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of certified public accountants. Pursuant to that requirement, we hereby issue the annual comprehensive financial statements of the City of Redlands (the City) for the Fiscal Year ended June 30, 2022.

This report consists of management's representations concerning the finances of the City. Consequently, management assumes full responsibility for the completeness and reliability of all the information presented in this report. To provide a reasonable basis for making these representations, management of the City has established a comprehensive internal control framework that is designed both to protect the City's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the City's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The City's financial statements have been audited by The Pun Group, LLP, an independent firm of certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City for the Fiscal Year ended June 30, 2022, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified ("clean") opinion that the City's financial statements for the Fiscal Year ended June 30, 2022 were fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

The independent audit of the financial statements of the City is typically part of a broader, federally mandated "Single Audit" designed to meet the special needs of federal grantor agencies. The standards governing Single Audit engagements require the independent auditor to report not only on the fair presentation of the financial statements, but also on the audited City's internal controls and legal requirements involving the administration of federal awards. These reports are available in the City's separately issued Single Audit Report.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the independent auditor's report.

PROFILE OF THE CITY OF REDLANDS

The City of Redlands, incorporated in 1888, is located 63 miles east of Los Angeles, 110 miles north of San Diego, and 500 miles southeast of San Francisco. It lies within the San Bernardino Valley in the southwestern portion of San Bernardino County, covering an area of 36 square miles, within the heart of the Inland Empire. It serves a population of 70,952.

The City was incorporated under the general laws of the State of California and enjoys all the rights and privileges applicable to a General Law City. It is a municipal corporation governed by a five-member city council in which all policy-making and legislative authority is vested. The City Council is responsible, among other things for passing ordinances, adopting the budget, appointing committees, and hiring both the City Manager and City Attorney. The City Manager is the chief administrative officer of the City and as such is responsible for carrying out the policies and ordinances of the City Council, for overseeing the day-to-day operations of the City, and for appointing department heads. The Council is elected on a non-partisan basis. Council members serve four-year staggered terms, with elections occurring every two years. The mayor is currently elected by a majority vote of the Council. Adopted in 2017, Ordinance No. 2848, amended the Redlands Municipal Code to change the City's electoral system for City Council Members from at-large to by-district elections.

The City provides a full range of services, including police and fire protection, animal control, emergency medical aid, building safety regulation and inspection, street lighting, landscaping, sewer and water utilities, solid waste collection and disposal, land use planning and zoning, recreation and community services, maintenance and improvement of streets and related structures, traffic safety maintenance and improvement, and a full range of recreational and cultural programs for citizen participation, as well as being the home of the historic A. K. Smiley Public Library.

Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. Annual appropriated budgets are adopted for all departments within the general, special revenue and capital project funds.

The annual budget serves as the foundation for the City's financial planning and control. Biennially, during the period February through May, department heads prepare estimates of required appropriations for the following two-year budget cycle. These estimates are compiled into a proposed operating budget that includes a summary of proposed expenditures and financial resources and historical data for the preceding budget cycle. The City Manager's Recommended Budget is then presented either to the full City Council or to the Budget Subcommittee (comprised of 2 members of the City Council and the City Treasurer) at a public meeting noticed in accordance with the Brown Act. A series of two (2) to three (3) budget presentations are then provided to the City Council during regular and special Council meetings, with the Budget Adoption occurring last at a regular meeting of the Council prior to June 30th of each year.

The City Manager is legally authorized to transfer budgeted amounts between divisions and accounts within the same department. Transfer of appropriations between departments or funds and increased appropriations must be authorized by the City Council. Expenditures may not legally exceed budgeted appropriations within a fund. All appropriations shall lapse at the end of the fiscal year to the extent they have not been expended or lawfully encumbered.

The City maintains budgetary controls to ensure compliance with provisions embodied in the annual appropriated budget approved by the City Council. Activities of the general fund, special revenue funds, debt service funds, capital projects funds, enterprise funds and internal service funds are included in the annual budget. Formal budgets are not employed for debt service funds

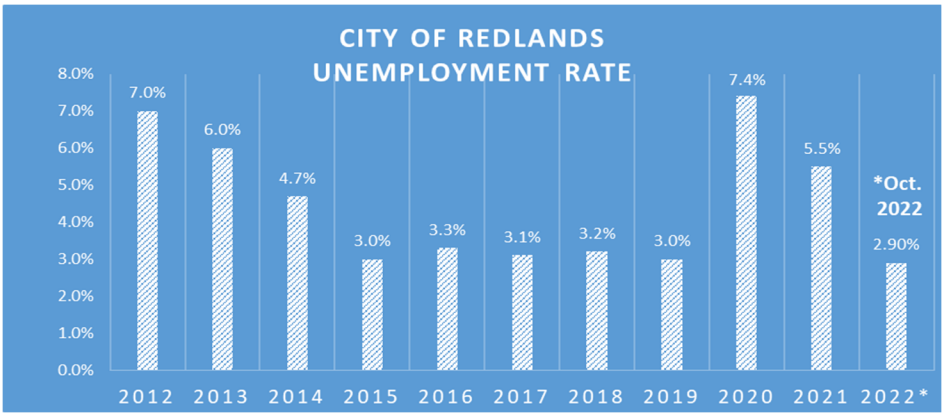
because debt indenture provisions specify payments. The permanent fund is not budgeted. The level of control (level at which expenditures may not exceed budget) is the fund level. The City also maintains an encumbrance accounting system as one technique of accomplishing budgetary control. Encumbered amounts lapse at year-end; however encumbrances may be re-appropriated each year by separate action of the City Council. Budget-to-actual comparisons are provided in this report for each individual governmental fund for which an appropriated annual budget has been adopted. For the general fund and major special revenue funds, this comparison is presented as part of the required supplementary information in the accompanying financial statements. For governmental funds that have appropriated annual budgets, other than the general fund and major special revenue funds, this comparison is presented in the supplementary section of the accompanying financial statements.

ECONOMIC CONDITION AND OUTLOOK

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the City operates.

Local economy. The COVID-19 pandemic and ensuing public health crisis put an end to the nation's largest modern economic expansion. During the last two years, the City (and all cities) navigated the economic reverberations of the pandemic, first employing retrenchment techniques to preserve core services then pivoting towards efforts to ramp us service levels as the economy rebounded. The City benefitted greatly from recovery programs put into place by the federal government that provided aid directly to cities through the American Rescue Plan Act – State and Local Fiscal Recovery Funds. These funds, along with federal support for households and the creation of vaccines against COVID-19 prevented much ore severe economic challenges for the City and local governments altogether.

For perspective, local unemployment rates increase from a ten-year low of 3% in 2019 to 7.4% in 2020 and 5.5% in 2021 but has completely recovered as of October 2022, with the figure currently standing at 2.9%. Meanwhile the local real estate market remained relatively strong compared to the broader economy, as a variety of market conditions lead to accelerating home price growth through and since the onset of the pandemic. Median prices for detached single family homes in Redlands increased roughly 40% between 2019 and 2022 prices. However, it is expected that the number of sales will dramatically decrease because of larger macroeconomic factors, such as increased borrowing costs.



Because of Measure T, the City's local transaction and use tax that was approved by voters in November 2020; the General Fund reserves it has built steadily over the years; and prudent fiscal management, the City weathered the financial decline precipitated by the pandemic, has

recovered, and is well on the path to improving services and making even more gains in financial resiliency.

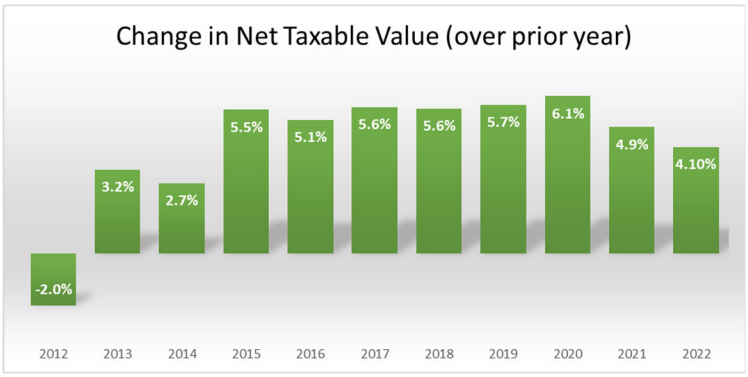
The City of Redlands' economy is based largely in the service and trade sectors (health care, retail trade, technology, and education). The region has a varied manufacturing and industrial base that has added to the relative stability of the unemployment rate over the years. Redlands' unemployment rate remains lower than its neighboring communities. Since 2002, the annual unemployment rate for the City has ranged from a low of 2.9% for October 2022 to a high of 10.5% in 2010.

The Adopted Budgets for Fiscal Year 2022 significantly restored the reductions that were made in the prior fiscal year, including the elimination of 80 full and part time positions, as well as other significant cuts in the areas of public safety, parks & recreation, Library services, and general infrastructure maintenance. As the economy returned to a more familiar pattern of normalcy, job growth and consumer spending recovered and improved beyond that of pre-pandemic levels. Inflation has driven prices of goods up, and this, along with other indicators, has contributed positively to the City's two main sources of General Fund revenue: sales and property tax. The passage of Measure T, and the favorable reallocation of point-of-sale sales tax from Amazon distribution centers has bolstered the sales tax revenue stream. With Measure T and the additional changes, the City revenue from combined sales tax sources increased from roughly $17,510,000 in 2020 to $48,230,000 in 2022 (an increase of 175%). Property tax has continued to perform well as home prices remain at an all-time high and new development that has occurred in years passed is added to the tax rolls. During the same time frame from 2020 to 2022, the City's revenue from property tax grew from roughly $32,000,000 to approximately $36,000,000 (and increase of 10%).

In addition to revenues, FY 2022 saw an extraordinary land sale that was recorded in the Solid Waste and Wastewater funds. After returning the original purchase funds plus an amount representing the incremental increase in value to those funds in current dollars, the excess proceeds of $43.4 million were transferred to the General Fund. These proceeds were partially used for the acquisition of other capital assets and partially set aside into a future facilities reserve. In September 2021, the Council voted to approve the purchase of 300 East State Street, a six-story building in downtown Redlands, to house the City's future municipal offices (City Hall). In March 2022, the City purchased 1625 West Redlands Boulevard (the former site of the Kmart in Redlands). This property will serve as the future home to the Redlands Police Department, fulfilling a long-standing need for the department to have one centralized facility to house its operational and tactical divisions.

Major industries within the City's boundaries or in proximity include computer software manufacturers, higher education institutions, light manufacturing, regional distribution centers and several financial and insurance institutions. Major employers in the City, or within the vicinity, include the Redlands Unified School District, Esri (Environmental Systems Research Institute), Redlands Community Hospital, Amazon Fulfillment Center, Beaver Medical Group, the City of Redlands, the University of Redlands, and Loma Linda University Behavioral Medical Center.

In terms of property taxes, the City experienced a net taxable value increase of 4.1% in FY 2021-22, representing nine consecutive years of growth, albeit at a slower pace than prior years. The assessed value increase between 2020-21 and 2021-22 was $450 million, compared with $510 million in prior year growth. The City's growth rate in assessed value is described by the following chart:



The primary driver of growth in assessed value was reassessment due to prior year transfers of ownership, constituting roughly half of all growth in the City. The annual CPI adjustment was the second largest growth factor, contributing about one-fifth of overall growth in assessed value. Lastly, new construction also contributed 16% of total value growth.

The local real estate market has remained relatively strong compared to the broader economy. From 2019 to 2022, the median price for detached single family residential sales rose by almost 40%, with 9.5% of that growth experienced in 2020 alone. Multiple factors have influenced rising home costs: historically low interest rates, limited supply of housing stock, and increased demand from investors. Within the City, the median price for a detached single-family residence has exceeded pre-Great Recession highs of $407,500, and at the end of 2021 was $550,000.

While property tax lags current economic conditions due to assessment practices, there is a sense that real estate and home prices will begin to drop. While growth in assessed value slowed from an all-time high of 6.1% in the last ten years to 4.9%, home prices, new construction, both residential and commercial appear to be on a strong trajectory to add significantly to the City's stock of properties.

In addition to the discussion of the local housing market and growth in assessed value, there were notable developments added to the residential and commercial landscape.

In residential construction, there are many large projects in the pipeline and under construction that will add to the housing stock of the City significantly. The uptick in in residential developments developed recently after state legislation eliminated the city's Measure G, an ordinance that limited the city to issuing permits for 400 new dwelling units annually. Currently under construction is the Heritage Specific Plan, which will develop 37 acres into 207 single-family one and two-story detached homes that will be wood-framed with concrete-on-grade slab floors. The community is designed with an open space area in its center, which will incorporate mix of passive uses including, picnicking areas, shade structure(s), playgrounds, gardens, seating areas, informal play areas, and attractive landscaping. Approved projects include the State Street Village Project to redevelop the former Redlands Mall site with a transit-oriented district and mixed uses. This project includes five 3-story and 4-story building with a total of up to 700 apartments/condominiums, a resident amenity building, public & private open space areas, public realm improvements and a variety of retail and office space.

Redlands' strengthening tax base growth has also been supported by a strong housing market along with multiuse and transit-oriented residential and commercial developments. While we recognize that rising interest rates could create downward pressure on housing demand in the medium term, we think the city will continue to participate in the region's long-term housing demand growth.

In terms of commercial development, several noteworthy projects have been completed. The Downtown Parking Structure is the first of its kind in Redlands – a four-level parking structure with 385 parking stall (200 of which are for public use) and 5,400 square feet of retail space. The parking structure also includes electric charging stations and a bridge that connects to the adjacent building. Also. The Hilton Home2 Suites has opened its doors for operations. This new hotel features 77 guest room, approximately 44,500 square feet of floor area, a parking lot and related site improvements. In addition to this hotel, another hotel, the Marriot Springhill Suites was also completed. This new hotel has 88 guest rooms, approximately 55,00 square feet of floor area, a parking lot and related site improvements. Several other noteworthy projects have been approved by the Planning Commission including, the State Street Village mixed use project noted above, the construction of a Tru Hotel by Hilton, and the Redlands City Center, another mixed-use development in downtown Redlands.

Other notable business openings in fiscal year 2021-22 include the following:

- LOOK Dine-In Cinemas, a technology-first luxury cinema experience, opened in July 2021 as a 14-screen full-service, technology-first movie theater located in downtown Redlands.
- Goodwin's Organic Market opened in January 2022, a market specializing in convenience based healthy living with a wellness bar, cafe, fresh prepared foods including freshly made salads, sandwiches, entrees, and our featured stone mill organic and gluten free pizzas.
- Byrd's Hot Chicken opened in May 2022, a southern comfort chicken restaurant found in California and Illinois.
- Septembers Taproom & Eatery opened in May 2022 also, featuring over 20 taps of local and craft beers as well as high quality dining, with a full bar, TV screens for sports viewing and weekly live music.
- Also opening in May 2022, the Payroll Vault, a boutique-style full-service payroll & workforce management franchise, opened its Redlands office.
- In June 2022, the Feel Good Market held its grand opening in Redlands. This market is a soap kitchen, "refill-ery" and boutique supporting other soap makers that have the same passion for the art of soap making.

Successor Agency. The City of Redlands Redevelopment Agency – and all redevelopment agencies in California –were dissolved under AB1X 26 (and subsequently AB1484), effective as of February 1, 2012, and the City of Redlands, as "Successor Agency," assumed responsibilities for winding down the operations of the Successor Agency.

On September 8, 2015, the DOF approved the Successor Agency's Long-Range Property Management Plan (LRPMP). As of April 2019, the City has disposed of all remaining properties not specified for a governmental purpose in accordance with the LRPMP. In addition, the City anticipates all financial obligations of the Successor Agency to be fully satisfied at the end of fiscal year 2022-23. Further discussion about the Successor Agency can be found in Note 16 of the Notes to the Basic Financial Statements.

Long-term financial outlook/planning. The local economy has fared far better than expected in the wake of the COVID-19 pandemic. Spurred by pandemic-related federal stimulus, the US economy overall entered a period of rapid expansion in the summer of 2020 that extended through 2021. Over the last year, however, there is evidence that this rapid expansion is unsustainable. Businesses have struggled to keep pace with consumer demand for goods & services amid record low unemployment figures and global supply chain challenges. As a result, consumer process have risen 8% over the last year, more than three times the norm of the last three decades.

The historically high inflation rates have caused the Federal Reserve to act to dampen economic activity by raising interest rates and thus increasing borrowing costs for home buyers, consumers and businesses. However, this is not a panacea – higher interest rates may do nothing to temper inflation if labor market shortages, relatively high consumer demand and wage growth continue. Higher interest rates could impact financial and credit markets and, in that case, only exacerbate the inflationary pressures in the economy. So, while it appears likely a recession will occur, it is far from certain. One thing is certain, the higher the Fed raises interest rates, the greater the risk to the economy as a whole.

As a result of the continued recovery and progression from the pandemic's impact on the local economy, the City anticipates a moderate increase in overall revenues for the next two fiscal years with a continued focus on efficient spending to maintain and improve essential City services to the community. Overall, fiscal conditions for the City have improved markedly from the prior year's outlook. While uncertainty remains regarding inflation, unemployment and the next economic cycle, the City has bolstered its resources with the passage of Measure T and the steadily increasing growth in assessed property values. Those strengths are added to further by the increase in development activities, both in residential and commercial projects, as well as the continued opening and expansion of businesses in the area.

Adding to new business activity, the Redlands Passenger Rail Project (nicknamed the "Arrow") opened for passenger service to the public in October 2022. The new service, a joint effort by the San Bernardino County Transportation Authority and Metrolink, started construction in July 2019 and marks a $60 million investment in public transportation. There are total of three train stops within the City, and two in the neighboring City of San Bernardino. It is anticipated that the rail service will generate additional travel to Redlands as a destination for shopping and entertainment. Further development related to the rail is in the planning stages at this time, including the redevelopment of the former Redlands Mall site to include mixed use apartments with retail space downtown as well as the Transit Villages Specific Plan for up to 2,400 new dwelling units near the rail line.

The City continues to bolster its fiscal position with the addition of Measure T sales tax, a tax approved by voters during the November 2020 election. The revenue from Measure T has enabled investment in some of the City's longest standing needs, including the need for a Police Department facility and the planned addition of new fire stations and personnel to meet service demands of an expanding community.

In March 2022, the City Council adopted a Strategic Plan for fiscal year 2022-23 through fiscal year 2027-28. The Strategic Plan resulted from a collaborative process that engaged our community. The City invited residents and businesses to share their ideas and to envision the future of Redlands. Using a consulting firm, the City reached out and met with a wide array of community stakeholders, including residents, community organizations and service clubs, business groups, educators, faith-based communities and churches, minority groups, youth organizations, labor groups as well as our own advisory boards and commissions and City staff.

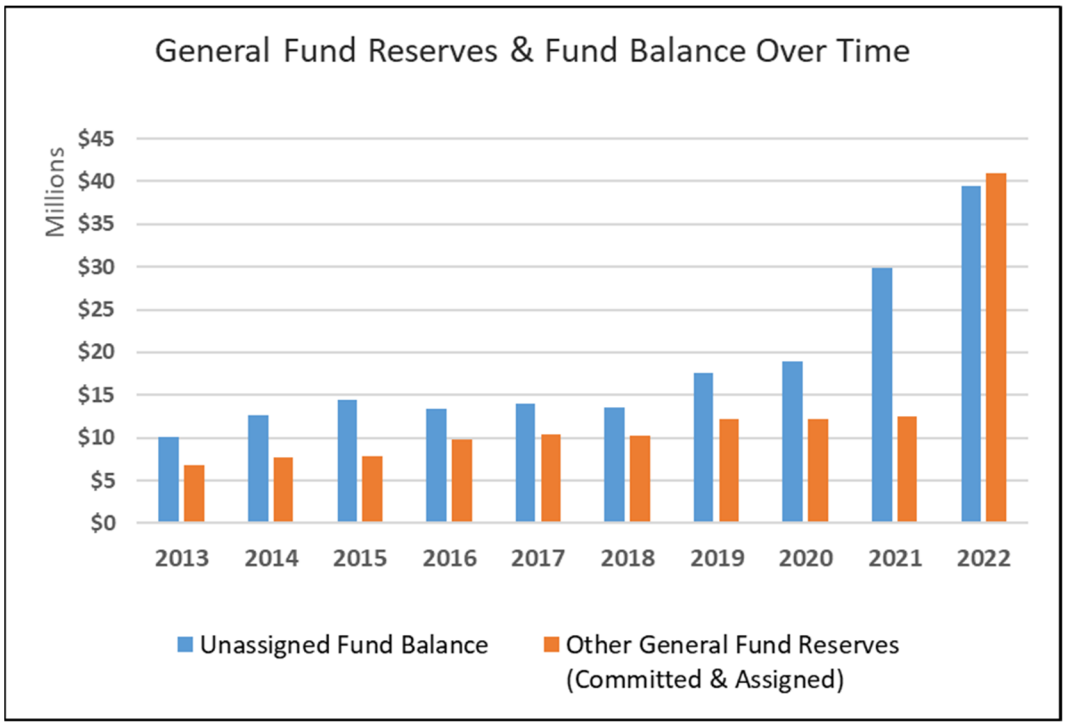
In December 2021, the City Council was presented with the information gathered through the community engagement process and honed in on the vision and goals for the City and guided this effort to outline a mission, a vision, core values and strategic priorities. Subsequently, a strategic planning workshop was held with the City's management team to develop objectives in support of the City Council's strategic priorities. The Strategic Plan is a living document that will focus the City's energy and resources, ensure that City officials and staff are working toward common goals, establish consensus around intended outcomes and allow us to regularly assess and adjust the organization's direction in a changing environment.

The plan serves as a framework for achieving a vision for the community as a "connected conscientious, safe community with a small town feel in which all people and businesses can thrive." It includes the following focus areas:

- Quality of Life
- Public Health & Safety
- Equity & Inclusion
- Sustainability

Each of these topics influence local forecasts for economic development, property & sales tax revenues, housing market, and City investment. The City is fortunate to be emerging from this pandemic in a strong fiscal position, poised not only to rebuild, but to address long-standing capital and infrastructure needs. As a City, we are committed to acting with fiscal prudence, operating lean and utilizing resources responsibly as entrusted to us.

The graph below provides an at-a-glance view of the City's ability to prioritize spending and facilitate investment in long-term capital needs. In fiscal year 2021-22, the City's reserves for capital projects included: $1.9 million for parking improvements in the downtown, roughly $2 million in parks, equipment, facilities and building capital, $22.1 million for future city facilities, and $1.4 million for unfunded mandates.



Notably, the ending unassigned fund balance for the General Fund was approximately $9.6 million higher than the prior year and roughly $20 million higher than FY 2019-20, increasing from $19 million in FY 2019-20 to $39.9 million in FY 2021-22. Further review of the General Fund is included within Management's Discussion and Analysis which follows the independent auditor's report.

Relevant Financial Policies

The City has adopted a set of financial policies based on best management practices and GFOA standards. These policies direct the administration of the budget, accounting practices, purchasing, debt, capital financing, investments, and capital assets. Central to the management

of the budget and reserves are two policies: the Balanced Budget Policy – Ordinance No. 2660 (2007) and the Fund Balance Policy established by Resolution No. 7346 (2013). The Balanced Budget Policy requires that the City Council to adopt a balanced budget on an annual basis wherein total financial sources meet or exceed the total financial requirements of the City, excluding one-time capital expenditures. This ensures a structural balance of revenues and expenditures and creates sustainability with regard to ongoing appropriations. The Fund Balance Policy provides that it is the policy of the City to assign a minimum of 45% of the General Fund's excess of Revenues over Expenses (the surplus – if any) each fiscal year for general fund assigned reserves in the categories of Capital Equipment, Building Purchases and/or Improvements, and Unfunded Mandates in equal proportion. This policy has contributed to the City's ability to invest in capital replacement of aging infrastructure of parks and public buildings as well as funding the replacement of critical public safety vehicles and equipment.

In June 2018, the City Council adopted Resolution No. 7983 establishing the City's Debt Management Policy. Among other things, this policy establishes guidelines for the use of various categories of debt; creates procedures and policies that minimize the City's debt service and issuance costs; and provides for full and complete financial disclosure and reporting. The Policy was developed to improve the quality of decision-making, provide justification for how debt issuance is structured, identify goals, and to validate the City's commitment to strategic long-term financial planning. Maintaining compliance with the Policy should demonstrate to rating agencies and to capital markets that the City is well managed and will be able to meet its financial obligations on a timely basis.

Awards and Acknowledgements

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement of Excellence in Financial Reporting to the City of Redlands for its Annual Comprehensive Financial Report for the Fiscal Year Ended June 30, 2021. This was the nineteenth consecutive year that the government has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

The preparation of the annual comprehensive financial report was made possible by the dedicated service of the entire staff of the Finance division. Special recognition is due to Assistant Finance Director, James Garland; Finance Manager, Marie Datuin; and senior accountants Denise Camarillo and Jannette Mendoza for their efforts in overseeing the compilation of the accounting data and interfacing with our auditors; and to the accounting firm of The Pun Group, LLP, and to the City Manager's Office. Credit is also due to City Manager Charles M. Duggan, Jr., Assistant City Manager Janice McConnell, and the Mayor and the City Council for their consistent support for maintaining the highest standards of professionalism in the management of the City's finances.

Respectfully submitted,

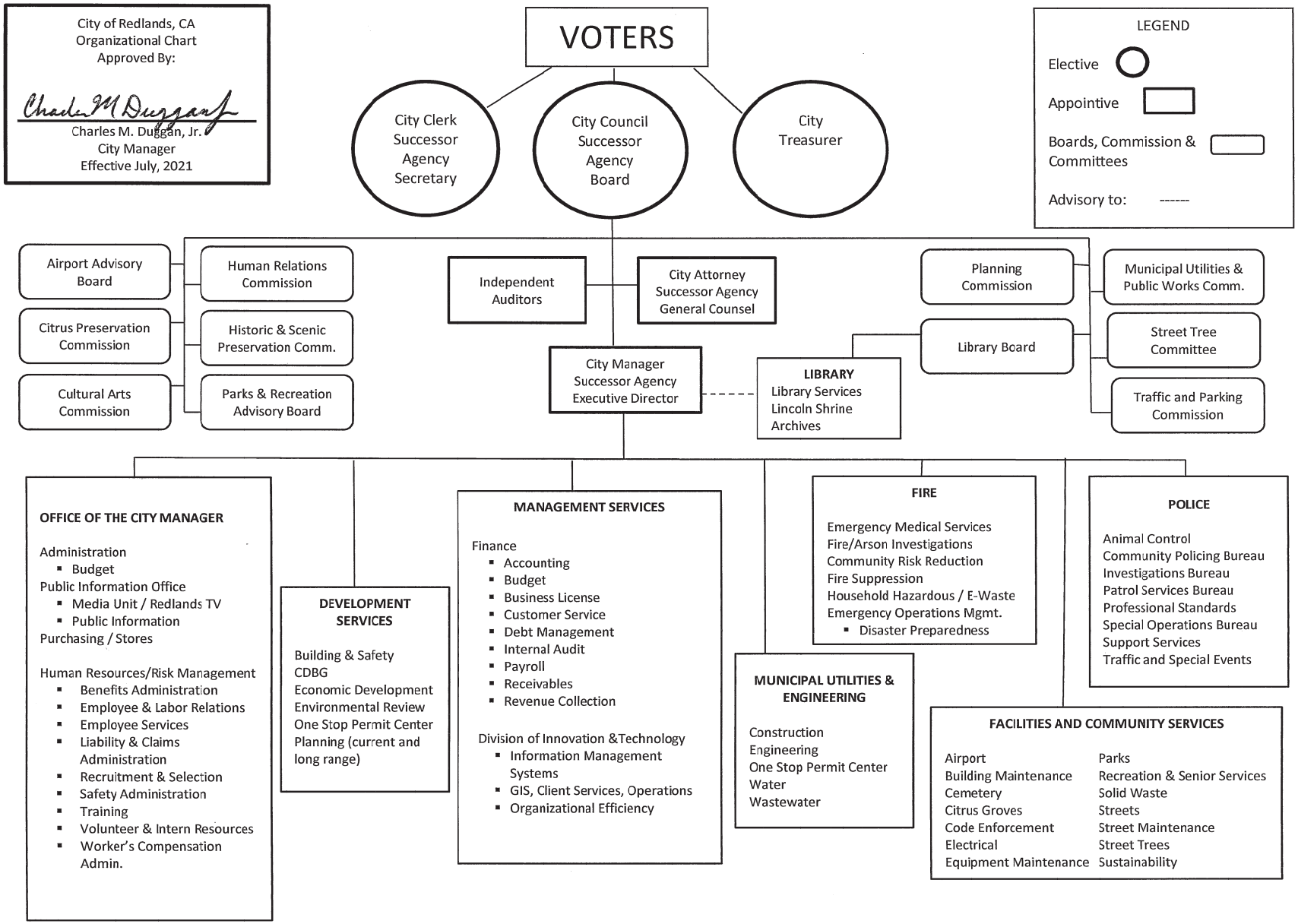


Danielle Garcia
Management Services / Finance Director

City of Redlands

Principal Officers
as of June 30, 2022

City Council (Elected)	Paul T. Barich, Mayor
	Eddie Tejeda, Mayor Pro Tem
	Denise Davis, Councilmember
	Mick Gallagher, Councilmember
	Jenna Guzman-Lowery, Councilmember
City Manager	Charles M. Duggan, Jr.
Assistant City Manager	Janice McConnell
Assistant City Manager/ Facilities & Community Services Director	Christopher Boatman
City Clerk (Elected)	Jeanne Donaldson
City Treasurer (Elected)	Robert Dawes
City Attorney	Yvette Abich Garcia
Development Services Director	Brian Desatnik
Fire Chief	Rich Sessler
Library Director	Donald McCue
Management Services/Finance Director	Danielle Garcia
Municipal Utilities & Engineering Director	John Harris
Police Chief	Chris Catren


City of Redlands, CA
Organizational Chart
Approved By:
Charles M. Duggan, Jr.
City Manager
Effective July, 2021
VOTERS
City Clerk
Successor
Agency
Secretary
City Council
Successor
Agency
Board
City
Treasurer
LEGEND
Elective
Appointive
Boards, Commission & Committees
Advisory to: ------
Airport Advisory Board
Citrus Preservation Commission
Cultural Arts Commission
Human Relations Commission
Historic & Scenic Preservation Comm.
Parks & Recreation Advisory Board
Independent Auditors
City Attorney
Successor Agency
General Counsel
City Manager
Successor Agency
Executive Director
LIBRARY
Library Services
Lincoln Shrine
Archives
Planning Commission
Library Board
Municipal Utilities & Public Works Comm.
Street Tree Committee
Traffic and Parking Commission
OFFICE OF THE CITY MANAGER
Administration
Budget
Public Information Office
Media Unit / Redlands TV
Public Information
Purchasing / Stores
Human Resources/Risk Management
Benefits Administration
Employee & Labor Relations
Employee Services
Liability & Claims Administration
Recruitment & Selection
Safety Administration
Training
Volunteer & Intern Resources
Worker's Compensation Admin.
DEVELOPMENT SERVICES
Building & Safety
CDBG
Economic Development
Environmental Review
One Stop Permit Center
Planning (current and long range)
MANAGEMENT SERVICES
Finance
Accounting
Budget
Business License
Customer Service
Debt Management
Internal Audit
Payroll
Receivables
Revenue Collection
Division of Innovation &Technology
Information Management Systems
GIS, Client Services, Operations
Organizational Efficiency
MUNICIPAL UTILITIES & ENGINEERING
Construction
Engineering
One Stop Permit Center
Water
Wastewater
FIRE
Emergency Medical Services
Fire/Arson Investigations
Community Risk Reduction
Fire Suppression
Household Hazardous / E-Waste
Emergency Operations Mgmt.
Disaster Preparedness
POLICE
Animal Control
Community Policing Bureau
Investigations Bureau
Patrol Services Bureau
Professional Standards
Special Operations Bureau
Support Services
Traffic and Special Events
FACILITIES AND COMMUNITY SERVICES
Airport
Building Maintenance
Cemetery
Citrus Groves
Code Enforcement
Electrical
Equipment Maintenance
Parks
Recreation & Senior Services
Solid Waste
Streets
Street Maintenance
Street Trees
Sustainability

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Redlands
California

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2021

Christopher P. Morrill

Executive Director/CEO

THE PUN GROUP
ACCOUNTANTS & ADVISORS

200 E. Sandpointe Avenue, Suite 600
Santa Ana, California 92707

www.pungroup.cpa

INDEPENDENT AUDITORS' REPORT

To the Honorable Mayor and Members
of the City Council of the City of Redlands
Redlands, California

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Redlands, California (the "City"), as of and for the year ended June 30, 2022, and the related notes to the basic financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the City, as of June 30, 2022, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Emphasis of Matter

Implementation of New GASB Pronouncements

As discussed in Note 1 to the basic financial statements, the City implemented Governmental Accounting Standards Board ("GASB") Statement No. 87, *Leases* during the year. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with auditing standards generally accepted in the United States of America and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, Budgetary Comparison Schedules, Schedule of Changes in Net Pension Liability and Related Ratios, Schedule of City's Proportionate Share of the Net Pension Liability and Related Ratios, Schedules of Contributions – Pension Plans, and Schedule of Changes in Total OPEB Liability and Related Ratios, as listed in the accompanying table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The Combining and Individual Fund Financial Statements and Budgetary Comparison Schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Combining and Individual Fund Financial Statements and Budgetary Comparison Schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the Introductory and Statistical Sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 21, 2022, on our consideration of City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City's internal control over financial reporting and compliance.

The Pun Group, LLP

Santa Ana, California
December 21, 2022

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The information contained in the Management's Discussion and Analysis (MD&A) introduces the basic financial statements and provides an analytical overview of the City of Redlands financial activities and performance for the fiscal year ended June 30, 2022. Please read the MD&A in conjunction with the transmittal letter and financial statements identified in the accompanying table of contents.

Using the Accompanying Financial Statements

This annual ACFR consists of a series of financial statements. The Statement of Net Position and the Statement of Activities provide information about the activities of the City as a whole and present a longer-term view of the City's finances. Also included in the accompanying report are fund financial statements. For governmental activities, the fund financial statements tell how these services were financed in the short-term as well as what remains for future spending. Fund financial statements also report the City's operations in more detail than the government-wide statements by providing information about the City's most significant funds. The remaining statements provide financial information about activities for which the City acts solely as a trustee or agent for the benefit of those outside of the government.

OVERVIEW OF THE FINANCIAL STATEMENTS

The annual report consists of four parts – *management's discussion and analysis* (this section), the *basic financial statements*, *required supplementary information*, and an optional section that presents *combining statements* for non-major governmental funds and internal service funds. The basic financial statements include two kinds of statements that present different views of the City:

- The first two statements are *government-wide financial statements* that provide both *long-term* and *short-term* information about the City's overall financial status.
- The remaining statements are *fund financial statements* that focus on *individual parts* of the City government, reporting the City's operations in *more detail* than the government-wide statements.

    - The *governmental funds* statements tell how *general government* services like public safety were financed in the *short-term* as well as what remains for future spending.
    - *Proprietary fund* statements offer *short-* and *long-term* financial information about the activities the government operates like businesses, such as the water system.
    - *Fiduciary fund* statements provide information about fiduciary relationships – like the custodial funds of the City – in which the City acts solely as *agent* or *trustee* for the benefit of others, to whom the resources in question belong.

The financial statements also include *notes* that explain some of the information in the financial statements and provide more detailed data. The statements are followed by a section of *required supplementary information* that provides additional financial and budgetary information.

Figure A-1 summarizes the major features of the City's financial statements, including the portion of the City government they cover and the types of information they contain. The remainder of this overview section of management's discussion and analysis explains the structure and contents of each of the statements.

Figure A-1

Major Features of the City's Government-wide and Fund Financial Statements

		Fund Statements		
	Government-wide Statements	Governmental Funds	Proprietary Funds	Fiduciary Funds
Scope	Entire City government (except fiduciary funds) and the City's component units	The activities of the City that are not proprietary or fiduciary	Activities the City operates similar to private businesses	Instances in which the City is the trustee or agent for someone else's resources
Required financial statements	• Statement of net position • Statement of activities	• Balance sheet • Statement of revenues, expenditures and changes in fund balances	• Statement of net position • Statement of revenues, expenses and changes in net position • Statement of cash flows	• Statement of fiduciary net position • Statement of changes in fiduciary net position
Accounting basis and measurement focus	Accrual accounting and economic resources focus	Modified accrual accounting and current financial resources focus	Accrual accounting and economic resources focus	Accrual accounting and economic resources focus
Type of asset, deferred outflow of resources, deferred inflow of resources, and liability information	All assets and liabilities, both financial and capital, and short-term and long-term	Only assets and deferred outflows of resources expected to be used up and liabilities and deferred inflows of resources that come due during the year or soon thereafter; no capital assets or long-term debt included	All assets and liabilities, both financial and capital, and short-term and long-term	All assets and liabilities, both short-term and long-term
Type of financial inflow and outflow information	All revenues and expenses during the year, regardless of when cash is received or paid	Revenues for which cash is received during or soon after the end of the year; expenditures when goods or services have been received and payment is due during the year or soon thereafter	All revenues and expenses during the year, regardless of when cash is received or paid	All revenues and expenses during the year, regardless of when cash is received or paid

Reporting the City as a Whole

The accompanying **government-wide financial statements** include two statements that present financial data for the City as a whole. One of the most important questions asked about the City's finances is, "Is the City, as a whole, better off or worse off as a result of the year's activities?" The Statement of Net Position and the Statement of Activities report information about the City as a whole and about its activities in a way that helps answer this question. These statements include *all* assets and liabilities using the *accrual basis of accounting*, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the City's net position and its changes. You can think of the City's net position – the difference between assets, deferred outflows of resources, deferred inflows of resources and liabilities – as one way to measure the City's financial health, or *financial position*. Over time, *increases and decreases* in the City's net position may be one indicator of whether its *financial health* is improving or deteriorating. You will need to consider other nonfinancial factors, however, such as changes in the City's property tax base and the condition of the City's roads, to assess the *overall health* of the City.

In the Statement of Net Position and the Statement of Activities, City services are divided into two kinds of activities:

- Governmental activities – Most of the City's basic services are reported here. Sales taxes, property taxes, state subventions, and other revenues finance most of these activities.
- Business-type activities – The City charges a fee to customers to help it cover all or most of the cost of the services accounted for in these funds.

Reporting the City's Most Significant Funds

The **fund financial statements** provide detailed information about the City's most significant funds – not the City as a whole. Some funds are required to be established by State law or by bond covenants. However, City Council establishes many other funds to help it control and manage money for particular purposes or to show that it is meeting administrative responsibilities for using certain taxes, grants or other money. The City's two kinds of funds – *governmental* and *proprietary* – use different accounting approaches.

- *Governmental funds* – Most of the City's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year end that are available for spending. These funds are reported using an accounting method called *modified accrual* accounting, which measures cash and all other *current financial* assets that can readily be converted to cash. The governmental fund statements provide a detailed *current-term view* of the City's general government operations and the basic services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. We describe the relationship or differences between *governmental activities* (reported in the Statement of Net Position and the Statement of Activities) and *governmental funds* in a reconciliation on the page following the fund financial statements.

- *Proprietary funds* – When the City charges customers for the services it provides – whether to outside customers or to other units of the City – these services are generally reported in proprietary funds. Proprietary funds are reported in the same way that all activities are reported in the Statement of Net Position and the Statement of Activities. In fact, the City's enterprise funds (a component of proprietary funds) *are part of* the business-type activities we report in the government-wide statements but provide more detail and additional information for proprietary funds, such as statement of cash flows. The City's internal service funds (the other component of proprietary funds) reports activities that provide supplies and services internally to other City departments and programs.

Reporting the City's Fiduciary Responsibilities

The City is an agent for certain assets held for, and under the control of, other organizations and individuals. All of the City's fiduciary activities are reported in a separate Statement of Fiduciary Net Position. We exclude these activities from the City's other financial statements because the City cannot use these assets to finance its operations. The City is responsible for ensuring that the assets reported in these funds are used for their intended purposes.

Statement of Net Position

*The following is a **condensed Statement of Net Position** for the fiscal years ended June 30, 2022 and June 30, 2021, which allows for analysis of the City's net position as a whole.*

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Table 1

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2022	2021	2022	2021	2022	2021
Current and other Assets	$ 151,671,652	$ 101,213,162	$ 121,034,762	$ 117,406,518	$ 272,706,414	$ 218,619,680
Capital Assets	543,297,925	483,407,097	201,718,510	194,994,848	745,016,435	678,401,945
Total Assets	**694,969,577**	**584,620,259**	**322,753,272**	**312,401,366**	**1,017,722,849**	**897,021,625**
Deferred Outflows of Resources						
Pension & OPEB	**69,833,304**	**38,924,685**	**17,234,776**	**8,835,191**	**87,068,080**	**47,759,876**
Long-Term Liabilities Outstanding	254,476,498	252,369,403	98,184,008	99,140,474	352,660,506	351,509,877
Other Liabilities	21,948,107	14,386,097	10,210,571	10,095,306	32,158,678	24,481,403
Total Liabilities	**276,424,605**	**266,755,500**	**108,394,579**	**109,235,780**	**384,819,184**	**375,991,280**
Deferred Inflows of Resources						
Leases & Pension & OPEB	**53,766,395**	**5,449,482**	**10,728,333**	**1,213,953**	**64,494,728**	**6,663,435**
Net Position						
Net Investments in Capital Assets	537,558,597	481,259,666	183,665,229	174,389,259	721,223,826	655,648,925
Restricted	11,326,983	14,059,449	16,677,323	18,031,654	28,004,306	32,091,103
Unrestricted	(114,273,699)	(143,979,153)	20,522,584	18,365,911	(93,751,115)	(125,613,242)
Total Net Position	**$ 434,611,881**	**$ 351,339,962**	**$ 220,865,136**	**$ 210,786,824**	**$ 655,477,017**	**$ 562,126,786**

Net position over time may serve as a useful indicator of a government's financial position, however it may change dramatically year-to-year as a result of changes in accounting practices and assumptions. Table 1 shows that the net position of government-wide activities increased by approximately $93.4 million or 16.6%, from $562,126,786 in 2021 to $655,477,017 in 2022.

Governmental activities net position increased significantly by 23.7%, from $351,339,962 at June 30, 2021 to $434,611,881 at June 30, 2022. Consistent with its prior year increase, the City's net position for business-type activities increased by 4.8% from $210,768,824 in 2021 to $220,865,136 in 2022. For governmental activities, the increase of roughly $83.3 million in net position is mostly attributable to a significant increase total assets of $115 million, offset by a corresponding increase in total liabilities of only $14.3 million, contributing a gain in net position of $100.7 million. That positive impact on net position was offset by increase in lease-related, pension & OPEB deferred inflows of $48.3 million, and an increase in pension & OPEB deferred outflows of $30.9 million, for a net negative effect of $17.4 million. For the business type activities, the growth in total net position of 4.8% (or $10.1 million) is attributable to an increase in total assets combined with a decrease in total liabilities for a positive impact of $11.2 million, as well as an increase in pension & OPEB deferred outflows of $8.4 million, offset with a decrease in lease-related, pension & OPEB deferred inflows of $9.5 million. Further detail on prior year comparisons is provided below.

The City implemented GASB 87 effective July 1, 2021. GASB 87 requires that leases be reported in the financial statements. The following categories were added to the financial statements: leases receivable, leases payable, deferred inflow of resources related to leases, right-to-use leased assets and lease liabilities. Additional discussion of these changes can be found in Note 1 - I and 3 of the financial statements.

Statement of Net Position - Total Primary Government

- Again, this year, the largest portion of total assets consists of capital assets (e.g., land, infrastructure and equipment), totaling $745 million or 73% of total assets. These are detailed in Note 5 of the financial statements.
- Net investment in capital assets of approximately $721 million represents the City's investment in infrastructure and other capital assets, less accumulated depreciation and outstanding balances on borrowings used to construct or acquire those assets.
- Cash and investments comprised of $234.8 million in the City treasury and $3.6 million of cash and investments held with fiscal agents. These assets are detailed in Note 2 of the financial statements.
- Deferred outflow of resources related to pension and OPEB increased significantly by $39.3 million, roughly 187%. The change in deferred outflow of resources related to OPEB was due mainly to decrease of roughly 11% in the assumed discount rate and increase in the rate assumed for inflation of over 300% (from 0.75% to 2.75%) used to calculate the City's Total OPEB liability. The increase in deferred outflow of resources related to pensions is attributable to pension contributions made after the measurement date of the last GASB 68 Accounting Report.
- Receivables, totaling $24.5 million, consist of accounts, taxes and leases receivable. While most receivables consist of taxes and accounts payable, it is noted here that leases receivable recognizes agreements with third parties for the right-to-use of City property that is leased for special purposes. More information on leases receivable is found in Note 3 to the financial statements.
- Long-term liabilities totaled $335.2 million, approximately, and represent the City's obligations on debt, pensions, and other post-employment benefits. More information is presented in Notes 6 and 8-12 of the financial statements.
- Other liabilities increased significantly by 31.4%, from $24.5 to $32.2 million roughly. Most of this $7.7 million increase is due to a large increase in General Government accounts payable, attributable to a $1 million grant agreement with the Museum of Redlands, a purchase agreement for body worn cameras of $478,000 and a $1.8 million construction contract for the I-10 / Alabama Interchange Improvement Project; there was also a $2.8 million increase in General Government unearned revenue, $2.4 million of which is attributable to increased unearned revenue recorded as a result of the American Rescue Plan Act funding received towards the end of the fiscal year.
- Implementation of GASB 87 resulted in a $8.5 million increase for lease related deferred inflows of resources for spaces and land that is leased out by the City. As well, deferred inflows related to pension & OPEB increased significantly by $49.3 million, roughly 740%. This change is based the net difference between projected and actual earnings on pension plan investments as well as a 10% decrease in the assumed discount rates.
- Overall investment in capital assets, net of related debt, increased by 10%. This steady increase over the prior year is reflective of additions to right-of-way assets, higher amounts of construction in progress, and additions to infrastructure assets and buildings & improvements.
- Restricted net position, totaling $28 million, represents resources that are subject to restrictions on how they may be used. Some funds are restricted for the purposes of funding specific capital projects, funding specific debt service obligations, to hold in trust as an endowment, or for other specific uses.
- The unrestricted net position amount of -$93.75 million represents an unrestricted net position deficit, mainly resulting from the recognition of the net pension liability in fiscal year 2015, in accordance with GASB 68, and the recognition of total OPEB liability in fiscal year 2018, in accordance with GASB 75. As well, beginning in FY 2022, the City also recognized the deferred inflows related to leases in accordance with GASB 87. Additional details can be found in Note 10 as it pertains to net pension liability, in Note 11 for the Total OPEB liability and in Note 3 for Leases.

Governmental Activities

- Receivables, totaling $13.1 million, consists mainly of taxes receivable at $10.6 million, $1.1 million in accounts receivable, and $1.4 in leases receivable. Recognition of leases payable, in accordance with GASB 87 reflects the City's portion of property leased to others for their right-of-use of a particular underlying asset.
- The net position of governmental activities increased significantly by 23.7% (or $83.3 million), attributable to a variety of factors. Cash and other assets increased significantly by $55.1 million, capital assets increased by $59.9 million. As well, deferred outflows related to pension & OPEB increased by roughly $30.9 million. These increases were offset by an increase in total liabilities of $14.3 million and increases to deferred inflows related to leases, pension & OPEB of roughly $48.3 million.
- Deferred outflow of resources related to pension and OPEB increased by $30.9 million, roughly 79%. OPEB deferred outflows increased by approximately $29.6 million and this is attributed mainly to decrease of roughly 11% in the assumed discount rate and increase in the rate assumed for inflation of over 300% (from 0.75% to 2.75%) used to calculate the City's Total OPEB liability. Pension deferred outflows represent a $1.3 million increase in deferred outflows. This change is attributable to pension contributions made after the measurement date of the last GASB 68 Accounting Report. There are more details available in Notes 10 & 11 of the financial statements.
- This year, there was a net increase of 5.4%, or $14.3 million in total liabilities, with roughly $1.9 million attributed to increases in unearned revenue received in late June 2023 (as a result of the American Rescue Plan Act funding, the majority of which has no corresponding expenditure and is therefore unearned), several large construction projects underway, increases in deposits & interest payable, and a net of $2.1 million attributed to long-term debt.
- Within long-term liabilities, the amount for pension decreased by $40.3 million and the amount for OPEB increased by $38.4 million. Changes in OPEB liability are attributed to changes in assumptions for the discount rate and inflation, predominately. While changes in net pension liability are due mainly to improved performance of investment income. There are more details available in Notes 10 & 11 of the financial statements.
- Deferred inflow of resources related to pension increased by $43.4 million, roughly 1,874%. This change is based on the annual actuarial analysis performed by CalPERS and consists of changes in assumptions and differences between estimated and actual experience, notably this year, better-than-expected earnings on pension plan investments. OPEB deferred inflows decreased over the prior year by 25%, or $794,000. This change is mainly due to changes in assumptions related to the discount rate and inflation. There are more details available in Notes 10 & 11 of the financial statements.

Business-Type Activities

- The net position of business-type activities increased by 4.8%, or $10.1 million. This change is attributed to an increase in total assets of $10.4 million; an increase in deferred outflows from pension and OPEB of $8.4 million; and a decrease in total liabilities of $841,000, offset by an increase in deferred inflows from leases, pension and OPEB of $9.5 million for a net increase of $6.2 million overall.
- Receivables, totaling $11.4 million, represent an increase of approximately $1.4 million from the prior year. The majority of accounts receivable relate to the Water, Wastewater and Solid Waste customer billings ($5.2 million) and unbilled customer accounts ($5.6 million). With the recognition of leases receivable, in accordance with GASB 87, approximately $225,000 was also added to receivables. These leases are mainly related to property & easements for cell phone towers as well as hangar leases at the Redlands Municipal Airport.
- Total capital assets of $201.7 million represent 27% of total capital assets citywide.
- Deferred outflow of resources related to pension and OPEB increased by $8.4 million, roughly 95%.
    - OPEB deferred outflows increased by approximately $8.7 million and this is attributed to the lowering of the assumed discount rate and the significant increase in the assumed inflation rate used in the actuarial valuation performed with a measurement date of June 30, 2021.
    - Pension deferred outflows decreased slightly by $325,000. This change is based on the annual actuarial analysis performed by CalPERS and consists of differences between estimated and actual experience, notably this year, better-than-expected earnings on pension plan investments.
- This year, there was a net decrease of $956,000 in long-term liabilities outstanding.
    - In terms of long-term debt – there was a net decrease of $2.7 million.
    - This is representative of repayment of bonds, notes, and leases payable within Water, Solid Waste (Disposal) and Wastewater (Sewer) funds of roughly $3.3 million, which offset the addition of a new capital lease payable for a Caterpillar D7-17 Tractor at the California Street Landfill (Solid Waste Fund) for $650,000.
    - In terms of other long-term liabilities, there were significant and offsetting changes in net pension liability and total OPEB liability. There was a decrease of $9.6 million in net pension liability due to differences between estimated and actual experience, notably this year, better-than-expected earnings on pension plan investments. There was an increase in total OPEB liability of $11.3 million attributed to the lowering of the assumed discount rate and the significant increase in the assumed inflation rate used in the actuarial valuation performed with a measurement date of June 30, 2021.
- Deferred inflow of resources related to leases, pension and OPEB increased by $9.5 million, roughly 784%.
    - $2.8 million of this increase is due to recognition of deferred inflows related to leases, in accordance with GASB 87.
    - Pension deferred inflows increased by $6.9 million, this is based on the annual actuarial analysis performed by CalPERS and consists of changes in assumptions and differences between estimated and actual experience.
    - These increases were slightly offset by a decrease in deferred inflows related to OPEB of $234,000. This change is based on the actuarial valuation performed with a measurement date of June 30, 2021.

*The **Statement of Activities** reports increases and decreases in the net position. The following is a condensed Statement of Activities for the fiscal years ending June 30, 2022 and June 30, 2021:*

Table 2

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2022	2021	2022	2021	2022	2021
Program Revenues						
Charges for services:	$ 17,335,323	$ 15,665,634	$ 65,976,505	$ 63,050,099	$ 83,311,828	$ 78,715,733
Operating grants and contributions	4,223,681	3,941,740	631,695	20,125	4,855,376	3,961,865
Capital grants and contributions	28,433,466	11,372,774	6,134,627	2,840,765	34,568,093	14,213,539
General Revenues						
Property taxes	37,769,495	35,722,886	73,337	79,616	37,842,832	35,802,502
Sales taxes	48,232,171	26,541,469	-	-	48,232,171	26,541,469
Franchise taxes	2,625,852	2,379,571	-	-	2,625,852	2,379,571
Other taxes	2,706,919	2,462,019	-	-	2,706,919	2,462,019
Investment income (loss)	(1,546,892)	282,836	(2,929,740)	557,392	(4,476,632)	840,228
Gain/(loss) on sale of capital assets	-	-	44,643,370	-	44,643,370	-
Intergovernmental (unrestricted)	1,308,520	1,455,573	-	-	1,308,520	1,455,573
Other	1,689,391	3,064,706	1,208,057	1,637,223	2,897,448	4,701,929
Total Revenues	**142,777,926**	**102,889,208**	**115,737,851**	**68,185,220**	**258,515,777**	**171,074,428**
Program Expenses						
General government	26,157,407	18,717,217	-	-	26,157,407	18,717,217
Public safety	61,325,651	57,395,655	-	-	61,325,651	57,395,655
Culture and recreation	6,902,767	4,250,967	-	-	6,902,767	4,250,967
Highway and streets	9,754,750	11,057,940	-	-	9,754,750	11,057,940
Library	2,754,340	2,792,317	-	-	2,754,340	2,792,317
Interest on Long-Term Debt	738,561	888,750	-	-	738,561	888,750
Water	-	-	26,535,646	23,411,564	26,535,646	23,411,564
Disposal	-	-	15,454,382	15,026,409	15,454,382	15,026,409
Sewer	-	-	11,764,304	12,077,904	11,764,304	12,077,904
Groves	-	-	1,146,879	991,602	1,146,879	991,602
NP Water	-	-	956,768	677,088	956,768	677,088
Cemetery	-	-	958,443	1,119,999	958,443	1,119,999
Aviation	-	-	715,647	582,770	715,647	582,770
Total Expenses	**107,633,477**	**95,102,846**	**57,532,069**	**53,887,336**	**165,165,546**	**148,990,182**
Change in Net Position Before Transfers	**35,144,449**	**7,786,362**	**58,205,782**	**14,297,884**	**93,350,231**	**22,084,246**
Transfers	48,127,470	3,660,469	(48,127,470)	(3,660,469)	-	-
Increase (Decrease) in Net Position	**83,271,919**	**11,446,831**	**10,078,312**	**10,637,415**	**93,350,231**	**22,084,246**
Beginning Net Position	351,339,962	336,232,462	210,786,824	200,149,409	562,126,786	536,381,871
Restatement of Net Position	-	3,660,669	-	-	-	3,660,669
Beginning Net Position, as Restated	351,339,962	339,893,131	210,786,824	200,149,409	562,126,786	540,042,540
Ending Net Position	**$ 434,611,881**	**$ 351,339,962**	**$ 220,865,136**	**$ 210,786,824**	**$ 655,477,017**	**$ 562,126,786**

Total Primary Government –

- Total Primary Government revenues for fiscal year 2021-2022 increased significantly by 51.1%, or roughly $87.4 million. This large increase was due to several factors: the first full year of transaction & use tax received under Measure T, the addition of several large infrastructure asset additions included under capital grants & contributions, and one-time land sale proceeds in the solid waste and wastewater funds.
- Property tax grew by 5.7%, or $2 million. This growth in revenue is attributed to higher taxable values driven by property transfers of ownership, the annual adjustment for inflation (CPI), and new construction within the City from prior years being enrolled by the County's Recorder.
- Total expenses for the City increased in fiscal year 2021-2022 by $16.2 million (or 10.9%). Roughly $12.5 million of this increase was within General Government. Another $3.6 million net increase was found throughout the Business Type Activities. More detail on these fluctuations is presented below.
- Transfers between governmental activities and business-type activities increased by roughly $44.5 million. This is due to a large one-time transfer of land sale proceeds between the Solid Waste (Disposal) & Wastewater (Sewer) Funds to the General Fund to transfer net profits on a property sale after both funds were made whole with their original capital outlay for the property plus CPI adjustments to preserve the purchasing power within both funds.

Governmental Activities

- Total Governmental Activity revenues for fiscal year 2021-22 increased by roughly 38.8%. This growth in the prior year was mainly significant additions under capital grants and contributions, notably the 2021 Street Resurfacing Project, the 2021 Citywide Sidewalk & ADA replacement project, the 6th Street Gateway and infrastructure added from several private developments. Other significant variances are detailed below.
- Sales tax revenue saw a very significant increase of 81.7%, or $21.7 million, when compared to prior year. This striking increase in revenues is based on three factors:
    - The first full year of collection of the City 1% transactions and use tax (Measure T), which was only partially reflected in the prior fiscal year since its effective date of 04/01/2021;
    - A corporate restructuring of Amazon LLC to now own its warehouses, effectively making itself into a point-of-sale such that the vast majority of sales tax the in-town Amazon warehouse generates will no longer be "pooled" for apportionment among the various cities in the County, but rather the City will be the exclusive taxing jurisdiction;
    - And lastly, upward pressures on prices towards the latter half of the fiscal year had a positive impact on sales tax revenue.
- Interest Income (formerly referred to in prior fiscal years as Uses of Money & Property) has decreased significantly by roughly $1.8 million. Much of this was largely due to a decrease in the fair market value of the City's investment portfolio resulting from an overall increase in interest rates.
- The Intergovernmental category reflects a decrease over the prior year of $147,000 due to fluctuations in funding from the Federal, state and county governments.
- Operating Grants and Contributions increased from prior year levels by $282,000, or 7.2%. This was due largely to increases in General Government grants related to the City's allocation of Coronavirus State & Local Fiscal Recovery Funds issued through the American Rescue Plan Act of $2.1 million and decreases in Public Safety operating grants due to a one-time increase in the prior year attributed to the Coronavirus Aid, Relief, and Economic Security Act or, CARES Act funding.
- Capital Grants and Contributions increased markedly by $17 million, or 150% over the prior year. This is a result the addition of several large infrastructure asset additions included under capital grants & contributions, as well as some increases in revenue in the various general government development impact fee funds.

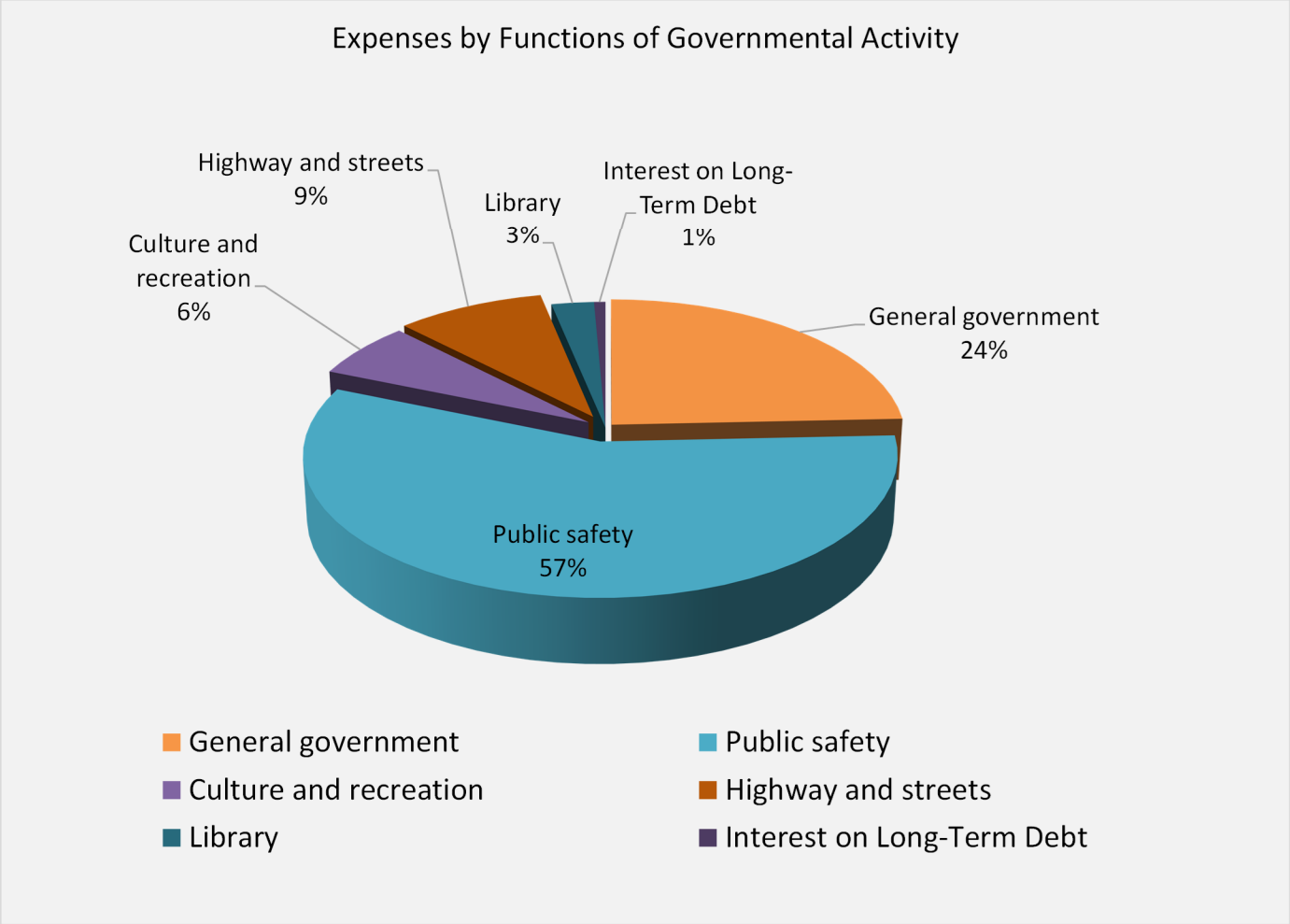
Governmental Activities (Continued)

- Total expenses for Governmental Activities increased in fiscal year 2021-22 by $12.5 million (or 13.2%). The following categories saw the largest fluctuations over the prior year:
    - General Government expenses increased by roughly $7.4 million (or 39.8%). Most of this increase is due to large increases in expenses related to facility maintenance contracts associated with the purchase of 300 East State Street, a six-story office building roughly 65% occupied by private tenants. As well, this includes the one-time donation to the Museum of Redlands of a $1 million grant by the City to commission the new City facility. There is also a $2.6 million increase in full time salaries charged to grants.
    - The Public Safety category saw a $3.9 million increase over the prior year. This variance was due to $1.2 million increase in Police Department Operating costs, and other significant increases to adjustments for expenses related to depreciation, OPEB & pensions.

Business-Type Activities

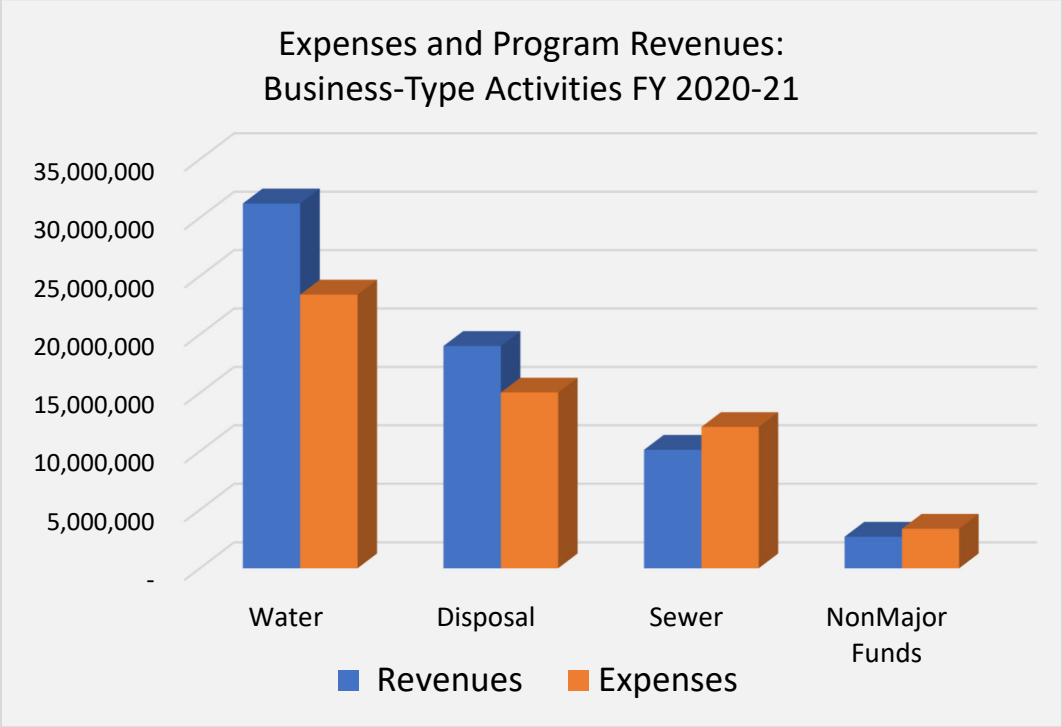
- Overall, ending net position for the business-type activities increased by $10.1 million, or 4.8%.
- Comparing fiscal year 2020-21 and fiscal year 2021-22, total revenues increased by $47.5 million overall, or 69.7%. The increase in revenues is almost exclusively due to the one-time sale of property and associated proceeds.
    - The $3.2 million increase in Capital Grants and Contributions was due to a net increase in development impact fee revenue of $2.3 million and an increase in total capital contributions to the water and wastewater fund over the prior year of roughly $900,000.
    - There were also significant increases in revenues in the Solid Waste (Disposal) and Wastewater (Sewer) Funds, mainly due to increases in rates for both funds effective 10/01/2021, as well as the addition of several new attached and detached homes to the City's housing stock. These increases of $2.1 million and $1.9 million, respectively, were offset by losses in revenue of $1.2 million in the Water Fund. This is attributed mainly to the delayed collection of water usage charges caused by the Governor's Executive Order N-42-20 that limited disconnection of water service for non-payment. The City expects to recover delinquent accounts almost entirely as a part of the California Water and Wastewater Arrearage Payment Program (CWWAPP) that funded eligible customers who fell behind on their water utility bill payments because of the COVID-19 pandemic.
    - A decrease in investment income of $3.5 million reflects the unrealized loss that was required to be booked to reflect the difference between the book value of the City's investments and their market value.
- Expenses overall increased from fiscal year 2020-21 levels by $3.6 million, or 6.8% approximately. The programs with the largest increase in expenses were the Water, Solid Waste (Disposal), and Nonpotable Water funds. Over the prior year:
    - In the Water Fund, expenses increased by $3.1 million or roughly 13.3%. This increase was mainly due to increases in contractual service costs, higher costs in electricity, and roughly $1.1 million in expenses for water meter & fittings replacement. These significant increases were offset partially by savings in other categories of expenses in the fund.
    - In the Solid Waste (Disposal) Fund, expenses increased by $428,000 or roughly 3%. These increases were due to higher costs for contractual services, retiree healthcare costs, City garage charges, and various capital assets. Some of these increases were offset in other categories by savings in pension contributions and landfill closure expenses.
    - Lastly in the Nonpotable Water Fund, there was a notable increase of $280,000 in expenses, or roughly 41%. This increase was due mainly to the addition of new meters and fittings, as well as other non-capital expenditures.

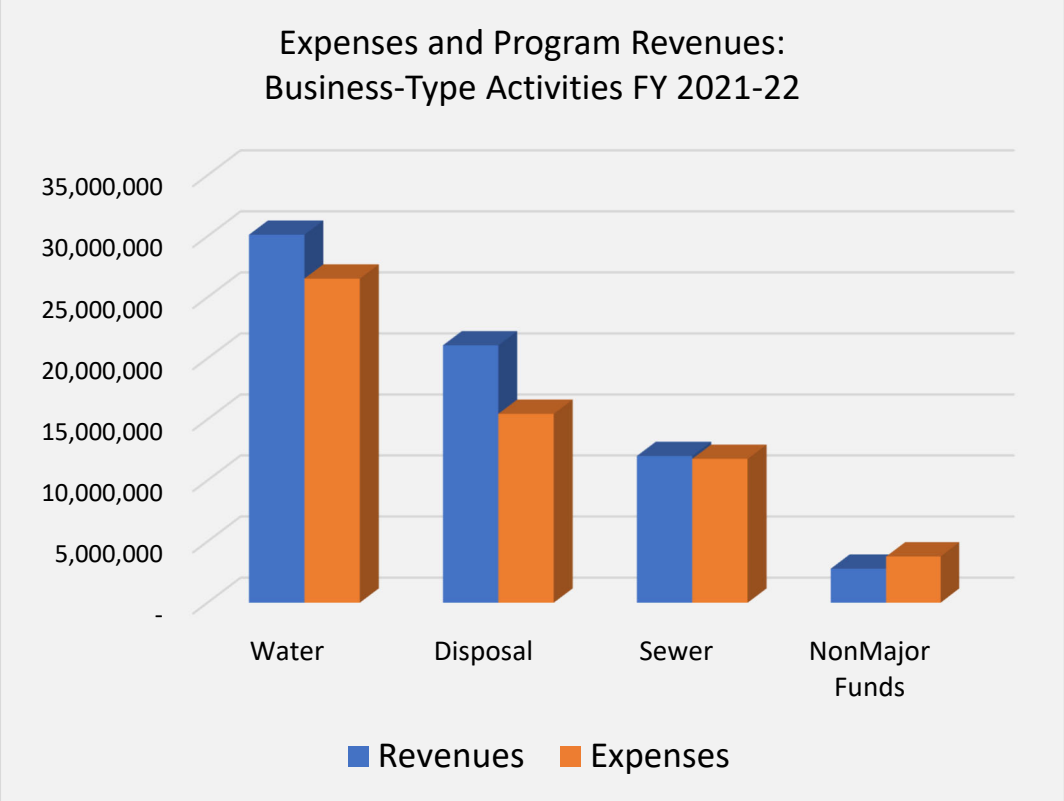
Expenses by Function of Governmental Activity



- Expenses overall for governmental activities totaled $107.6 million. This total represents the cumulative effective of increased pension costs, the recognition of OPEB, and deferred outflows and inflows related to both. Employee compensation is also reflected in this amount.
- Expenses for general government comprise 24% of total governmental activities, or $26.1 million. General government includes functions such as human resources, finance administration, engineering and City Council.
- Expenses for public safety represent 57% of total governmental activities in the amount of $61.3 million. The main operations within public safety are the Police and Fire Departments. These departments are service-centric. As such, personnel costs represent the majority of costs in these departments. The effects of salary increases, pension cost increases and the recognition of OPEB liability tend to have a larger impact proportionately for public safety activities.
- Expenses for highway and streets are 9% of all governmental activities, or $9.8 million. These expenses include spending on the City's Pavement Accelerated Rehabilitation Implementation Strategy (PARIS) program, operations and maintenance as well as other capital repairs to road infrastructure.
- Culture and recreation, Library, and interest on long-term debt comprise 6%, 3%, and 1% of government activity respectively, or $6.9 million, $2.8 million and $739,000.

Expenses and Program Revenues : Business Type Activities Fiscal Year Comparison

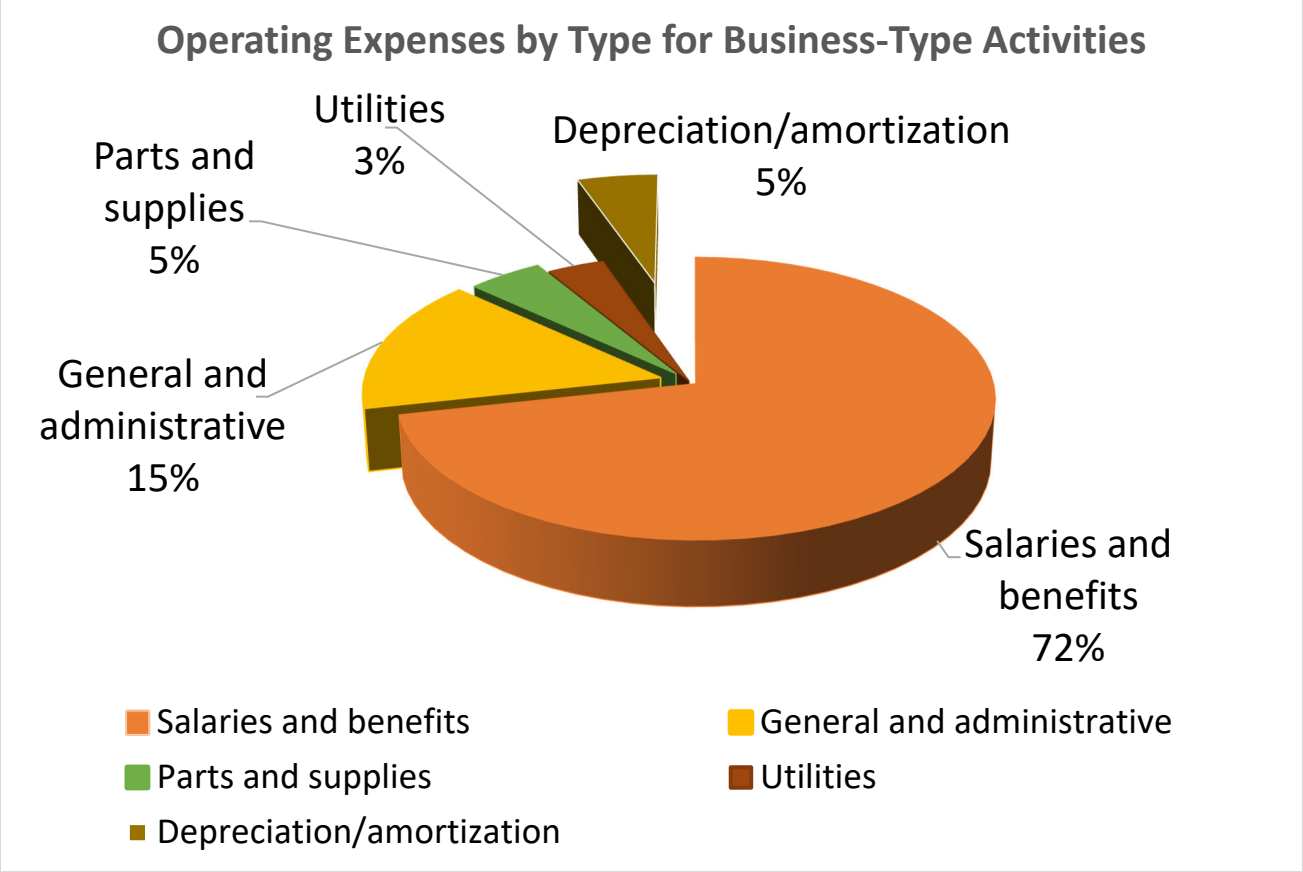




Major differences between revenues and expenses for business-type activities are show in the two charts above.

- Fiscal year 2021-2022 saw a significant decrease in Water revenues of $1.1 million, or 3.5%, and an increase in expenses of $3.1 million, or 13.3%. Seasonality and weather usually have the greatest impacts on water consumption and revenue. However, the COVID-19 pandemic and the resulting Governor's Executive Order N-42-20 have also had significant impacts on the Water Fund revenues as a result of the moratorium on disconnection of water service for non-payment. The City anticipates these revenue losses to be recooperated by the end of FY 2023, with the City's participation in the California Water and Wastewater Arrearage Payment Program (CWWAPP) that will pay the City any eligible water-related delinquent customer account balances. Increases in contractual service costs, driven mostly by higher costs in electricity, water meter & fitting replacements, and retiree healthcare, contributed to the overall increase in expenses. These significant increases of $3.1 million were offset partially by savings in other categories of expenses in the fund.
- For Solid Waste (Disposal) operations, there was an increase in revenues over fiscal year 2020-21 of $2.1, or 10.8% and an increase in expenses in the amount of $428,000, or 2.9%. Increased revenues are the result of a rate increase implemented in the fall of 2021 as well as the addition of 82 dettached single family homes within the City. Higher expenses are a result higher staffing costs, higher costs for retiree health insurance, and higher City garage charges. These increases were offset by other cost savings in areas like pension and billing services.
- In the Wastewater (Sewer) Fund, revenues increased by $1.9 million, or 18.5%, and expenses decreased by $313,600, or 2.6%. The increase in revenues are a function of a rate increase implemented in the fall of 2021 and an increase on frontage charges. Decreased expenses in the fund were due savings on pension contributions, offset by increases in other areas of salaries & benefits.
- Lastly, for nonmajor business-type funds,
    - The Groves Fund experienced a significant increase in revenue by roughly $179,000 (or 19.2%). This follows a year that saw a 42% growth over the last in grove receipts. This market for citrus fruit is notably unpredictable and this can cause the marketability of the City's citrus to vary substantialy from one year to the next.
    - The Hillside Memorial Cemetery had a 21% decrease in revenues due to higher than average cemetery lot sales and internment services in the prior year, roughly $332,000 more than FY 2020 revenues.
    - The Aviation fund saw a small 8% increase in rental income due to slighly higher ground lease payments and tie-down fees over prior year levels.
    - The Non-Potable Water Fund experienced an increase in revenues of 2.3%, or $12,000. This was caused an increase in non-potable water usage. This is likely due to the City's policy of requiring new commercial development to provide dual metering for irrigation systems to accommodate the use of recycled/non-potable water.
    - Expenses decreased in the Cemetery Fund by $162,000, or 14.4% due mainly to savings arising from bad debt expense, other betterments & improvements and supplies. Operating expenses in the Groves Fund increased by 15.7% (due bringing farming services in-house as a result of the last farming contractor in the City existing that industry). Expenses also increased in Non-Potable Water by $280,000, or 41.3% due mainly to costs related to new meters & fittings and onon-capital expenditures. Lastly, expenses increased by $133,000, or 22.8% in the Aviation Fund (due increases in utilities, and special contractual services).

Expenses by Type for Business-Type Activities



MAJOR FUNDS

As noted earlier, the City uses fund accounting to provide proper financial management of the City's resources and to demonstrate compliance with finance-related accounting standards and legal pronouncements.

Major Governmental Funds. The **General Fund** is the chief operating fund of the City. At the end of June 2022, the total fund balance reported for the General Fund was $93,440,224, an increase of $38,107,057 (69%) from the prior year ending fund balance of $55,333,167. This large variance is due to several factors that will be detailed below.

As a measure of the General Fund's liquidity, it can be useful to compare the total fund balance to total fund expenditures. This measure indicates that the fund balance is approximately 98% of general fund expenditures, however, only $26,543,339 of the $93.4 million fund balance is unassigned. The unassigned fund balance of $26.5 million, together with the $9.2 million in fund balance committed to stabilization arrangement (contingencies), is the only portion of fund balance readily available for spending and represents 37.5% of general fund expenditures. Total general fund expenditures this year were $95.4 million, which is $27 million higher than the prior year amount of $68.4 million. Total general fund revenues were $107.6 million, or 24.6% higher than the prior year amount of $86.4 million.

MAJOR FUNDS (Continued)

Significant changes in revenues for the City's General Fund over the prior year are as follows:

- Overall sales tax increased significantly by $21.7 million, or 81%. FY 2022 marked the first full year of revenue collection of the City's transaction & use tax approved by voters in November 2020 and which was effective on April 1, 2021. The City has not only recovered from the COVID-19 recession that saw its sales tax revenues drop by 7%, but has made significant gains in this revenue category.
    - $5.3 million of this growth was due to growth in the Bradley Burns sales tax.
    - The corporate restructure of Amazon fulfillment centers in the state continues to bode well for sales tax revenue in the City. Sales tax revenue generated by Amazon that was previously disbursed to the County pools is now being allocated to the City. This has had a significant influence on the City's revenues, boosting revenue by roughly $1.5 million in FY 2022.
    - Still more growth in overall sales tax is attributed to strong growth in industry types across the board, but most notably in auto sales and leases, and inflationary pressure on retail prices.
    - The first full year of Measure T sales tax collection resulted in revenue receipts of $20.7 million. This is a $16 million increase over the prior year in which it was collected only for the last quarter (FY 2021).
- Property tax increased again by $1.9 million, primarily due to strong growth in the City's total assessed values, which grew by a factor of roughly 4.1% for the fiscal year. Different property use categories grew at different rates. Most of this growth is due to transfers of ownership, the CPI growth factor (2%), and some new construction of both residential and non-residential properties.
- Transient occupancy tax (TOT) increased by $221,000, or 12.1%. The recovery of travel & lodging as a result of relaxed state mandates for social distancing has already led to an uptick in TOT revenue in FY 2021. For FY 2022, the City added two new hospitality accommodations for travelers: the Hilton Home2 Suites, a 77-room hotel located at 1342 Industrial Park Avenue; and the Marriot Springhill Suites, an 88-room hotel located at 1765 West Lugonia Avenue.
- Licenses and permits reflect an increase of $887,000 or 12.3%. This increase is due an uptick in applications for building permits and increased collection of business license revenue.
- Intergovernmental revenues increased by $742,000 or 149%, primarily the result of a very significant increase in Mutual Aid received during this fiscal year, as compared with the amount received prior in FY 2021.
- Charges for services increased only slightly by $174,000, or 2.3% from prior year. While there are variations over and under in each revenue account, contract classes and recovery of general government overhead had the largest increases over the prior year.
- Earnings from the investment income were down sharply from FY 2021, by $2.6 million. The US economy and stock market struggled the first half of 2022. Interest rates are further expected to increase, causing market values to fluctuate. The City's practice is to buy and hold investments to maturity to minimize investment risk in a fluctuating market and to ensure preservation of capital in the overall investment portfolio. As required by GASB 31, an unrealized loss was recorded to adjust for these market fluctuations and is reflected in this line item.
- 'Rents and leases' is a new category recognized as a result of GASB 87. As a result of the City's purchase of 300 East State Street in downtown Redlands, it is now the owner of a six-story office building occupied by 65-70% private tenants, with the future objective of converting this property into a new City Hall once the leases of existing tenants expire. Prior year revenue from rents and leases was roughly $136,000. For FY 2022, the amount is $1.8 million, nearly a 12-fold increase. This is due to an additional $1.5 million in lease revenue from 300 East State Street.
- Miscellaneous revenue decreased slightly by $71,000, or 4.5%. This is mostly a result of lower cost recovery & reimbursements across different City departments.

MAJOR FUNDS (Continued)

- Transfers in increased significantly in FY 2022 over the prior year by approximately $39.1 million. This was due to a large single-year transfer of land sale proceeds from the Solid Waste (Disposal) and Wastewater (Sewer) funds, after each fund was made whole with the original purchase price plus an inflation factor representing the incremental increase in value of the original purchasing funds to 2021 dollar values. The remaining funds were transferred to the General Fund for the purposes of funding acquisition of a new City Hall building (300 East State Street) and a new Public Safety (Police) facility (1625 West Redlands Boulevard).

The **Public Facilities Development** fund accounts for the collection and related expenditure of development impact fees designated for constructing new and upgrading existing public facilities. This fund holds Advances Payable to other funds totaling $7,689,301. The funds and amounts owed include the General Fund in the amount of $7,648,335 and the Water Fund in the amount of $40,966. This represents a decrease from last year of roughly $599,000. These interfund loans were made when impact fee revenues were insufficient to cover 60% share the Public Facilities DIF portion of debt service on the 2003 Lease Revenue Refunding COPs, which matured in fiscal year 2017-2018. Development Impact Fee (DIF) revenue collected in these categories is now being used to repay the non-General Fund loans first per a Council directive. As such, the interfund loans owed to the Open Space Fund (227), Park Development Fund (250), and Storm Drain Construction (405) Fund have been repaid in full, including interest and all outstanding principal.

The **Governmental Grants** was established to account for the receipt and expenditure of grant monies received from various agencies for general government projects and purposes. This fund tracks the City's allocation of Coronavirus State & Local Fiscal Recovery Funds issued through the American Rescue Plan Act in the amount of $11,508,106, the largest federal grant the City has received to date. It also tracks several other noteworthy grant projects, including the City's Community Block Development Grant program, engineering grants for transportation projects and equipment and facility grants for the Police and Fire departments.

The **Safety Hall Capital Projects** fund was established to track the accumulation and use of resources for constructing, acquiring, and rehabilitating capital assets related to a new Safety Hall. The activity for FY 2022 consisted of the purchase of a former Kmart property located at 1625 West Redlands Boulevard. This property will serve as the future home to the Redlands Police Department, fulfilling a long-standing need for the department to have a centralized facility to house its tactical and operations staff as well as servicing public needs. Future plans for a comprehensive retrofit and refurbishing of the property are in the initial design and scoping stages.

Major Enterprise Funds. The **Water Fund** has a total net position of $145.4 million at the end of the fiscal year, $28.2 million of which is unrestricted. The **Solid Waste (Disposal) Fund** has a total net position deficit of ($2.2 million) at the end of the fiscal year, which marks a $3 million improvement over the prior fiscal year; and its unrestricted net position is a deficit of ($4.3 million). The **Wastewater Fund** has a total net position of $56 million at the end of the fiscal year; $8.2 million of which is unrestricted. These funds account for the respective utility services provided by the City. Other factors concerning the finances of these funds have already been addressed in the discussion of the City's business type activities.

GENERAL FUND BUDGET

Differences between the final budget and fiscal year 2021-22 activity in the General Fund can be briefly summarized as follows:

- Total Revenues - $5,536,8995 received in excess of budgeted amounts.
- Total Revenues is now inclusive of two new financing sources - Inception of finance purchase agreements and Inception of lease payable. In this way, proceeds of governmental long-term debt and financing through leases are reported as other financing sources in accordance with GASB Statement No. 87.
    - Of the $5.5 million in excess of budgeted revenue amounts, these new categories comprise approximately $3.5 million.
- General Government - $1,469,459 decrease between the actual amount and the amount appropriated in the budget (savings).
- Public Safety - $3,623,926 decrease between the actual amount and the amount appropriated in the budget (savings).
- Culture and Recreation - $297,177 decrease between the actual amount and the amount set in the budget (savings).
- Highways and Streets - $2,571,141 decrease between the actual amount and the amount appropriated in the budget (savings).
- Library – $71,451 decrease between the actual amount and the amount appropriated in the budget (savings).
- Transfers - $137,957 decrease between the actual amount and the amount set in the budget (savings).
- Capital Outlay - $105,502 decrease between the actual amount and the amount appropriated in the budget (savings).
- Debt Service - $4,478,071 decrease between the actual amount and the amount appropriated in the budget (savings).

Major deviations between the final budget of the General Fund and its actual operating results were as follows. (Note: budget savings are listed as positive figures.)

	Final Budget	Actual Amounts	+ (-) Variance
REVENUES			
Taxes	$ 87,138,699	$ 89,564,040	$ 2,425,341
License and permits	7,530,463	8,121,859	591,396
Fines and forfeitures	116,000	191,571	75,571
Intergovernmental	601,383	1,239,804	638,421
Charges for services	7,350,663	7,821,186	470,523
Investment income (loss)	175,350	(2,572,366)	(2,747,716)
Rents and leases	1,577,825	1,793,787	215,962
Miscellaneous	1,169,219	1,474,949	305,730
Transfers in	45,689,313	45,779,314	90,001
Inception of finance purchase agreemen	-	3,275,547	3,275,547
Inception of lease payable	-	196,119	196,119
Total Revenues	151,348,915	156,885,810	5,536,895
EXPENDITURES*			
General Government	20,318,964	18,849,505	1,469,459
Public Safety	47,927,800	44,303,874	3,623,926
Culture & Recreation	5,572,914	5,275,737	297,177
Highways & Streets	4,744,193	2,173,052	2,571,141
Library	2,672,615	2,601,164	71,451
Transfers	23,524,118	23,386,161	137,957
Capital Outlay	21,567,208	21,461,706	105,502
Debt Service	5,205,625	727,554	4,478,071
Total Expenditures	$ 131,533,437	$ 118,778,753	$ 12,754,684

There are some variations between the final budget and the actual receipts recorded in Fiscal Year 2021-22 revenues. This year, property and sales tax comprised 57% of total General Fund revenues. The strong performance in these two categories is related to the passage of Measure T, the City's 1-cent sales tax, in November 2020, and the continued strong performance of housing prices and home sales, which accounted for a large part of the growth in property tax. Aside from that, budget estimates were still under by roughly $2.4 million. Some of this can be attributed to better-than-expected growth in sales tax, as consumer demand and prices remained higher than forecast. In terms of property taxes, the local real estate market remained relatively strong compared to the broader economy, as a variety of market conditions lead to accelerating home price growth through and since the onset of the pandemic. Median prices for detached single family homes in Redlands increased roughly 40% between 2019 and 2022.

Actual revenues were over the amended budget estimates by $5,536,895, or 3.7%. Roughly $3.5 million of this variance is due to the recognition of two new financing sources, Inception of finance purchase agreements and Inception of lease payable. For FY 2022, there was $3.2 million recognized as financing through finance purchase agreements. The assets leased include a Smeal Triple Combination Pumper (type 1 engine) and a Spartan LF Quint Tractor (aerial ladder) for the Fire Department.

Other than the categories of taxes, inception of finance purchase agreements, and inception of lease payable, which all had positive variances, the largest negative variance was investment income, which posted a loss of $2.7 million. As explained previously however, this amount reflects an unrealized loss recorded to adjust the City's investment holdings to market value. While market values are expected to continue to fluctuate due to inflation, rising interest rates and economic uncertainty regarding an impending recession, the City's practice is to buy & hold investments to maturity to minimize the investment risk in a fluctuating market to ensure preservation of capital in the overall investment portfolio.

Licenses and permits performed better than expected, at roughly $591,400, or 7.9%, above forecasts. This was mainly due to increased receipts from building permits (due to increased construction activity) and business licenses.

Intergovernmental revenue was significantly higher than expected by approximately $638,400, or 106%. This is due mainly to the timing of mutual aid reimbursement revenues, as the reimbursement process can lag by 60 to 90 days after the City's expenditure of the related funds.

Charges for service were slightly higher by $470,500, or 6.4%, due to higher revenues than anticipated in plan review fees, general government overhead cost recovery and contract classes offered by Recreation & Senior Services.

Rents and leases were carved out here for the first time and contributed $1.7 million in revenue. This was roughly $216,000 higher than budgeted. These revenues reflect the City's purchase of 300 East State Street in downtown Redlands. The City now owns this six-story office building occupied by 65-70% private tenants, with the future objective of converting this property into a new City Hall once the leases of existing tenants expire.

Transfers in were slightly higher than budgeted by 0.2%. This can be attributed to slight differences in the amounts for a large transaction involving the transfer of proceeds from a property sale from the Solid Waste (Disposal) and Wastewater (Sewer) funds to the General Fund.

Miscellaneous revenues were up by $305,700, or 26.1%. This was mainly due to higher than anticipated cost recovery in the Fire Department, Facilities & Community Services, and the Planning division.

Total General Fund expenditures ended the year under budget by 9.7%, or $12.8 million. The vast majority of the unspent funds will be carried forward to the subsequent fiscal year (2022-23) for expenditure.

General Government expenditures ended the year under budget by 7.2%, or $1.5 million. Part of this is attributed to savings in the areas of retiree health insurance premiums, lower expenditures on professional services in Finance, and savings in Engineering's professional services line item.

Public Safety expenditures were under budget by $3.6 million, or 7.6%. Much of this savings is due to salary and overtime savings in the Police and Fire departments, as well as unspent funds for vehicle leases, body worn cameras, and building improvements.

Culture and Recreation was under budget by roughly $297,000, or 5.3%, this was attributable to savings on special contractual services in Parks, Trees & Recreation & Senior Services divisions.

Highways and Streets expenditures were under budget by $2.6, or 54.2%. This savings is a result of the carryover of roughly $1 million on an LED Streetlight conversion project, as well as an adjustment to expenditures to reduce them by $1.5 million representing the reclassification of expenditures related to the Fire Department.

Library expenditures were slightly under budget by $71,500, or 2.7% at year-end. This amount represents salary savings.

Capital outlay expenditures were slightly under budget by $105,500, or 0.5% at year-end. This small difference is due to differences between budget estimates and actual capital outlay costs.

Actual debt service expenditures were significantly below budgeted levels, at a savings of 86%, or $4.5 million, under budget. This is due mainly to equipment & vehicle capital leases not being fulfilled by the manufacturer/suppliers by the end of the fiscal year. Most of these leases were for the Fire Department, Police Department, and operating divisions within Facilities & Community Services. Global supply chain issues continue to affect the market for vehicles & equipment. As noted above, almost all of these appropriations are carried over into the following fiscal year.

A total overall favorable variance between actual revenues & expenditures of $18.3 million resulted from a combination of stronger revenue performance in property & sales tax, the addition of new sources of financing, including inception of finance purchase agreement and inception of lease payable, offset by investment losses that reflect only fluctuating market value of the City's investments, not actual cash losses. Together with savings on salaries & benefits, contractual services, and vehicle & equipment purchases, and unspent funds for large projects like body worn cameras and the LED Streetlight replacement project, these factors resulted in the positive variance for the General Fund.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

The City's capital assets for its governmental and business-type activities as of June 30, 2022, amounted to $745 million (net of accumulated depreciation). This investment in capital assets includes land, buildings and improvements, machinery and equipment, vehicles, infrastructure, water rights, rights of way and construction in progress. This year also includes the new category of Right to Use Leased Assets. The category reflects the value of the City's right, as a lessee, to use various assets over the life of their corresponding leases, in accordance with GASB Statement No. 87.

Major capital asset events during FY 2021-22 include the following:

Significant additions netting to $6.4 million were made to land assets in governmental activities. The majority of this increase reflects the purchase of property located at 300 East State Street, a six-story office building in downtown Redlands and future home to City Hall operations as well as the purchase of the former Kmart property located at 1625 West Redlands Boulevard to house the Police Department operations. These two property acquisitions also account for the majority of the $25.7 million increase in Building & Improvements.

Net additions to infrastructure and Right-of-Way assets in general government activities totaled approximately $10.8 million and $17.8 million respectively. The majority of these assets are related to the PARIS 2021 project, which consisted of 50 lane miles of street resurfacing, in addition to minor curb and gutter, cross-gutter, sidewalk, and driveway approach replacement. The Pavement Accelerated Repair Implementation Strategy (PARIS) identified specific plans to address deteriorating condition of City streets in the most efficient manner. Also contributing to these asset additions were one large industrial development project and several residential development projects.

Construction in Progress values also increased significantly in general government by $5.4 million. This is due to the start of several large capital improvement projects including several sports field conversions and upgrades at City parks, the 2021 Sidewalk and ADA ramp replacement project, a major traffic signal installation project and fire engine lease purchases.

Lastly, Right to use leased assets in general government activities consists of mainly of vehicle fleet lease agreements with Enterprise Fleet Management and added roughly $196,000 during FY 2022 related to three lease agreements for Fire Department vehicles and one lease agreement for a Building Maintenance vehicle.

For business type activities, land capital assets decreased by roughly $1.5 million representing the sale of surplus property near the landfill and wastewater treatment plant. Machinery, equipment and vehicle assets increased by roughly $4.6 million. Over half of this increase is attributed to the placement of a new SCADA system into service, a $2.4 million increase to this asset category. Another $1.7 million is representative of the purchase of three solid waste automated refuse trucks, a D7 tractor for use at the landfill and three pieces of rolling stock for Wastewater operations.

Several large facility enhancement/expansion projects were either completed or significant progress towards completion was made, adding roughly $5.3 million in infrastructure value. These include the 2020 Water Pipeline CIP and the 2021 Sewer Pipeline CIP, which included 2 miles of water pipeline replacement and 10,000 linear feet of sewer line replacement, respectively.

Within business type activities, construction in progress amounts increased by a net amount of $5.4 million. An increase of $8.9 million is related to several large, multi-year capital projects in progress: the Wastewater Treatment Plant improvements totaling over $5.5 million, including upgrades to the screening equipment, ejector priming, blowers, digester boilers and heat exchanges as well as the gas conditioning system; the 2021 Water Pipeline CIP totaling $3 million, and the Landfill Gas Extraction Well project. Deletions included the SCADA Upgrade project and the 2020 Water Pipeline CIP for roughly $3.4 million since those projects were since placed into service.

Lastly, the total Right to use leased assets category was unchanged during the fiscal year. It's starting and ending balance was roughly $147,000 and consisted mostly of a lease for a radio tower site to provide radio communications for both Water & Solid Waste (Disposal) operations, as well as several vehicle fleet lease agreements with Enterprise Fleet Management.

Overall, for primary government the City's net capital assets increased significantly by $66 million for the fiscal year ended June 30, 2022, or 9.8% over prior year. This is higher than the previous year increases of 2.5%, and represents significant increases for general government activities, with the purchase of two large properties for eventual municipal use as a new City Hall and new Public Safety (Police) facility.

Capital assets for the governmental and business type activities are presented below to illustrate changes from the prior year:

	Governmental Activities		Business-Type Activities		Total		Inc./ (Dec.)
	2022	2021	2022	2021	2022	2021	% of Change
Land	$ 40,956,320	$ 34,214,356	$ 26,667,376	$ 28,129,879	$ 67,623,696	$ 62,344,235	8.5%
Buildings & Improvements	60,553,082	34,892,585	113,470,547	113,461,868	174,023,629	148,354,453	17.3%
Machinery/Equip./Vehicles	22,262,850	21,421,667	25,081,193	20,467,967	47,344,043	41,889,634	13.0%
Infrastructure	262,936,330	252,047,584	199,550,139	194,210,766	462,486,469	446,258,350	3.6%
Water Rights	408,125	408,125	9,881,460	9,881,460	10,289,585	10,289,585	0.0%
Right of Way	295,304,762	277,508,647	-	-	295,304,762	277,508,647	6.4%
Construction in Progress	7,126,967	1,725,699	14,225,414	8,861,957	21,352,381	10,587,656	101.7%
Accumulated Depreciation	(146,972,512)	(138,811,566)	(187,275,173)	(180,019,049)	(334,247,685)	(318,830,615)	4.8%
Right to Use Leased Assets	904,713	-	147,183	-	1,051,896	-	100.0%
Accumulated Amortization	(182,712)	-	(29,629)	-	(212,341)	-	100.0%
Total	**$ 543,297,925**	**$ 483,407,097**	**$ 201,718,510**	**$ 194,994,848**	**$ 745,016,435**	**$ 678,401,945**	**9.8%**

Internal Service Fund capital assets, net of accumulated depreciation, are included in Governmental Activities.

Additional information on the City's Capital Assets can be found in Note 5 of the section titled *Notes to the Basic Financial Statements.*

Long-Term Liabilities

Major long-term liability events during FY 2021-22 include the following:

- The Capital lease obligations category was restructured into Leases payable this year under long-term liabilities, in accordance with GASB Statement No. 87. This new category represents the lease liability as the present value of payments expected to be made during the lease term. The total amount recognized for this liability Citywide is approximately $843,000 and mainly represents of vehicle fleet lease agreements with Enterprise Fleet Management.

Long-Term Liabilities (Continued)

- An increase in total OPEB liability was incurred and represents an increase over fiscal year 2020-21 of $49.7 million, or 32.7%, for the total primary government. This is due to the changes in assumptions and valuation data provided to the City by its actuary, mainly attributed to the lowering of the assumed discount rate and the significant increase in the assumed inflation rate.
- The City's net pension liability decreased by $49.9 million, or 36.6%, which is a significantly shift from the prior year increase of $9.9 million. This is due to the changes in assumptions and valuation data provided to the City by CalPERS, mainly differences between estimated and actual experience, notably this year, better-than-expected earnings on pension plan investments.
- Taxable pension bonds and revenue bonds all experienced decreases as a result of annual debt service and no new additions were made to such debt.
- Notes payable increased by a net amount of roughly $2 million as a result of the purchase of new fire engines and a backhoe loader.
- Claims payable increased by approximately $2.5 million, or 20% due to the variance in claims filed against the City, which can fluctuate significantly from year to year.
- Lastly, there was a decrease in compensated absences of roughly $788,500, or 8.2%. This was due to more leave hours being used by employees than were accrued during the same period of time.

Long-term liabilities for governmental and business type activities are presented below to illustrate changes from the prior year:

	Governmental Activities		Business-Type Activities		Total		Inc./ (Dec.)
	2022	2021	2022	2021	2022	2021	% of Change
Leases payable	$ 724,361	$ -	$ 118,959	$ -	$ 843,320	$ -	100.00%
Taxable Pension Bonds	6,172,956	7,591,783	-	-	6,172,956	7,591,783	-18.69%
Revenue Bonds	-	-	3,240,000	4,740,000	3,240,000	4,740,000	-31.65%
Add: Unamortized Premium	-	-	168,353	351,347	168,353	351,347	-52.08%
Notes Payable	5,014,967	2,147,431	14,525,969	15,404,463	19,540,936	17,551,894	11.33%
Claims Payable	14,767,131	12,300,335	-	-	14,767,131	12,300,335	20.05%
Compensated Absences	7,760,175	8,406,084	1,022,107	1,164,695	8,782,282	9,570,779	-8.24%
Landfill Closure Liability	-	-	10,730,423	10,676,624	10,730,423	10,676,624	0.50%
Total OPEB Liability	146,160,286	107,742,453	55,755,636	44,439,492	201,915,922	152,181,945	32.68%
Net Pension Liability	73,876,622	114,181,317	12,622,561	22,254,074	86,499,183	136,435,391	-36.60%
Total	**$254,476,498**	**$252,369,403**	**$ 98,184,008**	**$ 99,030,695**	**$352,660,506**	**$351,400,098**	0.36%

Additional information on the City's long-term liabilities can be found in Notes 6 and 8 – 12 of the Notes to the Basic Financial Statements.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the City's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be sent to the Management Services Department at ACFR@cityofredlands.org or to Management Services / Finance Director, 35 Cajon Street, Suite 222, Redlands, CA 92373.

This financial report is also available in electronic format on the City's website at http://cityofredlands.org/finance/annualreport. Additional information intended for the business community is available on the Economic Development web page also located on the City's website listed above at http://www.cityofredlands.org/ED.

BASIC FINANCIAL STATEMENTS

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GOVERNMENT-WIDE FINANCIAL STATEMENTS

City of Redlands
Statement of Net Position
June 30, 2022

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
ASSETS			
Current assets:			
Cash and investments	$ 129,892,030	$ 104,944,451	$ 234,836,481
Accounts receivable, net	1,153,433	11,130,800	12,284,233
Taxes receivable	10,618,030	1,224	10,619,254
Lease receivable - due within one year	1,357,883	225,028	1,582,911
Due from other governments	1,173,490	2,990	1,176,480
Prepaid items	1,306,793	11,835	1,318,628
Inventories	93,140	-	93,140
Internal balances	(40,966)	40,966	-
Total current assets	145,553,833	116,357,294	261,911,127
Noncurrent assets:			
Restricted cash and investments	1,608,288	2,053,691	3,661,979
Lease receivable - due in more than one year	4,509,531	2,623,777	7,133,308
Capital assets:			
Non-depreciable	343,796,174	50,774,250	394,570,424
Depreciable, net	199,501,751	150,944,260	350,446,011
Total capital assets	543,297,925	201,718,510	745,016,435
Total noncurrent assets	549,415,744	206,395,978	755,811,722
Total assets	694,969,577	322,753,272	1,017,722,849
DEFERRED OUTFLOWS OF RESOURCES			
Related to OPEB	44,728,397	14,158,395	58,886,792
Related to pensions	25,104,907	3,076,381	28,181,288
Total deferred outflows of resources	69,833,304	17,234,776	87,068,080

See accompanying Notes to the Basic Financial Statements.

City of Redlands
Statement of Net Position (Continued)
June 30, 2022

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
LIABILITIES			
Current liabilities:			
Accounts payable	6,794,461	6,072,852	12,867,313
Accrued payroll	3,038,177	740,495	3,778,672
Interest payable	247,442	125,677	373,119
Unearned revenue	8,830,454	202,459	9,032,913
Deposits payable	3,037,573	3,069,088	6,106,661
Compensated absences - due within one year	3,880,088	511,054	4,391,142
Claims payable - due within one year	7,383,566	-	7,383,566
Long-term debt - due within one year	2,489,603	3,196,159	5,685,762
Total current liabilities	35,701,364	13,917,784	49,619,148
Noncurrent liabilities:			
Compensated absences - due in more than one year	3,880,087	511,053	4,391,140
Claims payable - due in more than one year	7,383,565	-	7,383,565
Long-term debt - due in more than one year	9,422,681	14,857,122	24,279,803
Landfill closure liability	-	10,730,423	10,730,423
Total OPEB liability	146,160,286	55,755,636	201,915,922
Aggregate net pension liability	73,876,622	12,622,561	86,499,183
Total noncurrent liabilities	240,723,241	94,476,795	335,200,036
Total liabilities	276,424,605	108,394,579	384,819,184
DEFERRED INFLOWS OF RESOURCES			
Related to leases	5,737,007	2,804,289	8,541,296
Related to OPEB	2,341,463	827,207	3,168,670
Related to pensions	45,687,925	7,096,837	52,784,762
Total deferred inflows of resources	53,766,395	10,728,333	64,494,728
NET POSITION			
Net investment in capital assets	537,558,597	183,665,229	721,223,826
Restricted:			
Donations	526,834	-	526,834
PEG Fees	631,032	-	631,032
Public safety	717,018	-	717,018
Police programs and equipment	1,557,773	-	1,557,773
Public art	12,018	-	12,018
Street reconstruction/improvement projects	3,504,120	-	3,504,120
Debt service	1,819,383	462,600	2,281,983
Storm drain improvements	2,405,945	16,103,982	18,509,927
Endowment - non-expendable		110,741	110,741
Endowment - expendable	28,822	-	28,822
CFD assessment	124,038	-	124,038
Total restricted	11,326,983	16,677,323	28,004,306
Unrestricted (deficit)	(114,273,699)	20,522,584	(93,751,115)
Total net position	$ 434,611,881	$ 220,865,136	$ 655,477,017

See accompanying Notes to the Basic Financial Statements.

City of Redlands
Statement of Activities and Changes in Net Position
For the Year Ended June 30, 2022

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Program Revenues: Total
Primary government:					
Governmental activities:					
General government	$ 26,157,407	$ 15,368,391	$ 3,682,166	$ 511,327	$ 19,561,884
Public safety	61,325,652	744,389	403,901	449,867	1,598,157
Culture and recreation	6,902,767	748,377	106,715	1,468,650	2,323,742
Highway and streets	9,754,750	355,465	30,899	25,870,243	26,256,607
Library	2,754,340	118,701	-	133,379	252,080
Interest on long-term debt	738,561	-	-	-	-
Total governmental activities	107,633,477	17,335,323	4,223,681	28,433,466	49,992,470
Business-type activities:					
Water	26,535,646	30,131,495	486,843	3,095,963	33,714,301
Disposal	15,454,382	21,066,272	21,030	435,148	21,522,450
Wastewater	11,764,304	11,998,633	4,122	2,531,010	14,533,765
Groves	1,146,879	863,303	-	-	863,303
Non-Potable	956,768	641,340	-	72,506	713,846
Cemetery	958,443	1,139,982	-	-	1,139,982
Aviation	715,647	135,480	119,700	-	255,180
Total business-type activities	57,532,069	65,976,505	631,695	6,134,627	72,742,827
Total primary government	$ 165,165,546	$ 83,311,828	$ 4,855,376	$ 34,568,093	$ 122,735,297

See accompanying Notes to the Basic Financial Statements.

City of Redlands
Statement of Activities and Changes in Net Position (Continued)
For the Year Ended June 30, 2022

Functions/Programs	Net (Expense) Revenue and Changes in Net Position		
	Governmental Activities	Business-type Activities	Total
Primary government:			
Governmental activities:			
General government	$ (6,595,523)	$ -	$ (6,595,523)
Public safety	(59,727,495)	-	(59,727,495)
Culture and recreation	(4,579,025)	-	(4,579,025)
Highway and streets	16,501,857	-	16,501,857
Library	(2,502,260)	-	(2,502,260)
Interest on long-term debt	(738,561)	-	(738,561)
Total governmental activities	(57,641,007)	-	(57,641,007)
Business-type activities:			
Water	-	7,178,655	7,178,655
Disposal	-	6,068,068	6,068,068
Wastewater	-	2,769,461	2,769,461
Groves	-	(283,576)	(283,576)
Non-Potable	-	(242,922)	(242,922)
Cemetery	-	181,539	181,539
Aviation	-	(460,467)	(460,467)
Total business-type activities	-	15,210,758	15,210,758
Total primary government	(57,641,007)	15,210,758	(42,430,249)
General Revenues and Transfers:			
General revenues:			
Taxes:			
Property taxes	37,769,495	73,337	37,842,832
Sales and use taxes	48,232,171	-	48,232,171
Franchise taxes	2,625,852	-	2,625,852
Other taxes	2,706,919	-	2,706,919
Total taxes	91,334,437	73,337	91,407,774
Investment income (loss)	(1,546,892)	(2,929,740)	(4,476,632)
Gain on sale of capital assets	-	44,643,370	44,643,370
Intergovernmental - unrestricted	1,308,520	-	1,308,520
Miscellaneous revenue	1,689,391	1,208,057	2,897,448
Transfers	48,127,470	(48,127,470)	-
Total general revenues and transfers	140,912,926	(5,132,446)	135,780,480
Change in net position	83,271,919	10,078,312	93,350,231
Net Position:			
Beginning of year	351,339,962	210,786,824	562,126,786
End of year	$ 434,611,881	$ 220,865,136	$ 655,477,017

See accompanying Notes to the Basic Financial Statements.

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FUND FINANCIAL STATEMENTS

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Governmental Funds Financial Statements

General Fund - This fund accounts for all revenues and expenditures used to finance the traditional services associated with a municipal government which are not accounted for in the other funds. In Redlands, these services include general government, public safety, culture and recreation, highway and streets, and library.

Public Facilities Development Special Revenue Fund - This fund accounts for the collection and related expenditure of development impact fees restricted for constructing new and upgrading existing public facilities.

Governmental Grants Special Revenue Fund - This fund accounts for the receipt and expenditure of grant monies received from various agencies for general government projects.

Safety Hall Replacement Capital Projects Fund - This fund accounts for the collection and related expenditure of development impact fees restricted for constructing new and upgrading existing public facilities.

City of Redlands
Balance Sheet
Governmental Funds
June 30, 2022

	Major Funds		
	General Fund	Public Facilities Development Special Revenue Fund	Governmental Grants Special Revenue Fund
ASSETS			
Cash and investments	$ 83,388,169	$ 1,427,609	$ 7,903,353
Restricted cash and investments	-	-	-
Accounts receivable, net	961,957	-	-
Taxes receivable	9,700,055	-	-
Lease receivable	5,751,198	-	-
Due from other governments	531,164	-	592,216
Prepaid items	721,317	-	3,700
Due from other funds	13,766	-	-
Advances to other funds	7,648,335	-	-
Total assets	$ 108,715,961	$ 1,427,609	$ 8,499,269
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
Liabilities:			
Accounts payable	$ 2,916,830	$ -	$ 186,014
Accrued payroll	2,107,701	-	45,355
Deposits payable	2,628,546	-	-
Unearned revenues	333,615	-	8,039,723
Due to other funds	-	-	-
Advances from other funds	-	7,689,301	-
Total liabilities	7,986,692	7,689,301	8,271,092
DEFERRED INFLOWS OF RESOURCES			
Unavailable revenue	1,667,473	-	559,773
Deferred inflows related to leases	5,621,572	-	-
Total deferred inflows of resources	7,289,045	-	559,773
Fund Balances:			
Nonspendable	8,369,652	-	3,700
Restricted	1,157,866	-	-
Committed	12,663,905	-	-
Assigned	31,734,961	-	-
Unassigned (deficit)	39,513,840	(6,261,692)	(335,296)
Total fund balances	93,440,224	(6,261,692)	(331,596)
Total liabilities, deferred inflows of resources, and fund balances	$ 108,715,961	$ 1,427,609	$ 8,499,269

(Continued)

City of Redlands
Balance Sheet (Continued)
Governmental Funds
June 30, 2022

	Major Funds		
	Safety Hall Replacement Capital Projects Fund	Non-major Governmental Funds	Total Governmental Funds
ASSETS			
Cash and investments	$ 2,560,682	$ 22,615,273	$ 117,895,086
Restricted cash and investments	-	1,608,288	1,608,288
Accounts receivable, net	-	135,511	1,097,468
Taxes receivable	-	917,975	10,618,030
Lease receivable	-	116,216	5,867,414
Due from other governments	-	50,110	1,173,490
Prepaid items	-	9,500	734,517
Due from other funds	-	-	13,766
Advances to other funds	-	-	7,648,335
Total assets	$ 2,560,682	$ 25,452,873	$ 146,656,394
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
Liabilities:			
Accounts payable	$ -	$ 2,629,988	$ 5,732,832
Accrued payroll	-	209,615	2,362,671
Deposits payable	-	409,027	3,037,573
Unearned revenues	-	457,116	8,830,454
Due to other funds	-	13,766	13,766
Advances from other funds	-	-	7,689,301
Total liabilities	-	3,719,512	27,666,597
DEFERRED INFLOWS OF RESOURCES			
Unavailable revenue	-	202,222	2,429,468
Deferred inflows related to leases	-	115,435	5,737,007
Total deferred inflows of resources	-	317,657	8,166,475
Fund Balances:			
Nonspendable	-	39,700	8,413,052
Restricted	-	9,980,754	11,138,620
Committed	-	11,409,016	24,072,921
Assigned	2,560,682	-	34,295,643
Unassigned (deficit)	-	(13,766)	32,903,086
Total fund balances	2,560,682	21,415,704	110,823,322
Total liabilities, deferred inflows of resources, and fund balances	$ 2,560,682	$ 25,452,873	$ 146,656,394

(Concluded)

See accompanying Notes to the Basic Financial Statements.

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City of Redlands
Reconciliation of the Governmental Funds Balance Sheet to the Government-Wide Statement of Net Position
June 30, 2022

Total Fund Balances - Total Governmental Funds	$ 110,823,322
Amounts reported for Governmental Activities in the Statement of Net Position were different because:	
Unavailable revenues reported on the Governmental Fund Financial Statements resulting from activities in which revenues were earned but were not available are reclassified as revenues in the Government-Wide Financial Statements.	2,429,468
Capital Assets used in the governmental activities were not financial resources and therefore were not reported in the Governmental Funds Balance Sheet.	
Government-Wide Statement of Net Position	543,297,925
Less: capital assets reported in Internal Service Funds	(757,622)
Total capital assets	542,540,303
Long-term liabilities are not due and payable in the current period and therefore were not reported in the Governmental Funds Balance Sheet.	
Amount reported in Government-Wide Statement of Net Position	
Compensated absences - due within one year	(3,880,088)
Compensated absences - due in more than one year	(3,880,087)
Long-term debt - due within one year	(2,489,603)
Long-term debt - due in more than one year	(9,422,681)
Less: amount reported in Internal Service Funds:	
Compensated absences - due within one year	201,942
Compensated absences - due in more than one year	201,941
Long-term debt - due within one year	7,068
Long-term debt - due in more than one year	11,270
Total long-term liabilities	(19,250,238)
Interest payable on long-term debt did not require current financial resources. Therefore, interest payable was not reported as a liability in the governmental funds.	(247,442)
Aggregate net pension liability and total OPEB liability used in the governmental activities were not financial resources and therefore were not reported in the Governmental Funds Balance Sheet.	
Net pension liability	(73,876,622)
Total OPEB liability	(146,160,286)
Less: amount reported in Internal Service Funds:	
Total OPEB liability	12,212,807
Net pension liability	2,537,456
Total OPEB and Pension	(205,286,645)
Deferred outflows of resources related to OPEB and pensions are not available for current period and, therefore, are deferred in the governmental funds or not recorded in the governmental funds	
Amount reported in Government-Wide Statement of Net Position	
Deferred outflows of resources related to OPEB	44,728,397
Deferred outflows of resources related to pensions	25,104,907
Less: amount reported in Internal Service Funds:	
Deferred outflows of resources related to OPEB	(3,507,465)
Deferred outflows of resources related to pensions	(646,582)
Total deferred outflows of resources	65,679,257
Deferred inflows of resources related to OPEB and pensions are not available for current period and, therefore, are deferred in the governmental funds or not recorded in the governmental funds.	
Amount reported in Government-Wide Statement of Net Position	
Deferred inflows of resources related to OPEB	(2,341,463)
Deferred inflows of resources related to pensions	(45,687,925)
Less: amount reported in Internal Service Funds:	
Deferred inflows of resources related to OPEB	144,598
Deferred inflows of resources related to pensions	1,748,473
Total deferred inflows of resources	(46,136,317)
Internal service funds are used by management to charge the costs of certain activities, such as fleet maintenance, risk management, and information technology, to individual funds. The assets and liabilities of the internal service funds are included in the governmental activities in the statement of net position.	(15,939,827)
Net Position of Governmental Activities	$ 434,611,881

See accompanying Notes to the Basic Financial Statements.

City of Redlands
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Year Ended June 30, 2022

	Major Funds		
	General Fund	Public Facilities Development Special Revenue Fund	Governmental Grants Special Revenue Fund
REVENUES:			
Property taxes	$ 35,999,098	$ -	$ -
Sales and use taxes	48,232,171	-	-
Other taxes	2,706,919	-	-
Franchise fees	2,625,852	-	-
Licenses and permits	8,121,859	-	-
Fines and forfeitures	191,571	-	-
Intergovernmental	1,239,804	-	4,097,557
Charges for services	7,821,186	1,094,573	-
Investment income (loss)	(2,572,366)	-	9
Rents and leases	1,793,787	-	-
Miscellaneous	1,474,949	-	-
Total revenues	107,634,830	1,094,573	4,097,566
EXPENDITURES:			
Current:			
General government	18,849,505	38,624	3,740,556
Public safety	44,303,874	-	290,916
Culture and recreation	5,275,737	-	59,394
Highway and streets	2,173,052	-	-
Library	2,601,164	-	-
Capital outlay	21,461,706	-	72,210
Debt service:			
Principal	518,464	-	-
Interest and fiscal charges	209,090	32,211	-
Total expenditures	95,392,592	70,835	4,163,076
REVENUES OVER (UNDER) EXPENDITURES	12,242,238	1,023,738	(65,510)
OTHER FINANCING SOURCES (USES):			
Inception of finance purchase agreement	3,275,547	-	-
Inception of lease payable	196,119	-	-
Transfers in	45,779,314	-	240
Transfers out	(23,386,161)	-	-
Total other financing sources (uses)	25,864,819	-	240
NET CHANGE IN FUND BALANCES	38,107,057	1,023,738	(65,270)
FUND BALANCES:			
Beginning of year	55,333,167	(7,285,430)	(266,326)
End of year	$ 93,440,224	$ (6,261,692)	$ (331,596)

(Continued)

City of Redlands
Statement of Revenues, Expenditures, and Changes in Fund Balances (Continued)
Governmental Funds
For the Year Ended June 30, 2022

	Major Funds		
	Safety Hall Replacement Capital Projects Fund	Non-major Governmental Funds	Total Governmental Funds
REVENUES:			
Property taxes	$ -	$ 1,193,168	$ 37,192,266
Sales and use taxes	-	1,711,608	49,943,779
Other taxes	-	-	2,706,919
Franchise fees	-	-	2,625,852
Licenses and permits	-	711	8,122,570
Fines and forfeitures	-	246,661	438,232
Intergovernmental	-	3,411,427	8,748,788
Charges for services	-	4,116,276	13,032,035
Investment income (loss)	(72,628)	(490,155)	(3,135,140)
Rents and leases	-	11,556	1,805,343
Miscellaneous	-	102,121	1,577,070
Total revenues	(72,628)	10,303,373	123,057,714
EXPENDITURES:			
Current:			
General government	109,040	608,174	23,345,899
Public safety	-	5,454,016	50,048,806
Culture and recreation	-	11,199	5,346,330
Highway and streets	-	2,317,980	4,491,032
Library	-	-	2,601,164
Capital outlay	16,081,270	10,272,489	47,887,675
Debt service:			
Principal	-	1,542,859	2,061,323
Interest and fiscal charges	-	371,090	612,391
Total expenditures	16,190,310	20,577,807	136,394,620
REVENUES OVER (UNDER) EXPENDITURES	(16,262,938)	(10,274,434)	(13,336,906)
OTHER FINANCING SOURCES (USES):			
Inception of finance purchase agreement	-	-	3,275,547
Inception of lease payable	-	-	196,119
Transfers in	16,081,616	7,999,057	69,860,227
Transfers out	-	(105,435)	(23,491,596)
Total other financing sources (uses)	16,081,616	7,893,622	49,840,297
NET CHANGE IN FUND BALANCES	(181,322)	(2,380,812)	36,503,391
FUND BALANCES:			
Beginning of year	2,742,004	23,796,516	74,319,931
End of year	$ 2,560,682	$ 21,415,704	$ 110,823,322

(Concluded)

See accompanying Notes to the Basic Financial Statements.

City of Redlands
Reconciliation of the Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances to the Government-Wide Statement of Activities and Changes in Net Position
For the Year Ended June 30, 2022

Total Fund Balances - Total Governmental Funds	$ 36,503,391
Amounts reported for Governmental Activities in the Statement of Net Position were different because:	
Governmental funds reported capital outlay as expenditures. However, in the Government-Wide Statement of Activities and Changes in Net Position the cost of those assets was allocated over their estimated useful lives as depreciation expenses. This is the amount of capital assets recorded in the current period.	47,887,675
In the Government-Wide Statement of Activities, donated assets are reported as a capital contribution. Amount includes $445,361 of highway and streets expenditures classified in various accounts that were reclassified to capital outlay.	20,351,675
Depreciation expense on capital assets was reported in the Government-Wide Statement of Activities and Changes in Net Position, but they did not require the use of current financial resources. Therefore, depreciation expense, net of internal service funds of $280,981, was not reported as expenditures in the Governmental Funds.	(8,470,345)
The net effect of various miscellaneous transactions involving capital assets (i.e. sales, trade-ins, and donations) decreased net position.	(298,708)
Issuance of long-term liabilities provides current financial resources to governmental funds, but the issuance increased long-term liabilities in the Government-Wide Statement of Net Position.	
Notes payable	(3,275,547)
Leases payable	(196,119)
Repayment of long-term liabilities was an expenditures in governmental funds, but the repayment reduced long-term liabilities in the Government-Wide Statement of Net Position.	
Principal payment of long-term debt (net of internal service funds principal payments of $7,040)	2,061,323
Amortization of accreted interest	(61,173)
Interest expense on long-term debt was reported in the Government-Wide Statement of Activities, but it did not require the use of current financial resources. This amount represented the changes in accrued interest from prior year.	(64,886)
Compensated absences expenses reported in the Government-Wide Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds. (net of $38,273 deducted in internal service funds).	607,636
Revenues in the Government-Wide Statement of Activities that do not provide current financial resources and are not reported as revenue in the governmental funds.	30,899
Certain pension expenses reported in the Government-Wide Statement of Activities do not require the use of current financial resources and therefore, are not reported as expenditures in governmental funds.	
Changes in pension related deferred outflows of resources	1,372,100
Changes in net pension liabilities	37,838,399
Changes in pension related deferred inflows of resources	(41,595,440)
Certain OPEB expenses reported in the Government-Wide Statement of Activities do not require the use of current financial resources and therefore, are not reported as expenditures in governmental funds.	
Changes in OPEB related deferred outflows of resources	27,273,632
Changes in total OPEB liabilities	(35,374,836)
Changes in OPEB related deferred inflows of resources	730,753
The internal service funds are used by management to charge the costs of certain activities, such as fleet maintenance, risk management, and information technology to individual funds. The net revenue of certain activities of internal service funds is reported with governmental activities.	(2,048,510)
Change in Net Position of Governmental Activities	$ 83,271,919

See accompanying Notes to the Basic Financial Statements.

Proprietary Funds Financial Statements

Water Fund - This fund is used to account for the activities of the City's water utility operations, projects, debt service costs, and impact fees of the City.

Disposal Fund - This fund is used to account for the activities of the City's refuse disposal collection operations, projects, debt service costs, and impact fees of the City.

Wastewater Fund - This fund is used to account for the activities of the City's wastewater utility operations, projects, debt service costs, and impact fees of the City.

Internal Service Funds - These funds are used to provide goods and services by one department or agency to other departments or agencies of the City on a cost reimbursement basis.

City of Redlands
Statement of Net Position
Proprietary Funds
June 30, 2022

	Major Funds		
	Water Fund	Disposal Fund	Wastewater Fund
ASSETS			
Current assets:			
Cash and investments	$ 57,243,113	$ 18,954,422	$ 21,126,186
Accounts receivable, net	4,889,147	3,723,787	2,183,276
Taxes receivable	35	917	-
Interest receivable	-	-	-
Lease receivable - due within one year	90,913	-	-
Due from other governments	1,500	-	-
Prepaid items	11,226	-	609
Inventories	-	-	-
Due from other funds	-	-	-
Total current assets	62,235,934	22,679,126	23,310,071
Noncurrent assets:			
Restricted cash and investments	682,808	1,370,883	-
Lease receivable - due in more than one year	1,853,520	-	-
Advances to other funds	789,527	779,471	-
Capital assets:			
Non-depreciable	20,132,925	37,469	15,230,265
Depreciable, net	104,717,127	9,193,768	33,606,662
Total capital assets	124,850,052	9,231,237	48,836,927
Total noncurrent assets	128,175,907	11,381,591	48,836,927
Total assets	190,411,841	34,060,717	72,146,998
DEFERRED OUTFLOW OF RESOURCES			
Related to OPEB	6,366,072	4,615,627	2,599,505
Related to pensions	1,470,160	845,598	677,989
Total deferred outflow of resources	7,836,232	5,461,225	3,277,494

(Continued)

City of Redlands
Statement of Net Position (Continued)
Proprietary Funds
June 30, 2022

	Non-Major Enterprise Funds	Total	Governmental Activities Internal Service Funds
ASSETS			
Current assets:			
Cash and investments	$ 7,620,730	$ 104,944,451	$ 11,996,944
Accounts receivable, net	334,590	11,130,800	55,965
Taxes receivable	272	1,224	-
Interest receivable	-	-	-
Lease receivable - due within one year	134,115	225,028	-
Due from other governments	1,490	2,990	-
Prepaid items	-	11,835	572,276
Inventories	-	-	93,140
Due from other funds	-	-	-
Total current assets	8,091,197	116,316,328	12,718,325
Noncurrent assets:			
Restricted cash and investments	-	2,053,691	-
Lease receivable - due in more than one year	770,257	2,623,777	-
Advances to other funds	-	1,568,998	-
Capital assets:			
Non-depreciable	15,373,591	50,774,250	-
Depreciable, net	3,426,703	150,944,260	757,622
Total capital assets	18,800,294	201,718,510	757,622
Total noncurrent assets	19,570,551	207,964,976	757,622
Total assets	27,661,748	324,281,304	13,475,947
DEFERRED OUTFLOW OF RESOURCES			
Related to OPEB	577,191	14,158,395	3,507,465
Related to pensions	82,634	3,076,381	646,582
Total deferred outflow of resources	659,825	17,234,776	4,154,047

(Continued)

City of Redlands
Statement of Net Position (Continued)
Proprietary Funds
June 30, 2022

	Major Funds		
	Water Fund	Disposal Fund	Sewer Fund
LIABILITIES			
Current liabilities:			
Accounts payable	3,916,119	365,635	1,632,310
Accrued payroll	297,807	229,944	176,873
Interest payable	-	123,929	-
Deposits payable	1,789,380	28,685	6,555
Unearned revenue	-	33,257	143,282
Compensated absences - due within one year	242,653	117,562	135,264
Claims payable - due within one year	-	-	-
Long-term debt - due within one year	838,019	1,971,575	338,975
Total current liabilities	7,083,978	2,870,587	2,433,259
Noncurrent liabilities:			
Advances from other funds	-	-	-
Compensated absences - due in more than one year	242,653	117,561	135,264
Claims payable - due in more than one year	-	-	-
Long term debt - due in more than one year	7,541,707	6,502,669	703,585
Landfill closure	-	10,730,423	-
Total OPEB liability	26,788,163	15,668,188	11,341,505
Net pension liability	5,793,924	3,708,201	2,920,272
Total noncurrent liabilities	40,366,447	36,727,042	15,100,626
Total liabilities	47,450,425	39,597,629	17,533,885
DEFERRED INFLOWS OF RESOURCES			
Related to leases	1,905,156	-	-
Related to OPEB	463,462	176,144	156,300
Related to pensions	3,041,673	1,971,655	1,724,126
Total deferred inflows of resources	5,410,291	2,147,799	1,880,426
NET POSITION			
Net investment in capital assets	116,470,326	756,993	47,794,367
Restricted	5,462,600	9,509,579	1,296,115
Unrestricted (deficit)	23,454,431	(12,490,058)	6,919,699
Total net position	$ 145,387,357	$ (2,223,486)	$ 56,010,181

(Continued)

City of Redlands
Statement of Net Position (Continued)
Proprietary Funds
June 30, 2022

	Non-Major Enterprise Funds	Total	Governmental Activities Internal Service Funds
LIABILITIES			
Current liabilities:			
Accounts payable	158,788	6,072,852	1,061,629
Accrued payroll	35,871	740,495	675,506
Interest payable	1,748	125,677	-
Deposits payable	1,244,468	3,069,088	-
Unearned revenue	25,920	202,459	-
Compensated absences - due within one year	15,575	511,054	201,942
Claims payable - due within one year	-	-	7,383,566
Long-term debt - due within one year	47,590	3,196,159	7,068
Total current liabilities	1,529,960	13,917,784	9,329,711
Noncurrent liabilities:			
Advances from other funds	1,528,032	1,528,032	-
Compensated absences - due in more than one year	15,575	511,053	201,941
Claims payable - due in more than one year	-	-	7,383,565
Long term debt - due in more than one year	109,161	14,857,122	11,270
Landfill closure	-	10,730,423	-
Total OPEB liability	1,957,780	55,755,636	12,212,807
Net pension liability	200,164	12,622,561	2,537,456
Total noncurrent liabilities	3,810,712	96,004,827	22,347,039
Total liabilities	5,340,672	109,922,611	31,676,750
DEFERRED INFLOWS OF RESOURCES			
Related to leases	899,133	2,804,289	-
Related to OPEB	31,301	827,207	144,598
Related to pensions	359,383	7,096,837	1,748,473
Total deferred inflows of resources	1,289,817	10,728,333	1,893,071
NET POSITION			
Net investment in capital assets	18,643,543	183,665,229	757,622
Restricted	409,029	16,677,323	-
Unrestricted (deficit)	2,638,512	20,522,584	(16,697,449)
Total net position	$ 21,691,084	$ 220,865,136	$ (15,939,827)

(Concluded)

See accompanying Notes to the Basic Financial Statements.

City of Redlands
Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Funds
For the Year Ended June 30, 2022

	Major Funds		
	Water Fund	Disposal Fund	Wastewater Fund
OPERATING REVENUES:			
Charges for services	$ 30,131,495	$ 21,066,272	$ 11,998,633
Miscellaneous operating revenue	318,825	19,542	306,826
Total operating revenues	30,450,320	21,085,814	12,305,459
OPERATING EXPENSES:			
Salaries and benefits	5,667,127	4,645,445	3,357,361
General and administrative	8,619,938	8,672,300	3,813,526
Parts and supplies	4,102,788	650,997	1,496,954
Utilities	3,840,361	192,668	902,301
Depreciation/amortization	4,083,773	1,146,904	2,194,162
Total operating expenses	26,313,987	15,308,314	11,764,304
OPERATING INCOME (LOSS)	4,136,333	5,777,500	541,155
NONOPERATING REVENUES (EXPENSES):			
Investment income (loss)	(1,577,643)	(597,060)	(582,709)
Interest expense	(221,659)	(146,068)	-
Property taxes	-	-	-
Operating grants	486,843	21,030	4,122
Gain on sale of capital assets	-	21,834,243	22,809,127
Total nonoperating revenues (expenses)	(1,312,459)	21,112,145	22,230,540
INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS AND TRANSFERS	2,823,874	26,889,645	22,771,695
CAPITAL CONTRIBUTIONS AND TRANSFERS:			
Capital contributions	3,095,963	435,148	2,531,010
Transfers in	53,261	-	-
Transfers out	(1,650,488)	(24,296,580)	(22,344,939)
Total capital contributions and transfers	1,498,736	(23,861,432)	(19,813,929)
Changes in net position	4,322,610	3,028,213	2,957,766
NET POSITION:			
Beginning of year	141,064,747	(5,251,699)	53,052,415
End of year	$ 145,387,357	$ (2,223,486)	$ 56,010,181

(Continued)

City of Redlands
Statement of Revenues, Expenses, and Changes in Net Position (Continued)
Proprietary Funds
For the Year Ended June 30, 2022

	Non-Major Enterprise Funds	Total	Governmental Activities Internal Service Funds
OPERATING REVENUES:			
Charges for services	$ 2,780,105	$ 65,976,505	$ 16,573,976
Miscellaneous operating revenue	562,864	1,208,057	81,826
Total operating revenues	3,342,969	67,184,562	16,655,802
OPERATING EXPENSES:			
Salaries and benefits	819,914	14,489,847	3,889,417
General and administrative	1,887,758	22,993,522	11,105,711
Parts and supplies	534,649	6,785,388	4,666,529
Utilities	210,912	5,146,242	296,319
Depreciation/amortization	314,582	7,739,421	288,063
Total operating expenses	3,767,815	57,154,420	20,246,039
OPERATING INCOME (LOSS)	(424,846)	10,030,142	(3,590,237)
NONOPERATING REVENUES (EXPENSES):			
Investment income (loss)	(172,328)	(2,929,740)	(217,001)
Interest expense	(9,922)	(377,649)	(111)
Property taxes	73,337	73,337	-
Operating grants	119,700	631,695	-
Gain on sale of capital assets	-	44,643,370	-
Total nonoperating revenues (expenses)	10,787	42,041,013	(217,112)
INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS AND TRANSFERS	(414,059)	52,071,155	(3,807,349)
CAPITAL CONTRIBUTIONS AND TRANSFERS			
Capital contributions	72,506	6,134,627	-
Transfers in	164,538	217,799	3,666,404
Transfers out	(53,262)	(48,345,269)	(1,907,565)
Total capital contributions and transfers	183,782	(41,992,843)	1,758,839
Changes in net position	(230,277)	10,078,312	(2,048,510)
NET POSITION:			
Beginning of year	21,921,361	210,786,824	(13,891,317)
End of year	$ 21,691,084	$ 220,865,136	$ (15,939,827)

(Concluded)

See accompanying Notes to the Basic Financial Statements.

City of Redlands
Statement of Cash Flows
Proprietary Funds
For the Year Ended June 30, 2022

	Major Funds		
	Water Fund	Disposal Fund	Wastewater Fund
CASH FLOWS FROM OPERATING ACTIVITIES:			
Cash received from customers	$ 30,652,831	$ 20,167,209	$ 11,481,848
Cash payments to suppliers for goods and services	(14,998,624)	(9,476,803)	(7,648,253)
Cash payments to employees for services	(5,752,335)	(4,534,148)	(3,530,660)
Receipts from other operating activities	318,825	19,542	306,826
Net cash provided by (used in) operating activities	10,220,697	6,175,800	609,761
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:			
Operating grants	485,343	21,030	4,122
Property taxes	(35)	-	-
Advances to other funds	221,003	56,780	-
Advances from other funds	-	-	-
Transfers from other funds	53,261	-	-
Transfers to other funds	(1,650,488)	(24,296,580)	(22,344,939)
Net cash provided by (used in) noncapital financing activities	(890,916)	(24,218,770)	(22,340,817)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:			
Acquisition of capital assets	(6,744,507)	(992,020)	(7,393,279)
Cash contributions received from developers	3,095,963	435,148	2,531,010
Proceeds from the sale of assets	-	23,085,436	23,020,436
Principal payment of long-term debt	(817,904)	(1,969,450)	(330,707)
Interest paid on debt	(221,659)	(348,328)	-
Net cash provided by (used in) capital and related financing activities	(4,688,107)	20,210,786	17,827,460
CASH FLOWS FROM INVESTING ACTIVITIES:			
Investment income (loss)	(1,577,643)	(597,060)	(582,709)
Net cash (used in) investing activities	(1,577,643)	(597,060)	(582,709)
Net change in cash and cash equivalents	3,064,031	1,570,756	(4,486,305)
CASH AND CASH EQUIVALENTS:			
Beginning of year	54,861,890	18,754,549	25,612,491
End of year	$ 57,925,921	$ 20,325,305	$ 21,126,186
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES:			
Operating income (loss)	$ 4,136,333	$ 5,777,500	$ 541,155
Adjustments to reconcile operating (loss) to net cash provided by (used in) operating activities:			
Depreciation	4,083,773	1,146,904	2,194,162
Changes in operating assets and liabilities, and deferred outflows and inflows of resources:			
Accounts receivable, net	261,489	(895,436)	(659,732)
Prepaid items	142,874	-	(609)
Inventories	-	-	-
Lease receivable	90,788	-	-
Deferred outflows - OPEB related	(3,665,812)	(3,079,282)	(1,612,957)
Deferred outflows - pension related	138,172	93,400	77,214
Accounts payable	1,421,589	(14,637)	(1,434,863)
Accrued payroll	(13,179)	3,739	(14,915)
Deposits payable	299,124	(485)	(335)
Unearned revenue	-	(3,142)	143,282
Compensated absences	(58,379)	(45,712)	(33,038)
Claims payable	-	-	-
Landfill closure	-	53,799	-
Total OPEB liability	4,754,682	3,993,933	2,092,060
Net pension liability	(4,094,168)	(2,767,538)	(2,287,939)
Deferred inflows - lease related	(130,065)	-	-
Deferred inflows - OPEB related	(98,220)	199,750	(43,217)
Deferred inflows - pension related	2,951,696	1,713,007	1,649,493
Total adjustments	6,084,364	398,300	68,606
Net cash provided by (used in) operating activities	$ 10,220,697	$ 6,175,800	$ 609,761

See accompanying Notes to the Basic Financial Statements.

City of Redlands
Statement of Cash Flows (Continued)
Proprietary Funds
For the Year Ended June 30, 2022

	Non-major Funds	Total	Governmental Activities Internal Service Funds
CASH FLOWS FROM OPERATING ACTIVITIES:			
Cash received from customers	$ 2,980,071	$ 65,281,959	$ 17,209,905
Cash payments to suppliers for goods and services	(2,999,886)	(35,123,566)	(14,544,773)
Cash payments to employees for services	(855,231)	(14,672,374)	(3,834,577)
Receipts from other operating activities	562,864	1,208,057	81,826
Net cash provided by (used in) operating activities	(312,182)	16,694,076	(1,087,619)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:			
Operating grants	118,210	628,705	-
Property taxes	73,487	73,452	-
Advances to other funds	-	277,783	-
Advances from other funds	(206,105)	(206,105)	-
Transfers from other funds	164,538	217,799	3,666,404
Transfers to other funds	(53,262)	(48,345,269)	(1,907,565)
Net cash provided by (used in) noncapital financing activities	96,868	(47,353,635)	1,758,839
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:			
Acquisition of capital assets	-	(15,129,806)	-
Cash contributions received from developers	72,506	6,134,627	-
Proceeds from the sale of assets	-	46,105,872	-
Principal payment of long-term debt	(47,032)	(3,165,093)	(7,040)
Interest paid on debt	(10,243)	(580,230)	(111)
Net cash provided by (used in) capital and related financing activities	15,231	33,365,370	(7,151)
CASH FLOWS FROM INVESTING ACTIVITIES:			
Investment income (loss)	(172,328)	(2,929,740)	(217,001)
Net cash (used in) investing activities	(172,328)	(2,929,740)	(217,001)
Net change in cash and cash equivalents	(372,411)	(223,929)	447,068
CASH AND CASH EQUIVALENTS:			
Beginning of year	7,993,141	107,222,071	11,549,876
End of year	$ 7,620,730	$ 106,998,142	$ 11,996,944
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES:			
Operating income (loss)	$ (424,846)	$ 10,030,142	$ (3,590,237)
Adjustments to reconcile operating (loss) to net cash provided by (used in) operating activities:			
Depreciation	314,582	7,739,421	288,063
Changes in operating assets and liabilities, and deferred outflows and inflows of resources:			
Accounts receivable, net	80,161	(1,213,518)	635,929
Prepaid items	-	142,265	(390,057)
Inventories	-	-	757
Lease receivable	104,395	195,183	
Deferred outflows - OPEB related	(366,582)	(8,724,633)	(2,346,121)
Deferred outflows - pension related	16,262	325,048	83,234
Accounts payable	(366,567)	(394,478)	(553,710)
Accrued payroll	(10,721)	(35,076)	64,080
Deposits payable	111,665	409,969	-
Unearned revenue	13,379	153,519	-
Compensated absences	(5,459)	(142,588)	(38,273)
Claims payable	-	-	2,466,796
Landfill closure	-	53,799	-
Total OPEB liability	475,469	11,316,144	3,042,997
Net pension liability	(481,868)	(9,631,513)	(2,466,296)
Deferred inflows - lease related	(109,634)	(239,699)	-
Deferred inflows - OPEB related	(9,822)	48,491	(62,860)
Deferred inflows - pension related	347,404	6,661,600	1,778,079
Total adjustments	112,664	6,663,934	2,502,618
Net cash provided by (used in) operating activities	$ (312,182)	$ 16,694,076	$ (1,087,619)

See accompanying Notes to the Basic Financial Statements.

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Fiduciary Funds Financial Statements

Community Facility District Custodial Fund - This fund accounts for the collection and subsequent expenditure retained for various community facility districts.

RDA Successor Agency Private Purpose Trust Fund - This fund accounts for the assets and liabilities of the former redevelopment agency and is allocated revenue to pay estimated installment payments of enforceable obligations until obligations of the former redevelopment agency are paid in full and assets have been liquidated.

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City of Redlands
Statement of Fiduciary Net Position
Fiduciary Funds
June 30, 2022

	Community Facilities District Custodial Fund	RDA Successor Agency Private Purpose Trust Fund
ASSETS		
Cash and investments	$ -	$ 2,096,810
Restricted cash and investments with fiscal agent	3,019,384	1,599
Total assets	3,019,384	2,098,409
DEFERRED OUTFLOWS OF RESOURCES		
Deferred loss on refunding	-	7,542
Total deferred outflows of resources	-	7,542
LIABILITIES		
Accounts payable	2,807	-
Accrued liabilities	-	799
Interest payable	-	39,135
Long-term debt - due within one year	-	2,516,003
Total liabilities	2,807	2,555,937
NET POSITION (DEFICIT)		
Restricted for:		
Individuals, organizations, and other governments	3,016,577	-
Held in trust for dissolution of RDA (deficit)	-	(449,986)
Total net position (deficit)	$ 3,016,577	$ (449,986)

See accompanying Notes to the Basic Financial Statements.

City of Redlands
Statement of Changes in Fiduciary Net Position
Fiduciary Funds
For the Year Ended June 30, 2022

	Community Facilities District Trust Fund	RDA Successor Agency Private Purpose Trust Fund
ADDITIONS:		
Fee collections for other governments	$ 1,542,578	$ -
Investment income (loss)	124	(66,877)
RDA property tax trust fund distribution	-	2,608,218
Total additions	1,542,702	2,541,341
DEDUCTIONS:		
Administration	26,612	18,656
Contractual services	2,807	2,700
Interest expense	-	5,264
Conduit debt payment - principal	830,000	-
Conduit debt payment - interest	643,073	-
Total deductions	1,502,492	26,620
Change in net position	40,210	2,514,721
NET POSITION (DEFICIT):		
Beginning of year	2,976,367	(2,964,707)
End of period	$ 3,016,577	$ (449,986)

See accompanying Notes to the Basic Financial Statements.

NOTES TO THE BASIC FINANCIAL STATEMENTS

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City of Redlands
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For the Year Ended June 30, 2022

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Note 1 – Summary of Significant Accounting Policies

The basic financial statements of the City of Redlands, California (City) have been prepared in conformity with Generally Accepted Accounting Principles of the United States of America (U.S. GAAP) as applied to governmental agencies. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting standards in the United States. The more significant of the City's accounting policies are described below.

A. Financial Reporting Entity

The City of Redlands ("City") is a municipal corporation governed by a five-member city council with the mayor elected by the council itself. The City was incorporated in 1888 under the general laws of the State of California and enjoys all the rights and privileges applicable to a General Law City. The City provides the following services: police; building inspection; parks and streets; water; disposal; sanitation; leisure services; planning and zoning; general administration services; aviation; and redevelopment.

Blended Component Units

The financial reporting entity consists of the primary government, the City, and its component units. Component units are legally separate entities for which the elected officials of the primary government are financially accountable. In addition, component units can be other organizations for which the primary government is accountable and their exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

Blended component units, although legally separate entities, are, in substance part of the government's operation and so data from these units are combined with data of the primary government. Discretely presented component units, on the other hand, are reported in a separate column in the combined financial statements to emphasize that they are legally separate from the government.

Although the following are legally separate from the City, they have been "blended" as though they are part of the City because the component unit's governing body is substantially the same as the City's and there is a financial benefit or burden relationship between the City and the component unit; management of the City has operational responsibilities for the component units; and/or the component units provide services entirely, or almost entirely, to the City or otherwise exclusively, or almost exclusively, benefits the City, even though it does not provide services directly to it.

Redlands Public Improvement Corporation

The Redlands Public Improvement Corporation ("Corporation") was organized in June 1985 pursuant to the Nonprofit Public Benefit Corporation Law of the State of California, solely for the purpose of providing financial assistance to the City by acquiring, constructing, improving, developing and installing certain real and personal property together with appurtenances and appurtenant work for the use, benefit and enjoyment of the public. The corporation was formed at the request of the City and the directors receive no compensation. The corporation is presented as a governmental fund type.

Redlands Joint Powers Financing Authority (JPFA)

The Redlands Financing Authority ("Authority") was established May 1, 1999, pursuant to the Joint Exercise of Powers Laws of the State of California. The Authority was created by the former Redevelopment Agency and the City for the primary purpose of assisting the financing of capital improvements, working capital, liability and other insurance needs, or projects whenever there are significant public benefits. No separate annual financial statements are prepared for the Authority.

Note 1 – Summary of Significant Accounting Policies (Continued)

A. Financial Reporting Entity (Continued)

Related Organizations

The City of Redlands' officials are also responsible for appointing members of the boards of other organizations, but the City of Redlands' accountability for these organizations does not extend beyond making the appointments. The board of the Friends of the A.K. Smiley Public Library and the Redlands Historical Museum Association are appointed by the City Council.

B. Basis of Presentation, Accounting and Measurement Focus

The accounts of the City are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for by providing a separate set of self-balancing accounts that comprise its assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund equity, revenues and expenditures or expenses, as appropriate. Fund accounting segregates funds according to their intended purpose and is used to aid management in demonstrating compliance with finance-related legal and contractual provisions. The minimum number of funds is maintained in accordance with legal and managerial requirements.

Government-Wide Financial Statements

The City's Government-Wide Financial Statements include a Statement of Net Position and a Statement of Activities and Changes in Net Position. These statements present summaries of governmental and business-type activities for the City accompanied by a total column. Fiduciary activities of the City are not included in these statements.

These financial statements are presented on an *"economic resources"* measurement focus and the accrual basis of accounting. Accordingly, all of the City's assets and liabilities, including capital assets, as well as infrastructure assets, and long-term liabilities, are included in the accompanying Statement of Net Position. The Statement of Activities presents changes in Net Position. Under the accrual basis of accounting, revenues are recognized in the period in which they are earned while expenses are recognized in the period in which the liability is incurred. Under the accrual basis of accounting, revenues, expenses, gains, losses, assets, deferred outflows of resources, liabilities, and deferred inflows of resources resulting from exchange and exchange-like transactions are recognized when the exchange takes place. Revenues, expenses, gains, losses, assets, deferred outflows of resources, liabilities and deferred inflows of resources resulting from non-exchange transactions are recognized in accordance with the requirements of U.S. GAAP.

Program revenues include charges for services, special assessments, and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program. Program revenues for the City are classified in three categories:

- Charges for services
- Operating grants and contributions
- Capital grants and contributions

Note 1 – Summary of Significant Accounting Policies (Continued)

B. Basis of Presentation, Accounting and Measurement Focus (Continued)

Certain eliminations have been made in regards to interfund activities, payables and receivables. All internal balances in the Statement of Net Position have been eliminated except those representing balances between the governmental activities and the business-type activities, which are presented as internal balances and eliminated in the total primary government column. In the Statement of Activities and Changes in Net Position, internal service fund transactions have been eliminated; however, those transactions between governmental and business-type activities have not been eliminated. The following interfund activities have been eliminated:

- Due to/from other funds
- Advance to/from other funds
- Transfers in/out

Governmental Fund Financial Statements

Governmental Fund Financial Statements include a Balance Sheet and a Statement of Revenues, Expenditures and Changes in Fund Balances. An accompanying schedule is presented to reconcile and explain the differences in Net Position as presented in these statements to the Net Position presented in the Government-Wide Financial Statements. The City has presented all major funds that met the applicable criteria.

All governmental funds are accounted for on a spending or *"current financial resources"* measurement focus and the modified accrual basis of accounting. Accordingly, only current assets and current liabilities are included on the Balance Sheet. The Statement of Revenues, Expenditures and Changes in Fund Balances presents increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Under the modified accrual basis of accounting, revenues are recognized in the accounting period in which they become both measurable and available to finance expenditures of the current period. Measurable means that the amounts can be estimated, or otherwise determined. Available means that the amounts were collected during the reporting period or soon enough thereafter to be available to finance the expenditures accrued for the reporting period. The City uses an availability period of 60 days for all revenues except grants, which use a six-month availability period.

Sales taxes, property taxes, franchise taxes, gas taxes, motor vehicle in-lieu, transient occupancy taxes, grants and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period to the extent normally collected within the availability period. Other revenue items are considered to be measurable and available when cash is received by the government.

Revenue recognition is subject to the measurable and available criteria for the governmental funds in the fund financial statements. Exchange transactions are recognized as revenues in the period in which they are earned (i.e., the related goods or services are provided). Locally imposed derived tax revenues are recognized as revenues in the period in which the underlying exchange transaction upon which they are based takes place. Imposed non-exchange transactions are recognized as revenues in the period for which they were imposed. If the period of use is not specified, they are recognized as revenues when an enforceable legal claim to the revenues arises or when they are received, whichever occurs first. Government-mandated and voluntary non-exchange transactions have been recognized as revenues when all applicable eligibility requirements have been met.

The Reconciliation of the Fund Financial Statements to the Government-Wide Financial Statements is provided to explain the differences created by the integrated approach of GASB Statement No. 34.

Note 1 – Summary of Significant Accounting Policies (Continued)

B. Basis of Presentation, Accounting and Measurement Focus (Continued)

Governmental Fund Financial Statements (Continued)

The City reports the following major governmental funds:

General Fund - This fund accounts for all revenues and expenditures used to finance the traditional services associated with a municipal government which are not accounted for in the other funds. In Redlands, these services include general government, public safety, culture and recreation, highway and streets, and library.

Public Facilities Development Special Revenue Fund - This fund accounts for the collection and related expenditure of development impact fees restricted for constructing new and upgrading existing public facilities.

Governmental Grants Special Revenue Fund - This fund accounts for the receipt and expenditure of grant monies received from various agencies for general government projects.

Safety Hall Replacement Capital Projects Fund - This fund accounts for the collection and related expenditure of development impact fees restricted for constructing new and upgrading existing public facilities.

Proprietary Fund Financial Statements

Proprietary Fund Financial Statements include a Statement of Net Position, a Statement of Revenues, Expenses and Changes in Fund Net Position, and a Statement of Cash Flows for each major Proprietary Fund.

A separate column representing internal service funds is also presented in these statements. However, internal service balances and activities have been combined with the governmental activities in the Government-Wide Financial Statements. The City's internal service funds include funds which provide services directly to other City funds. These areas of service include fleet maintenance, risk management, and information technology.

Proprietary funds are accounted for using the *"economic resources"* measurement focus and the accrual basis of accounting. Accordingly, all assets and liabilities (whether current or noncurrent) are included on the Statement of Net Position. The Statement of Revenues, Expenses and Changes in Fund Net Position presents increases (revenues) and decreases (expenses) in total Net Position. Under the accrual basis of accounting, revenues are recognized in the period in which they are earned while expenses are recognized in the period in which the liability is incurred. In these funds, receivables have been recorded as revenue and provisions have been made for uncollectible amounts.

Operating revenues in the proprietary funds are those revenues that are generated from the primary operations of the fund. All other revenues are reported as non-operating revenues. Operating expenses are those expenses that are essential to the primary operations of the fund. All other expenses are reported as non-operating expenses.

Note 1 – Summary of Significant Accounting Policies (Continued)

B. Basis of Presentation, Accounting and Measurement Focus (Continued)

Proprietary Fund Financial Statements (Continued)

The City reports the following major proprietary funds:

Water Fund - This fund is used to account for the activities of the City's water utility operations, projects, debt service costs, and impact fees of the City.

Disposal Fund - This fund is used to account for the activities of the City's refuse disposal collection operations, projects, debt service costs, and impact fees of the City.

Wastewater Fund - This fund is used to account for the activities of the City's wastewater utility operations, projects, debt service costs, and impact fees of the City.

Internal service fund balances and activities have been combined with governmental activities in the Government-Wide Financial Statements, and are comprised of the following funds:

General Liability Self-Insurance Fund - This fund is used to account for the City's self-insured general and automobile liability programs, which are provided to all City departments and funds.

Information Technology Fund - This fund is used to account for the general maintenance and service of all City computers and phone equipment provided to all City departments.

Workers' Compensation Self-Insurance Fund - This fund is used to account for the City's self-insured Workers' Compensation and General Safety Programs, which are provided to all City departments and funds.

Equipment Maintenance Fund - This fund is used to account for providing ongoing maintenance of all City vehicles and major equipment and to account for vehicle rental services to all City departments.

Utility Billing Fund - This fund is used to account for billing services costs provided for water, sewer, and solid waste.

Payroll Clearing Fund - This fund is used to account for the City's reoccurring payroll obligations.

Fiduciary Fund Financial Statements

Fiduciary fund financial statements include a Statement of Net Position and a Statement of Changes in Fiduciary Net Position. The City's fiduciary funds represent custodial funds and private purpose trust funds. Both custodial funds and the private purpose trust funds are accounted for on the full accrual basis of accounting.

Fiduciary fund types are accounted for according to the nature of the fund. Custodial funds are used to report fiduciary activities that are not required to be reported in pension (and other employee benefit) trust funds, investment trust funds, or private-purpose trust funds. Private-purpose trust funds account for resources of all other trust arrangements in which principal and income benefit individuals, private organizations, or other governments (i.e. unclaimed property/escheat property). They are also used to account for various assessment districts for which the City acts as an agent for debt service activity, as the City is prohibited from levying additional taxes for these districts. Such funds include Community Facilities Districts.

Note 1 – Summary of Significant Accounting Policies (Continued)

B. Basis of Presentation, Accounting and Measurement Focus (Continued)

Fiduciary Fund Financial Statements (Continued)

The City's private purpose trust fund is a fiduciary fund type used by the City to report assets, liabilities and activities of the Successor Agency to the Redevelopment Agency (Successor Agency) for the City of Redlands. Its results of operations are presented on the Statement of Changes of Fiduciary Net Position.

Successor Agency of the Redevelopment Agency for the City of Redlands

The Redevelopment Obligation Retirement Fund was created to serve as a custodian for the assets and to wind down the affairs of the RDA on February 1, 2012, pursuant to Assembly Bill x1 26. Its purpose is to expeditiously wind down the affairs of the dissolved Redevelopment Agency (RDA). The Successor Agency is a separate public entity from the City, subject to the direction of an oversight board. The City Council serves as the governing board of the Successor Agency. In general, the Successor Agency's assets can only be used to pay enforceable obligations in existence at the date of dissolution (including the completion of any unfinished projects that were subject to legally enforceable contractual commitments). In future fiscal years, the Successor Agency will only be allocated revenue in the amount that is necessary to pay the estimated annual installment payments on enforceable obligations of the former RDA until all enforceable obligations of the former RDA have been paid in full and all assets have been liquidated. Based upon the nature of the Successor Agency's custodial role, the Successor Agency has been included in the accompanying basic financial statements as a private purpose trust fund. In February 2015, the California Department of Finance (Finance) approved the City's revised Long-Range Property Management Plan (LRPMP), with the assets deemed for governmental use and future development.

C. Deferred Outflows and Inflows of Resources

The Statement of Net Position reports separate sections for Deferred Outflows of Resources, and Deferred Inflows of Resources, when applicable.

Deferred Outflows of Resources represent a consumption of net assets that applies to future period(s) and so will not be recognized as an outflow of resources (expense/ expenditure) until then.

Deferred Inflows of Resources represent an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

D. Cash, Cash Equivalents and Investments

The City pools its available cash for investment purposes. The City considers pooled cash and investment amounts, with original maturities of three months or less, to be cash equivalents.

Investments are reported in the accompanying financial statements at fair value, except for certain investment contracts that are reported at cost because they are not transferable and they have terms that are not affected by changes in market interest rates. Changes in fair value that occur during a fiscal year are recognized as investment income reported for that fiscal year, and may result in negative investment income in the accompanying financial statements. Investment income includes interest earnings, changes in fair value, and any gains or losses realized upon the liquidation, maturity, or sale of investments.

Note 1 – Summary of Significant Accounting Policies (Continued)

D. Cash, Cash Equivalents and Investments (Continued)

Investment income earned by the pooled investments is allocated to the various funds based on each fund's average cash and investment balance, except for investment income associated with funds not legally required to receive pooled investment income which has been assigned to and recorded as revenue of the general fund, as provided by California Government Code Section 53647.

For purposes of the statement of cash flows, amounts reported as cash and cash equivalents, include amounts on deposit in the City pool and any short-term, highly liquid investments that are both readily convertible to known amounts of cash or so near their maturity that they present insignificant risk of changes in value because of changes in interest rates.

Certain disclosure requirements, if applicable, for deposits and investment risks in the following areas:

- Interest rate risk
- Credit risk
  - Overall
  - Custodial credit risk
  - Concentration of credit risk
- Foreign currency risk

In addition, other disclosures are specified including use of certain methods to present deposits and investments, highly sensitive investments, credit quality at year-end and other disclosures.

U.S. GAAP establishes a framework for measuring fair value, and establishes disclosures about fair value measurement. Investments, unless otherwise specified, recorded at fair value in the Statements of Net Position, are categorized based upon the level of judgment associated with the inputs used to measure their fair value.

Levels of inputs are as follows:

Level 1 – Inputs are unadjusted, quoted prices for identical assets or liabilities in active markets at the measurement date.

Level 2 – Inputs, other than quoted prices included in Level 1, which are observable for the assets or liabilities through corroboration with market data at the measurement date.

Level 3 – Unobservable inputs that reflect management’s best estimate of what market participants would use in pricing the assets or liabilities at the measurement date.

E. Restricted Cash and Investments

Certain restricted cash and investments are held by fiscal agents for the redemption of bonded debt, for acquisition and construction of capital projects, and to meet bond indenture debt reserve requirements.

Note 1 – Summary of Significant Accounting Policies (Continued)

F. Receivables

Customer or trade receivables are reported as "accounts receivable" and are shown net of an allowance for uncollectible accounts based on historical and management estimates.

Noncurrent portions of long-term receivables (e.g., "notes receivable") due to governmental fund types are reported in their respective balance sheets despite their spending measurement focus. Recognition of governmental fund type revenues represented by noncurrent receivables are deferred until they become current receivables. Noncurrent portions of long-term notes receivable are offset by restricted fund balance in the special revenue funds.

G. Interfund Transactions

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" or "advances to/from other funds" (i.e., the current portion of interfund loans). Any residual balances outstanding between the governmental activities and business-type activities are reported in the Governmental-Wide Financial Statements as "internal balances."

H. Inventories and prepaid items

Inventory, consisting of expendable supplies, is valued at first in first out basis. The cost of governmental funds inventory is recorded as expenditure at the time the individual inventory is consumed. Prepaid items are recorded at cost. Using the consumption method, prepaid items are recorded as expenditures over the period that service is provided. Reported inventory and prepaid items are equally offset by a fund balance reservation, which indicates that they do not constitute "available spendable resources" even though they are a component of current assets.

I. Leases

Lessee

The City has a policy to recognize a lease liability and a right-to-use lease asset (lease asset) in the government-wide financial statements. The City recognizes lease liabilities with an initial, individual value of $25,000 or more.

At the commencement of a lease, the City initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made.

Lease assets are recorded at the amount of the initial measurement of the lease liabilities and modified by any lease payments made to the lessor at or before the commencement of the lease term, less any lease incentives received from the lessor at or before the commencement of the lease term along with any initial direct costs that are ancillary charges necessary to place the lease assets into service. Lease assets are amortized using the straight-line method over the shorter of the lease term or the useful life of the underlying asset, unless the lease contains a purchase option that the City has determined is reasonably certain of being exercised. In this case, the lease asset is amortized over the useful life of the underlying asset.

Note 1 – Summary of Significant Accounting Policies (Continued)

I. Leases (Continued)

Lessee (Continued)

Key estimates and judgments related to leases include how the City determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The City uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for leases.

- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the City is reasonably certain to exercise.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure any lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported as right to use along with other capital assets and lease liabilities are reported with long-term debt on the Statement of net position.

Lessor

The City is a lessor for leases of special purpose facilities, office and commercial space, and land. The City recognizes leases receivable and deferred inflows of resources in the financial Statements.

At the commencement of a lease, the City initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflows of resources are initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflows of resources are recognized as revenue over the life of the lease term in a systematic and rational method.

Key estimates and judgments include how the City determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The City uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

Note 1 – Summary of Significant Accounting Policies (Continued)

J. Capital Assets

Capital assets, which include land, rights of way, structures, equipment, and infrastructure assets, the right to use leased equipment, and infrastructure assets, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Such assets are recorded at historical cost (except for intangible right-to-use lease assets) or estimated historical cost if purchased or constructed. Donated assets are valued at the fair value of the assets on the date on which they were contributed. Donated works of art and similar items, and capital assets received in a service concession arrangement are reported at acquisition value rather than fair value. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. The City utilizes a capitalization threshold of $5,000 depending on asset type.

Major capital outlay for capital assets and improvements are capitalized as projects are constructed. For debt-financed capital assets, interest incurred during the construction phase is reflected in the capitalization value of the asset constructed, net of interest earned on the invested proceeds over the same period. Capital assets acquired through lease obligations are valued at the present value of future lease payments at the date acquired. Contributed capital assets are valued at their estimated acquisition value at the date of contribution.

Capital assets used in operations are depreciated over their estimated useful lives using the straight-line method in the government-wide financial statements and in the fund financial statements of the proprietary funds.

Depreciation is charged as an expense against operations and accumulated depreciation is reported on the respective balance sheet. The range of lives used for depreciation purposes for each capital asset class is as follows:

Asset Type	Years
Infrastructure	20-75
Buildings and improvement	10-40
Machinery, equipment, and vehicles	3-25

K. Long-Term Debt

Government-Wide Financial Statements and Proprietary Fund Financial Statements

Long-term debt and other financial obligations are reported as liabilities in the appropriate funds. Bond premiums and discounts are deferred and amortized over the life of the bonds using straight line method. Bonds payable are reported net of the applicable premium or discount. Issuance costs are expensed when incurred. Gains or losses on bond refunding are reported as either deferred outflows of resources or deferred inflows of resources and amortized over the term of the related debt.

Governmental Fund Financial Statements

The governmental fund financial statements do not present long-term debt but are shown in the Reconciliation of the Governmental Funds Balance Sheet to the Government-Wide Statement of Net Position. Governmental fund types recognize bond premiums and discounts during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Debt issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Note 1 – Summary of Significant Accounting Policies (Continued)

L. Compensated Absences

A total of 10 to 25 days of vacation and 12 days of sick leave per year may be accumulated by each employee. The City accrues a liability for compensated absences which meets the following criteria:

1) The City's obligation relating to employees' rights to receive compensation for future absences is attributable to employees' services already rendered.
2) The obligation relates to rights that vest or accumulate. Payment of the compensation is probable.
3) The amount can be reasonably estimated.

Government-Wide Financial Statements

For governmental and business-type activities, compensated absences are recorded as expenses when earned.

Fund Financial Statements

For governmental funds, compensated absences are recorded as expenditures in the year paid. The General Fund is typically used to liquidate compensated absences. In proprietary funds, compensated absences are expensed to the various funds in the period they are earned, and such fund's share of the unpaid liability is recorded as a long-term liability of the fund.

M. Claims and Judgments Payable

The short-term and long-term workers' compensation claims liability is reported in the Workers' Compensation Insurance Internal Service Fund. The short-term and long-term general claims liability is reported in the Comprehensive Liability Insurance Internal Service Fund. The short-term liability which will be liquidated with current financial resources is the amount of settlement reached, but unpaid, related to claims and judgments entered. Under the modified accrual basis, the following revenue sources are considered to be susceptible to accrual: property taxes, sales taxes, federal and state grants.

N. Pension Plans

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the plans and additions to/deductions from the plans' fiduciary net position have been determined on the same basis as they are reported by the plans (Note 10). For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with benefit terms. Investments are reported at fair value. The General Fund and Internal Service Funds are typically used to liquidate the pension liability related to the City's governmental activities while the pension liability for Business-type activities is liquidated from the respective Enterprise Funds.

The following timeframes are used for pension reporting:

CalPERS	
Valuation date	June 30, 2020
Measurement date	June 30, 2021
Measurement period	July 1, 2020 to June 30, 2021

Note 1 – Summary of Significant Accounting Policies (Continued)

N. Pension Plans (Continued)

Gains and losses related to changes in total pension liability and fiduciary net position are recognized in pension expense systematically over time. The first amortized amounts are recognized in pension expense for the year the gain or loss occurs. The remaining amounts are categorized as deferred outflows and deferred inflows of resources related to pensions and are to be recognized in future pension expense. The amortization period differs depending on the source of the gain or loss. The difference between projected and actual earnings is amortized straight-line over 5 years. All other amounts are amortized straight-line over the average expected remaining service lives of all members that are provided with benefits (active, inactive, and retired) as of the beginning of the measurement period.

O. Other Postemployment Benefits (OPEB)

For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the OPEB plan, the assets of which are held in an irrevocable trust, and additions to/deductions from the OPEB plan's fiduciary net position have been determined by an independent actuary (Note 11). For this purpose, benefit payments are recognized when currently due and payable in accordance with the benefit terms. Investments are reported at fair value. The General Fund and Internal Service Funds are typically used to liquidate the OPEB liability related to the City's governmental activities while the OPEB liability for Business-type activities is liquidated from the respective Enterprise Funds.

Generally accepted accounting principles require that the reported results must pertain to liability and fiduciary net position information within certain defined timeframes. For this report, the following timeframes are used:

OPEB	
Valuation date	June 30, 2021
Measurement date	June 30, 2021
Measurement period	July 1, 2020 to June 30, 2021

P. Encumbrances

Encumbrance accounting, under which purchase orders, contracts and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation, is employed as an extension of formal budgetary control in the governmental funds.

Q. Fund Balances

In the Governmental Fund Financial Statements, fund balances are classified in the following categories:

<u>Nonspendable</u> – Items cannot be spent because they are not in spendable form, such as prepaid items and inventories, items that are legally or contractually required to be maintained intact, such as principal of an endowment or revolving loan funds.

<u>Restricted</u> – Restricted fund balances encompass the portion of net fund resources subject to externally enforceable legal restrictions. This includes externally imposed restrictions by creditors, such as through debt covenants, grantors, contributors, laws or regulations of other governments, as well as restrictions imposed by law through constitutional provisions or enabling legislation.

Note 1 – Summary of Significant Accounting Policies (Continued)

Q. Fund Balances (Continued)

Committed – Committed fund balances encompass the portion of net fund resources, the use of which is constrained by limitations that the government imposes upon itself at its highest level of decision making (normally the governing body) and that remain binding unless removed in the same manner. The County Council is considered the highest authority for the City. A City Council resolution is required to have fund balance committed.

Assigned – Assigned fund balances encompass the portion of net fund resources reflecting the government's intended use of resources. Assignment of resources can be done by the highest level of decision making or by a committee or official designated for that purpose. The City Council has not delegated the authority to assign fund balance to management.

Unassigned – This category is for any balances that have no restrictions placed upon them. The General Fund is the only fund that reports a positive unassigned fund balance amount. In other governmental funds it is not appropriate to report a positive unassigned fund balance amount. However, in governmental funds other than the General Fund, if expenditures incurred for specific purposes exceed the amounts that are restricted, committed, or assigned to those purposes, it may be necessary to report a negative unassigned fund balance in that fund.

Fund Balance Flow Assumptions

Sometimes the City will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned and unassigned fund balance). In order to calculate the amounts to report as restricted and unrestricted, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned and then unassigned fund balance.

Net Position Flow Assumption

Sometimes the City will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

Stabilization Arrangement

As described in Chapter 3.06 of the Municipal Code, the City has established a stabilization arrangement committing a minimum of 12 percent of the sum of the General Fund's operating expenses and operating transfers out. The balance at June 30, 2022, is $9,231,885 and is included in committed fund balance. These funds may be used only when the City is faced with an unforeseen or uncontrollable event which includes but is not limited to:

1) Local revenue shortfalls due to a major business closure or relocation.
2) Legislative or judicial mandates to provide new or expanded services or programs that, in total, cost the City $200,000 or more.
3) Natural and civil disasters such as earthquakes, fires, floods, riots and health epidemics.

Note 1 – Summary of Significant Accounting Policies (Continued)

R. Net Position

For the Government-Wide Financial Statements, net position is classified in the following categories:

Net Investment in Capital Assets component of net position consists of capital assets, net of accumulated depreciation and reduced by any debt outstanding and any deferred outflows/inflows of resources related to such borrowings that are attributable to the acquisition, construction or improvement of those assets. If there are significant unspent related debt proceeds at year-end, the portion of the debt attributable to the unspent proceeds is not included in the calculation of net investment in capital assets. Rather, that portion of the debt is offset by unspent proceeds.

Restricted component of net position consists of restricted assets reduced by liabilities and deferred inflows of resources related to those assets.

Unrestricted component of net position is the amount of the assets, deferred outflows of resources, liabilities, and deferred inflows of resources that are not included in the determination of net investment in capital assets or the restricted component of net position.

When both restricted and unrestricted resources are available for use, the City's policy is to use restricted resources first, then unrestricted resources that are needed.

S. Property Taxes

With the passage of Proposition 13 in 1978 (Article XIIIA, California State Constitution), property taxes are limited to one percent of market value, plus additional taxes for repayment of existing or subsequent voter- approved indebtedness. Under Article XIIIA, the market value of taxable property is subject to a maximum annual increase of two percent. Market value may be appraised at significantly more than two percent depending on other factors such as improvements, sale or change of ownership. The City receives a portion of the one percent general tax levy which is shared by several other local governments including the county and the school district. The City's share is based on a formula prescribed in Section 26912(b) of the Government Code. The county apportions property taxes to the City on a scheduled basis which generally adheres to the actual tax collection periods. The tax lien date is January 1 of each year and covers the ensuing fiscal year's tax returns. The tax levy date is from July 1 to June 30 of each year. The first installment becomes due on November 1 with penalties and interest accruing after December 10. The second installment is due no later than April 10.

T. Use of Accounting Estimates

The preparation of financial statements in conformity with U.S. generally accepted accounting principles requires management to make estimates and assumptions, in some cases when applicable, that affect the amounts in the financial statements and the accompanying notes. Actual results could differ from the estimates.

U. Implementation of New GASB Pronouncements for the Year Ended June 30, 2022

The requirements of the following accounting standards are effective for the purpose of implementation, if applicable to the City, for the year ended June 30, 2022. The financial statements included herein apply the requirements and provisions of these statements, including necessary retroactive adjustments to financial statement classifications and presentations.

Note 1 – Summary of Significant Accounting Policies (Continued)

U. Implementation of New GASB Pronouncements for the Year Ended June 30, 2022 (Continued)

GASB Statement No. 87

In June 2017, GASB issued Statement No. 87, *Leases* (GASB Statement No. 87), to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. This statement increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It also establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Implementation of this Statement had a significant effect on the State's financial statements for the year ended June 30, 2022.

GASB Statement No. 89

In June 2018, GASB issued Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period.* This Statement establishes accounting requirements for interest cost incurred before the end of a construction period. Such interest cost includes all interest that previously was accounted for in accordance with the requirements of paragraphs 5–22 of Statement No. 62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements,* which are superseded by this Statement. This Statement requires that interest cost incurred before the end of a construction period be recognized as an expense in the period in which the cost is incurred for financial statements prepared using the economic resources measurement focus. As a result, interest cost incurred before the end of a construction period will not be included in the historical cost of a capital asset reported in a business-type activity or enterprise fund. Application of this statement did not have a material effect on the City's financial statements for the fiscal year ending June 30, 2022.

GASB Statement No. 92

In January 2020, GASB issued Statement No. 92, *Omnibus 2020*. The primary objectives of this Statement are to enhance comparability in accounting and financial reporting and to improve consistency of authoritative literature by addressing practice issues that have been identified during implementation and application of certain GASB Statements. Application of this statement did not have a material effect on the City's financial statements for the fiscal year ending June 30, 2022.

GASB Statement No. 93

In March 2020, GASB issued Statement No. 93, *Replacement of Interbank Offered Rates*. Some governments have entered into agreements in which variable payments made or received depend on an interbank offered rate (IBOR)—most notably, the London Interbank Offered Rate (LIBOR). As a result of global reference rate reform, LIBOR is expected to cease to exist in its current form at the end of 2021, prompting governments to amend or replace financial instruments for the purpose of replacing LIBOR with other reference rates, by either changing the reference rate or adding or changing fallback provisions related to the reference rate. The objective of this Statement is to address those and other accounting and financial reporting implications that result from the replacement of an IBOR. Application of this statement did not have a material effect on the City's financial statements for the fiscal year ending June 30, 2022.

Note 1 – Summary of Significant Accounting Policies (Continued)

U. Implementation of New GASB Pronouncements for the Year Ended June 30, 2022 (Continued)

GASB Statement No. 97

In June 2020, GASB issued Statement No. 97, *Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans – An Amendment of GASB Statements No. 14 and No. 84, and a Supersession of GASB Statement No. 32*. The primary objectives of this Statement are to (1) increase consistency and comparability related to the reporting of fiduciary component units in circumstances in which a potential component unit does not have a governing board and the primary government performs the duties that a governing board typically would perform; (2) mitigate costs associated with the reporting of certain defined contribution pension plans, defined contribution other postemployment benefit (OPEB) plans, and employee benefit plans other than pension plans or OPEB plans (other employee benefit plans) as fiduciary component units in fiduciary fund financial statements; and (3) enhance the relevance, consistency, and comparability of the accounting and financial reporting for Internal Revenue Code (IRC) Section 457 deferred compensation plans (Section 457 plans) that meet the definition of a pension plan and for benefits provided through those plans. Application of this statement did not have a material effect on the City's financial statements for the fiscal year ending June 30, 2022.

V. Upcoming Government Accounting Standards Implementations

The City is currently analyzing its accounting practices to determine the potential impact on the financial statements for the following GASB statements:

GASB Statement No. 91

In May 2019, GASB issued Statement No. 91, *Conduit Debt Obligations.* The primary objectives of this Statement are to provide a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice associated with (1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures. This Statement achieves those objectives by clarifying the existing definition of a conduit debt obligation; establishing that a conduit debt obligation is not a liability of the issuer; establishing standards for accounting and financial reporting of additional commitments and voluntary commitments extended by issuers and arrangements associated with conduit debt obligations; and improving required note disclosures. Application of this statement is effective for the City's fiscal year ending June 30, 2023.

GASB Statement No. 94

In March 2020, GASB issued Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*. The primary objective of this Statement is to improve financial reporting by addressing issues related to public-private and public-public partnership arrangements (PPPs). As used in this Statement, a PPP is an arrangement in which a government (the transferor) contracts with an operator (a governmental or nongovernmental entity) to provide public services by conveying control of the right to operate or use a nonfinancial asset, such as infrastructure or other capital asset (the underlying PPP asset), for a period of time in an exchange or exchange-like transaction. Application of this statement is effective for the City's fiscal year ending June 30, 2023.

Note 1 – Summary of Significant Accounting Policies (Continued)

V. Upcoming Government Accounting Standards Implementations (Continued)

GASB Statement No. 96

In May 2020, GASB issued Statement No. 96, *Subscription-Based Information Technology Arrangements*. This Statement provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users (governments). This Statement (1) defines a SBITA; (2) establishes that a SBITA results in a right-to-use subscription asset—an intangible asset—and a corresponding subscription liability; (3) provides the capitalization criteria for outlays other than subscription payments, including implementation costs of a SBITA; and (4) requires note disclosures regarding a SBITA. Application of this statement is effective for the City's fiscal year ending June 30, 2023.

GASB Statement No. 99

In April 2022, GASB issued Statement No. 99, *Omnibus 2022*. The objectives of this Statement are to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing (1) practice issues that have been identified during implementation and application of certain GASB Statements and (2) accounting and financial reporting for financial guarantees. Application of this statement is effective for the Authority's fiscal year ending June 30, 2023.

GASB Statement No. 100

In June 2022, GASB issued Statement No. 100, *Accounting Changes and Error Corrections – an Amendment of GASB Statement No. 62*. The primary objective of this Statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability. Application of this statement is effective for the Authority's fiscal year ending June 30, 2024.

GASB Statement No. 101

In June 2022, GASB issued Statement No. 101, *Compensated Absences*. The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. Application of this statement is effective for the Authority's fiscal year ending June 30, 2025.

Note 2 – Cash and Investments

Cash and investments are presented in the accompanying financial statements at June 30, 2022 as follows:

	Government-Wide Statement of Net Position			Fiduciary Funds	
	Governmental Activities	Business-Type Activities	Total	Statement of Net Position	Total
Cash and investments	$ 129,892,030	$ 104,944,451	$ 234,836,481	$ 2,096,810	$ 236,933,291
Cash and investments with fiscal agent	1,608,288	2,053,691	3,661,979	3,020,983	6,682,962
Total cash and investments	$ 131,500,318	$ 106,998,142	$ 238,498,460	$ 5,117,793	$ 243,616,253

Note 2 – Cash and Investments (Continued)

Cash and investments at June 30, 2022, consisted of the following:

Cash:		
Cash on hand	$	4,250
Deposits with financial institution		37,043,019
Total cash		37,047,269
Investments:		
Investments		199,886,022
Investments held by bond trustee		6,682,962
Total investments		206,568,984
Total cash and investments	$	243,616,253

The City maintains a cash and investment pool for all funds. Certain restricted funds that are held an invested by independent outside custodians through contractual agreements are not pooled. These restricted funds include cash and investment held by trustees.

A. Demand Deposits

The carrying amounts of the City's demand deposits were $37,043,019 at June 30, 2022. Bank balances were $37,866,255 at that date, the total amount of which was collateralized or insured with securities held by the pledging financial institutions in the City's name as discussed below.

The California Government Code requires California banks and savings and loan associations to secure the City's cash deposits by pledging securities as collateral. This Code states that collateral pledged in this manner shall have the effect of perfecting a security interest in such collateral superior to those of a general creditor. Thus, collateral for cash deposits is considered to be held in the City's name.

The fair value of pledged securities must equal at least 110% of the City's cash deposits. California law also allows institutions to secure City's deposits by pledging first trust deed mortgage notes having a value of 150% of the City's total cash deposits. The City may waive collateral requirements for cash deposits, which are fully insured up to $250,000 by the Federal Deposit Insurance Corporation ("FDIC"). The City, however, has not waived the collateralization requirements.

The City follows the practice of pooling cash and investments of all funds, except for funds required to be held by fiscal agents under the provisions of bond indentures. Interest income earned on pooled cash and investments is allocated to the various funds based on the period-end cash and investment balances. Interest income from cash and investments with fiscal agents is credited directly to the related fund.

B. Investments Authorized by the California Government Code and the City's Investment Policy

The table below identifies the investment types that are authorized for the City by the California Government Code and the City's investment policy. The table also identifies certain provisions of the California Government Code (or the City's investment policy, if more restrictive) that address interest rate risk and concentration of credit risk. This table does not address investments of debt proceeds held by bond trustees that are governed by the provisions of debt agreements of the City, rather than the general provisions of the California Government Code or the City's investment policy.

Note 2 – Cash and Investments (Continued)

B. Investments Authorized by the California Government Code and the City's Investment Policy (Continued)

Authorized Investment Types	Authorized By Investment Policy	Maximum Maturity	Maximum Percentage of Portfolio	Maximum Investment in One Issuer*
Local Agency Bonds	No	5 years	None	None
U.S. Treasury Obligations	Yes	5 years	None	None
U.S. Agency Securities	Yes	5 years	None	None
Banker's Acceptances	Yes	180 days	40%	30%
Commercial Paper	Yes	270 days	15%	10%
Negotiable Certificates of Deposit	Yes	5 years	30%	30%
Repurchase Agreements	Yes	7 days	None	None
Reverse Repurchase Agreements	No	92 days	None	None
Medium-Term Notes	Yes	5 years	15%	15%
Mutual Funds	Yes	N/A	10%	10%
Money Market Mutual Funds	Yes	N/A	10%	10%
Mortgage Pass-Through Securities	No	5 years	None	None
County Pooled Investment Funds	No	N/A	None	None
Local Agency Investment Fund (LAIF)	Yes	N/A	$75 Million**	None
JPA Pools (other investment pools)	Yes	N/A	None	None

* Based on state law requirements or City investment policy requirements, whichever is more restrictive.

** Limit set by LAIF governing Board not California Government Code

In accordance with the City's investment policy, a maximum of 25% of the City's investment portfolio may be invested for more than 5 years, not to exceed 10 years.

C. Investments Authorized by Debt Agreements

Investments of debt proceeds held by fiscal agent are governed by provisions of the debt agreements, rather than the general provisions of the California Government Code or the City's investment policy. The table below identifies the investment types that are authorized for investments held by fiscal agent. The table also identifies certain provisions of these debt agreements that address interest rate risk and concentration of credit risk.

Authorized Investment Types	Maximum Maturity	Maximum Percentage Allowed	Maximum Percentage of Portfolio	Maximum Investment in One Issuer
U.S. Treasury Obligations	5 years	None	None	None
U.S. Agency Securities	5 years	None	None	None
Banker's Acceptances	180 days	40%	30%	30%
Commercial Paper	270 days	15%	15%	15%
Money Market Mutual Funds	N/A	None	None	None
Investment Contracts	30 years	None	None	None

Note 2 – Cash and Investments (Continued)

D. Fair Value Measurement

At June 30, 2022, investments, excluding restricted cash and investments held by fiscal agent, are reported at fair value based on quoted market prices. The following table presents the fair value measurements of investments recognized in the accompanying Statement of Net Position measured at fair value on a recurring basis and the level within GASB 72 fair value hierarchy in which the fair value measurements fall at June 30, 2022:

Investments measured by fair value level:	June 30, 2022	Level 1	Level 2
Federal Agency Securities	$ 93,308,128	$ -	$ 93,308,128
Corporate Bonds	32,361,421	-	32,361,421
Negotiable Certificates of Deposit	14,843,742	-	14,843,742
Municipal Bonds	16,047,583	-	16,047,583
Mutual Funds	225,392	225,392	-
U.S. Treasury Notes	8,573,830	8,573,830	-
Total investments by fair value level	165,360,096	$ 8,799,222	$ 156,560,874
Investments not subject to the fair value hierarchy:			
Local Agency Investment Fund	34,525,926		
Money market mutual funds	6,682,962		
Total investments not subject to the fair value hierarchy	41,208,888		
Total investments	$ 206,568,984		

Debt and equity securities classified in Level 2 are valued using the following approaches:

- U.S. Treasuries, U.S. Agencies, and Commercial Paper: quoted prices for identical securities in markets that are not active;
- Medium term notes: quoted prices for similar securities in active markets; and
- Asset-backed securities: recent appraisals of the asset value.

E. Risk Disclosure

Disclosures Relating to Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. One of the ways that the City manages its exposure to interest rate risk is by purchasing a combination of shorter term and longer-term investments and by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturity evenly over time as necessary to provide the cash flow and liquidity needed for operations.

Information about the sensitivity of the fair values of the City's investments (including investments held by fiscal agent) to market interest rate fluctuations is provided by the following table that shows the distribution of the City's investments by maturity:

Note 2 – Cash and Investments (Continued)

E. Risk Disclosure (Continued)

Disclosures Relating to Interest Rate Risk (Continued)

Investment Type	12 Months or less	13 to 24 Months	25 to 36 Months	37 to 48 Months	More than 48 Months	Total
Held by City:						
Federal Agency Securities	$ 3,975,290	$ 12,697,160	$ 20,992,093	$ 25,853,429	$ 29,790,156	$ 93,308,128
Corporate Bonds	6,586,971	7,718,280	9,621,290	6,582,910	1,851,970	32,361,421
Negotiable Certificates of Deposit	3,447,746	3,173,961	3,572,636	2,053,749	2,595,650	14,843,742
Municipal Bonds	3,629,688	5,401,590	3,222,163	2,212,967	1,581,175	16,047,583
U.S. Treasury Notes	1,963,320	967,580	993,280	2,830,000	1,819,650	8,573,830
Mutual Funds	225,392	-	-	-	-	225,392
Local Agency Investment Fund	34,525,926	-	-	-	-	34,525,926
Held by Trustees:						
Money Market Funds	6,682,962	-	-	-	-	6,682,962
Total investments	$ 61,037,295	$ 29,958,571	$ 38,401,462	$ 39,533,055	$ 37,638,601	$206,568,984

Disclosures Relating to Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Presented below is the minimum rating required by the California Government Code, the City's investment policy, or debt agreements, and the actual Moody's rating as of year-end for each investment type.

Investment Type	Total	Minimum Legal Rating	AA+/ AA/AA-	A+/A/A-	AAA/AAAm	A-1+/A-1/A-2	Not Rated
Held by City:							
Federal Agency Securities	$ 93,308,128	N/A	$ 39,427,138	$ -	$ 7,974,670	$ -	$ 45,906,320
Corporate Bonds	32,361,421	A	8,876,100	19,635,941	3,849,380	-	-
Negotiable Certificates of Deposit	14,843,742	N/A	-	-	-	-	14,843,742
Municipal Bonds	16,047,583	A	14,060,083	-	1,987,500	-	-
Mutual Funds	225,392	N/A	-	-	225,392	-	-
Held by Trustee:							
Money Market Funds	6,682,962		-	-	-	-	6,682,962
Total Rated Investments	163,469,228		$ 62,363,321	$ 19,635,941	$ 14,036,942	$ -	$ 67,433,024
Not rated:							
Local Agency Investment Fund	34,525,926	N/A					
Exempt from credit rating disclosure:							
U.S. Treasury Notes	8,573,830	N/A					
Total investments	$206,568,984						

Note 2 – Cash and Investments (Continued)

E. Risk Disclosure (Continued)

Disclosure Relating to Concentration of Credit Risk

The investment policy of the City contains no limitations on the amount that can be invested in any one issuer beyond that stipulated by the California Government Code. Investments in any one issuer (other than U.S. Treasury securities, mutual funds, and external investment pools) that represent 5 percent or more of total City investments are as follows:

Issuer	Investment Type	Reported Amount	Percentage of Portfolio
Federal Home Loan Bank	Federal Agency Securities	$ 52,617,456	25.47%
Federal Home Loan Mortgage Corporation	Federal Agency Securities	13,349,490	6.46%
Federal Farm Credit Bank	Federal Agency Securities	13,308,970	6.44%

Disclosures Relating to Custodial Credit Risk

Custodial credit risk for *deposits* is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for *investments* is the risk that, in the event of the failure of the counterparty (e.g., broker-dealer) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. The California Government Code and the City's investment policy do not contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits or investments, other than the following provision for deposits: The California Government Code requires that a financial institution secure deposits made by state or local governmental units by pledging securities in an undivided collateral pool held by a depository regulated under state law (unless so waived by the governmental unit). The fair value of the pledged securities in the collateral pool must equal at least 110% of the total amount deposited by the public agencies. California law also allows financial institutions to secure City deposits by pledging first trust deed mortgage notes having a value of 150% of the secured public deposits. At June 30, 2022, the City's deposits (bank balances) were collateralized under California Law.

F. Investment in State Investment Pool

The City is a participant in LAIF which is regulated by California Government Code Section 16429 under the oversight of the Treasurer of the State of California. The City's investments in LAIF at June 30, 2022 included a portion of pool funds invested in Structure Notes and Asset-Backed Securities:

Structured Notes are debt securities (other than asset-backed securities) whose cash-flow characteristics (coupon rate, redemption amount, or stated maturity) depend upon one or more indices and/or that have embedded forwards or options.

Asset-Backed Securities, the bulk of which are mortgage-backed securities, entitle their purchasers to receive a share of the cash flows from pool of assets such as principal and interest repayments from a pool of mortgages (such as Collateralized Mortgage Obligations) or credit card receivables.

Note 2 – Cash and Investments (Continued)

F. Investment in State Investment Pool (Continued)

As of June 30, 2022, the City had $34,525,926 invested in LAIF, which had invested 1.88% of the pool investment funds in Structured Notes and Asset-Back Securities. LAIF determines fair value on its investment portfolio based on market quotations for those securities where market quotations are readily available and based on amortized cost or best estimate for those securities where fair value is not readily available. The City valued its investments in LAIF as of June 30, 2022, by multiplying its account balance with LAIF times a fair value factor determined by LAIF. This fair value factor was determined by dividing all LAIF participants' total aggregate amortized cost by total aggregate fair value. The fair value of the City's position in the pool is the same as the value of the pool shares. The credit quality rating of LAIF is unrated as of June 30, 2022.

Note 3 – Lease Receivable

A. Governmental Activities

The portion of the City's property is leased to others. Such property includes special purpose facilities, office and commercial space, and land. Lease receivable consists of agreements with other for the right-to-use of the underlying assets at various locations owned by the City. The terms of the arrangements range from 1 to 30 years. The calculated interest rates used vary depending on the length of the lease. For the fiscal year ended June 30, 2022, the City recognized $1,478,945 in lease revenue and $56,516 in interest revenue.

A summary of changes in lease receivable for the fiscal year ended June 30, 2022 is as follows:

	Balance July 1, 2021	Additions	Deletions	Balance June 30, 2022	Classification: Due within One Year	Classification: Due in More Than One Year
Leases receivable	$ 7,005,851	$ 210,100	$ (1,348,537)	$ 5,867,414	$ 1,357,883	$ 4,509,531
Total	$ 7,005,851	$ 210,100	$ (1,348,537)	$ 5,867,414	$ 1,357,883	$ 4,509,531

As of June 30, 2022, the required payments for these leases, including interest, are:

Year Ending June 30,	Principal	Interest	Total
2023	$ 1,357,883	$ 54,774	$ 1,412,657
2024	1,120,027	46,709	1,166,736
2025	904,674	39,091	943,765
2026	655,113	32,198	687,311
2027	322,932	27,624	350,556
2028-2032	666,180	100,271	766,451
2033-2037	411,993	59,308	471,301
2038-2042	375,674	22,954	398,628
2043	52,938	381	53,319
Total	$ 5,867,414	$ 383,310	$ 6,250,724

Note 3 – Lease Receivable (Continued)

A. Governmental Activities (Continued)

As of June 30, 2022, the amounts reported as deferred inflows of resources will be recognized as lease revenue as follows:

Year Ending June 30,	Amortization Schedule
2023	$ 1,416,228
2024	1,141,483
2025	903,519
2026	646,362
2027	325,713
2028-2032	766,275
2033-2037	259,761
2038-2042	248,526
2043	29,140
Total	$ 5,737,007

B. Business-Type Activities

The portion of the City's property is leased to others. Such property includes special purpose facilities, office and commercial space, and land. Lease receivable consists of agreements with other for the right-to-use of the underlying assets at various locations owned by the City. The terms of the arrangements range from 2 to 30 years. The calculated interest rates used vary depending on the length of the lease. For the fiscal year ended June 30, 2022, the City recognized $268,916 in lease revenue and $46,172 in interest revenue.

A summary of changes in lease receivable for the fiscal year ended June 30, 2022 is as follows:

				Classification	
Balance July 1, 2021	Additions	Deletions	Balance June 30, 2022	Due within One Year	Due in More Than One Year
$ 3,043,988	$ 29,217	$ (224,400)	$ 2,848,805	$ 225,028	$ 2,623,777
$ 3,043,988	$ 29,217	$ (224,400)	$ 2,848,805	$ 225,028	$ 2,623,777

As of June 30, 2022, the required payments for these leases, including interest, are:

Year Ending June 30,	Principal	Interest	Total
2023	$ 225,028	$ 47,306	$ 272,334
2024	229,628	43,981	273,609
2025	227,499	40,580	268,079
2026	216,649	37,180	253,829
2027	230,833	33,631	264,464
2028-2032	785,399	118,155	903,554
2033-2037	219,853	83,657	303,510
2038-2042	293,857	57,994	351,851
2043-2047	383,771	24,121	407,892
2048	36,288	183	36,471
Total	$ 2,848,805	$ 486,788	$ 3,335,593

Note 3 – Lease Receivable (Continued)

B. Business-Type Activities (Continued)

As of June 30, 2022, the amounts reported as deferred inflows of resources will be recognized as lease revenue as follows:

Year Ending June 30,	Amortization Schedule
2023	$ 269,551
2024	269,551
2025	262,776
2026	242,451
2027	242,451
2028-2032	850,720
2033-2037	185,005
2038-2042	231,256
2043-2047	231,256
2048	19,271
Total	$ 2,804,288

Note 4 – Interfund Receivables, Payables, and Transfers

A. Due To / From Other Funds

At June 30, 2022, the City reported a short term cash flow borrowing of $13,766 between the General Fund and the Transportation Development Act Special Revenue Fund to cover deficit cash positions.

B. Advance From / From Other Funds

As of June 30, 2022, advances to/from other funds were as follows:

Advances To	Advances From	Amount
General Fund	Public Facilities Development Special Revenue Fund	$ 7,648,335
Water Enterprise Fund	Public Facilities Development Special Revenue Fund	40,966
Water Enterprise Fund	Cemetery Enterprise Fund	748,561
Solid Waste Enterprise Fund	Aviation Enterprise Fund	779,471
	Total	$ 9,217,333

The General Fund has advanced the Public Facilities Development Fund $7,648,335 to provide funding for capital expenditures and debt service for capital facilities. The balance will be repaid through future development impact fee collections. An additional advance was made to the Public Facilities Fund to assist in debt service payments on the COP's. At June 30, 2022, this advance was from the Water Fund for $40,966.

The Water Enterprise Fund and Solid Waste Enterprise Fund advanced the Cemetery and Aviation Enterprise Funds a total of $1,528,032 to provide funding for capital expenditures.

Note 4 – Interfund Receivables, Payables, and Transfers (Continued)

C. Transfers

Interfund transfers during the year ended June 30, 2022, consisted of the following:

Transfers In	Transfers Out		Amount	Purpose
General Fund	Water Enterprise Fund		$ 1,348,076	Fixed asset transfer
General Fund	Disposal Enterprise Fund		22,303,387	Proceeds of land sale and
General Fund	Wastewater Service Fund		22,127,851	fixed asset transfer
		Subtotal	45,779,314	
Governmental Grants Special Revenue Fund	General Fund		240	Program subsidy
Emergency Service Special Revenue Fund	General Fund		3,966,644	Program subsidy
Downtown Redlands Business Area Special Revenue Fund	General Fund		63,238	Program subsidy
Parking Authority Special Revenue Fund	General Fund		9,336	Program subsidy
Landscape Maintenance District Special Revenue Fund	General Fund		48,683	Program subsidy
Safety Hall Replacement Capital Projects Fund	General Fund		16,081,616	Capital projects
Liability Self-Insurance Internal Service Fund	General Fund		3,216,404	Reserve funding
		Subtotal	23,386,161	
PARIS Special Revenue Fund	Water Enterprise Fund		102,412	Capital projects
PARIS Special Revenue Fund	Disposal Enterprise Fund		1,884,090	Capital projects
PARIS Special Revenue Fund	Wastewater Service Fund		17,088	Capital projects
		Subtotal	2,003,590	
Groves Enterprise Fund	CFD 2004-1 Assessment Special Revenue Fund		105,435	Capital projects
Groves Enterprise Fund	Disposal Enterprise Fund		59,103	Capital projects
		Subtotal	164,538	
Liability Self-Insurance Internal Service Fund	Water Enterprise Fund		200,000	Reserve funding
Liability Self-Insurance Internal Service Fund	Disposal Enterprise Fund		50,000	Reserve funding
Liability Self-Insurance Internal Service Fund	Wastewater Service Fund		200,000	Reserve funding
		Subtotal	450,000	
Water Enterprise Fund	Non-Potable Water Enterprise Fund		53,262	Fixed asset transfer
General Debt Service Fund	Payroll Clearing Internal Service Fund		1,907,565	Debt service - pension bonds
		Total	$ 73,744,430	

On July 20, 2021, the City Council approved the purchase and sale agreement for Assessor's Parcel Nos. 0292-041-08; -38; and -44-0000 with LDC Industrial Realty, LLC for the amount of $46,050,000. The three parcels, totaling approximately 18 acres, were acquired as a part of a larger land purchase in August 2004 using the Solid Waste and Wastewater (Sewer) funds, evenly (50% Solid Waste, 50% Wastewater). The City returned the original purchase price plus an inflation factor representing the incremental increase in value of those funds to current dollar values, in this case, 2021-dollar values. This ensures the purchasing power of each enterprise fund is preserved. The original purchase price allocated to these parcels was $882,590 from Solid Waste and $882,590 from Wastewater ($1.765 million in total) and after applying an inflation factor from 2004 to 2021 of 1.5, was $1,323,885 for Solid Waste and $1,323,885 for Wastewater ($2.648 million total). The remaining amount of gain on the sale of the properties was transferred from the Solid Waste and Wastewater funds to the General Fund, with each fund transferring the amount of $21,701,115.

Note 5 – Capital Assets

A. Governmental Activities

The summary of changes in governmental activities capital assets for the year ended June 30, 2022, is as follows:

	Balance July 1, 2021, as restated	Additions	Deletions	Transfers	Balance June 30, 2022
Capital assets, not being depreciated					
Land	$ 34,214,356	$ 6,741,964	$ -	$ -	$ 40,956,320
Water rights	408,125	-	-	-	408,125
Right of way	277,508,647	17,796,115	-	-	295,304,762
Construction in progress	1,725,699	5,788,277	-	(387,009)	7,126,967
Total capital assets, not being depreciated	313,856,827	30,326,356	-	(387,009)	343,796,174
Capital assets, being depreciated					
Infrastructure	252,047,584	11,401,907	(513,161)	-	262,936,330
Building and improvements	34,892,585	25,660,497	-	-	60,553,082
Machinery, equipment and vehicles	21,421,667	654,471	(200,297)	387,009	22,262,850
Total capital assets, being depreciated	308,361,836	37,716,875	(713,458)	387,009	345,752,262
Accumulated depreciation:					
Infrastructure	(101,038,327)	(5,375,825)	214,453	-	(106,199,699)
Building and improvements	(20,071,236)	(1,899,208)	-	-	(21,970,444)
Machinery, equipment and vehicles	(17,702,003)	(1,300,663)	200,297	-	(18,802,369)
Total accumulated depreciation	(138,811,566)	(8,575,696)	414,750	-	(146,972,512)
Total capital assets, being depreciated, net	169,550,270	29,141,179	(298,708)	387,009	198,779,750
Right to use leased assets, being amortized					
Buildings and improvements	53,177	-	-	-	53,177
Machinery, equipment and vehicles	655,417	196,119	-	-	851,536
Total right to use leased assets, being amortized	708,594	196,119	-	-	904,713
Accumulated amortization:					
Buildings and improvements	-	(8,863)	-	-	(8,863)
Machinery, equipment and vehicles	-	(173,849)	-	-	(173,849)
Total accumulated amortization	-	(182,712)	-	-	(182,712)
Total right to use assets, being amortized, net	708,594	13,407	-	-	722,001
Total capital assets, net	$ 484,115,691	$ 59,480,942	$ (298,708)	$ -	$ 543,297,925

Depreciation and amortization expense were charged to the functions/programs of the governmental activities as follows:

General government	$ 532,274
Public safety	1,063,938
Culture and recreation	1,203,627
Highway and streets	5,670,506
Internal service funds	288,063
Total depreciation/amortization expense	$ 8,758,408

Note 5 – Capital Assets (Continued)

B. Business-Type Activities

The summary of changes in business-type activities capital assets for the year ended June 30, 2022, is as follows:

Capital Assets	Balance July 1, 2021, as restated	Additions	Deletions	Transfers	Balance June 30, 2022
Capital assets, not being depreciated					
Land	$ 28,129,878	$ -	$ (1,462,502)	$ -	$ 26,667,376
Water rights	9,881,460	-	-	-	9,881,460
Construction in progress	8,861,957	8,852,467	-	(3,489,010)	14,225,414
Total capital assets, not being depreciated	46,873,295	8,852,467	(1,462,502)	(3,489,010)	50,774,250
Capital assets, being depreciated					
Infrastructure	194,210,764	4,259,116	-	1,080,259	199,550,139
Building and improvements	113,461,869	8,678	-	-	113,470,547
Machinery, equipment and vehicles	20,467,967	2,658,141	(453,666)	2,408,751	25,081,193
Total capital assets, being depreciated	328,140,600	6,925,935	(453,666)	3,489,010	338,101,879
Accumulated depreciation:					
Infrastructure	(86,845,692)	(3,512,682)	-	-	(90,358,374)
Buildings and improvements	(76,606,624)	(2,886,102)	-	-	(79,492,726)
Machinery, equipment and vehicles	(16,566,731)	(1,311,008)	453,666	-	(17,424,073)
Total accumulated depreciation	(180,019,047)	(7,709,792)	453,666	-	(187,275,173)
Total capital assets, being depreciated, net	148,121,553	(783,857)	-	3,489,010	150,826,706
Right to use leased assets, being amortized					
Buildings and improvements	53,178	-	-	-	53,178
Machinery, equipment and vehicles	94,005	-	-	-	94,005
Total right to use leased assets, being amortized	147,183	-	-	-	147,183
Accumulated amortization:					
Buildings and improvements	-	(8,863)	-	-	(8,863)
Machinery, equipment and vehicles	-	(20,766)	-	-	(20,766)
Total accumulated amortization	-	(29,629)	-	-	(29,629)
Total right to use assets, being amortized, net	147,183	(29,629)	-	-	117,554
Total capital assets, net	$ 195,142,031	$ 8,038,981	$ (1,462,502)	$ -	$ 201,718,510

Depreciation and amortization expense were charged to the funds of the business-type activities as follows:

Water Fund	$ 4,083,773
Disposal Fund	1,146,904
Wastewater Fund	2,194,162
Groves Fund	28,105
Non-Potable Water Fund	4,339
Cemetery Fund	54,853
Aviation Fund	227,285
Total depreciation/amortization expense	$ 7,739,421

Note 6 – Long-Term Liabilities

A. Governmental Activities

A summary of changes in the long-term liabilities of the governmental activities for the year ended June 30, 2022, is as follows:

	Balance July 1, 2021, as restated	Debt Issued	Debt Retired	Balance June 30, 2022	Classification: Due within One Year	Classification: Due in More Than One Year
Governmental Activities:						
Public borrowings:						
Taxable Pension Funding Bonds	$ 7,870,000	$ -	$ (1,480,000)	$ 6,390,000	$ 1,620,000	$ 4,770,000
less: accreted interest	(278,217)	-	61,173	(217,044)	-	(217,044)
Total taxable pension funding bonds	7,591,783	-	(1,418,827)	6,172,956	1,620,000	4,552,956
Direct borrowings:						
Notes payable:						
I-Bank Sports Park	1,282,144	-	(62,858)	1,219,286	64,839	1,154,447
Finance Purchase Agreements	865,287	3,275,547	(345,153)	3,795,681	591,561	3,204,120
Total notes payable	2,147,431	3,275,547	(408,011)	5,014,967	656,400	4,358,567
Leases payable:						
Leases payable	708,594	196,119	(180,352)	724,361	213,203	511,158
Total leases payable	708,594	196,119	(180,352)	724,361	213,203	511,158
Total	$ 10,447,808	$ 3,471,666	$ (2,007,190)	$ 11,912,284	$ 2,489,603	$ 9,422,681

2007 Taxable Pension Funding Bonds

On August 1, 2007, the City issued $25,862,392 of 2007 Taxable Pension Funding Bonds to refund the City's obligation to PERS, reimburse the City for its payment of a portion of its fiscal year ended 2008 unfunded liability and pay the costs of issuance of the bonds. Interest is payable February 1 and August 1 of each year commencing on February 1, 2008. Interest rate is 5.233 percent with annual principal payments plus accreted value commencing February 1, 2008. The amount outstanding at June 30, 2022, is $6,390,000.

The annual debt service requirements on 2007 Taxable Pension Funding Bonds are as follows:

Year Ending June 30,	Principal	Interest	Total
2023	$ 1,620,000	$ 250,097	$ 1,870,097
2024	185,000	207,455	392,455
2025	200,000	207,455	407,455
2026	215,000	207,455	422,455
2027	230,000	207,455	437,455
2028-2032	1,480,000	937,680	2,417,680
2033-2037	2,460,000	391,303	2,851,303
Subtotal	6,390,000	2,408,900	8,798,900
Less: accreted interest	(217,044)	-	-
Total	$ 6,172,956	$ 2,408,900	$ 8,798,900

Note 6 – Long-Term Liabilities (Continued)

A. Governmental Activities (Continued)

I-Bank Sports Park Note Payable

On December 1, 2006, the City entered into this agreement for the purpose of obtaining additional funds to complete the Sports Park project. The City has agreed to pay the amount over thirty years commencing on the date of the lease, which carries an annual interest rate of 3.15 percent with principal and interest payments due every six months starting August 1, 2007, and the final payment to be made on August 1, 2036. The City pledged the Community Center to obtain this loan with I-Bank. At June 30, 2022, the outstanding balance of the I-Bank Sports Park lease payable balance was $1,219,286.

The annual debt service requirements the I-Bank Sports Park Note Payable are as follows:

Year Ending June 30,	Principal	Interest	Total
2023	$ 64,839	$ 37,386	$ 102,225
2024	66,882	35,312	102,194
2025	68,988	33,172	102,160
2026	71,162	30,964	102,126
2027	73,403	28,687	102,090
2028-2032	403,190	106,693	509,883
2033-2037	470,822	37,997	508,819
Total	$ 1,219,286	$ 310,211	$ 1,529,497

Finance Purchase Agreements

The City has entered into various finance purchase agreements for various equipment purchases. These leases qualify as capital leases for accounting purposes and, therefore, have been recorded at the present value of future minimum lease payments as of the date of inception. The assets acquired under capital leases are classified as machinery, equipment and vehicles. The total cost was $5,193,092. The outstanding balance at June 30, 2022, is $3,795,681.

The annual debt service requirements of the Finance Purchase Agreements are as follows:

Year Ending June 30,	Principal	Interest	Total
2023	$ 591,561	$ 184,820	$ 776,381
2024	564,780	84,806	649,586
2025	389,348	67,861	457,209
2026	377,400	56,198	433,598
2027	355,581	46,117	401,698
2028-2032	1,517,011	89,379	1,606,390
Total	$ 3,795,681	$ 529,181	$ 4,324,862

Note 6 – Long-Term Liabilities (Continued)

A. Governmental Activities (Continued)

Lease Payable

The City has entered into leases for building space and equipment use. The terms of the agreements range from 5 to 6 years. The calculated interest rates varied based on the length of the lease.

Principal and interest payments to maturity are as follows:

Year Ending June 30,	Principal	Interest	Total
2023	$ 213,203	$ 3,604	$ 216,807
2024	214,735	2,492	217,227
2025	193,241	1,380	194,621
2026	58,309	630	58,939
2027	44,873	190	45,063
Total	$ 724,361	$ 8,296	$ 732,657

B. Business-Type Activities

A summary of changes in the long-term liabilities of the business-type activities for the year ended June 30, 2022, is as follows:

	Balance July 1, 2021, as restated	Debt Issued	Debt Retired	Balance June 30, 2022	Classification: Due within One Year	Classification: Due in More Than One Year
Business-Type Activities:						
Public borrowings:						
Bonds payable:						
Solid Waste Revenue Bonds, Series 2013A	$ 4,740,000	$ -	$ (1,500,000)	$ 3,240,000	$ 1,580,000	$ 1,660,000
add: unamortized premium	351,347	-	(182,994)	168,353	-	168,353
Total bonds payable	5,091,347	-	(1,682,994)	3,408,353	1,580,000	1,828,353
Direct borrowings:						
Notes payable						
California Recycled Water Project	1,373,267	-	(330,707)	1,042,560	338,975	703,585
Safe Drinking Water Project	1,969,512	-	(339,607)	1,629,905	347,600	1,282,305
Hinckley Water Treatment Plant Upgrade	7,210,037	-	(475,699)	6,734,338	487,674	6,246,664
I-Bank Solid Waste	2,316,346	-	(135,475)	2,180,871	139,553	2,041,318
I-Bank City Streets	2,535,301	-	(133,933)	2,401,368	138,273	2,263,095
Finance Purchase Agreements	109,778	648,597	(221,448)	536,927	135,354	401,573
Total notes payable	15,514,241	648,597	(1,636,869)	14,525,969	1,587,429	12,938,540
Leases payable:						
Leases payable	147,183	-	(28,224)	118,959	28,730	90,229
Total leases payable	147,183	-	(28,224)	118,959	28,730	90,229
Total	$ 20,752,771	$ 648,597	$ (3,348,087)	$ 18,053,281	$ 3,196,159	$ 14,857,122

Note 6 – Long-Term Liabilities (Continued)

B. Business-Type Activities (Continued)

Solid Waste Revenue Bonds, Series 2013A

The $13,500,000 of Solid Waste Revenue Bonds, issue of 2013, Series A, consists of serial bonds with varying interest rates from 3 percent to 5 percent. Interest is payable semiannually on March 1 and September 1. Serial bonds mature semiannually September 1, 2014 through September 1, 2023. The revenues of the Disposal Fund are pledged as security toward the payment of this debt. The proceeds were used to finance a portion of the cost of acquisition and construction of street improvements within the City of Redlands. The amount outstanding at June 30, 2022, was $3,240,000 with an unamortized premium of $168,353.

The City has pledged future solid waste revenues, net of specified operating expenses to repay revenue bonds. Net revenues are defined in the 2013A (Solid Waste) bond document as operating income, less specified operating expenses, plus specified non-operating income. The 2013A bonds are payable through 2024. For the current year, principal and interest paid on the Solid Waste Revenue Bonds, Series 2013A was $1,699,500, respectively and current year net revenues were $4,175,097.

The annual debt service requirements of the Solid Waste Revenue Bonds, Series 2013A are as follows:

Year Ending June 30,	Principal	Interest	Total
2023	$ 1,580,000	$ 122,500	$ 1,702,500
2024	1,660,000	41,500	1,701,500
Total	$ 3,240,000	$ 164,000	$ 3,404,000

California Recycled Water Project Note Payable

On September 2, 2003, the City entered into a loan agreement with the California Water Resources Control Board in the amount of $7,918,234 to assist in financing the construction of advanced wastewater treatment facilities at the existing wastewater treatment plant. The note carries an annual interest rate of 2.5 percent with principal and interest payments due annually starting November 30, 2005. The amount outstanding at June 30, 2022, was $1,042,560.

The annual debt service requirements of the California Recycled Water Project Note Payable are as follows:

Year Ending June 30,	Principal	Interest	Total
2023	$ 338,975	$ 26,064	$ 365,039
2024	347,449	17,590	365,039
2025	356,136	8,903	365,039
Total	$ 1,042,560	$ 52,557	$ 1,095,117

Note 6 – Long-Term Liabilities (Continued)

B. Business-Type Activities (Continued)

Safe Drinking Water Project Note Payable

On January 30, 2004, the City entered into a loan agreement with the State of California, Department of Water Resources in the amount of $1,664,876 to assist in financing construction of a project which will enable the City to meet safe drinking water standards. As of June 30, 2006, the loan had been increased to $6,100,844. The note carries an annual interest rate of 2.34 percent with principal and interest payments due every six months starting January 1, 2006. At June 30, 2022, the City has $1,629,905 in outstanding principal.

The annual debt service requirements of the Safe Drinking Water Project Note Payable are as follows:

Year Ending June 30,	Principal	Interest	Total
2023	$ 347,600	$ 36,118	$ 383,718
2024	355,782	27,937	383,719
2025	364,156	19,563	383,719
2026	372,727	10,992	383,719
2027	189,640	2,219	191,859
Total	$ 1,629,905	$ 96,829	$ 1,726,734

Hinckley Water Treatment Plant Upgrade Note Payable

On June 21, 2011, the City entered into an agreement with the Clean Water State Revolving Fund Control Board for construction of the Hinckley water treatment plant upgrade. The City may borrow up to $13,663,033 or the eligible costs of the project, whichever is less. The loan has an interest rate of 2.5017 percent with maturities through 2034. Principal and interest is due every six months starting January 1, 2011. The outstanding balance at June 30, 2022, is $6,734,338.

The annual debt service requirements of the Hinckley Water Treatment Plant Upgrade Note Payable are as follows:

Year Ending June 30,	Principal	Interest	Total
2023	$ 487,674	$ 165,442	$ 653,116
2024	499,951	153,165	653,116
2025	512,536	140,580	653,116
2026	525,439	127,678	653,117
2027	538,666	114,450	653,116
2028-2032	2,903,687	361,893	3,265,580
2033-2034	1,266,385	39,848	1,306,233
Total	$ 6,734,338	$ 1,103,056	$ 7,837,394

Note 6 – Long-Term Liabilities (Continued)

B. Business-Type Activities (Continued)

I-Bank Solid Waste Note Payable

On March 2, 2015, the City entered into an agreement for the purpose of obtaining additional funds to complete the Solid Waste project. The City has agreed to pay the amount over twenty years commencing on the date of the loan, which carries an annual interest rate of 3.01 percent with principal and interest payments due every six months starting August 1, 2015. At June 30, 2022, the outstanding balance of the loan was $2,180,871.

The annual debt service requirements of the I-Bank Solid Waste Note Payable are as follows:

Year Ending June 30,	Principal	Interest	Total
2023	$ 139,553	$ 63,544	$ 203,097
2024	143,754	59,280	203,034
2025	148,081	54,888	202,969
2026	152,538	50,364	202,902
2027	157,129	45,703	202,832
2028-2032	859,503	153,549	1,013,052
2033-2035	580,313	26,546	606,859
Total	$ 2,180,871	$ 453,874	$ 2,634,745

I-Bank City Streets Note Payable

On July 1, 2016, the City entered into an agreement for the purpose of obtaining funds for the City Streets project. The City has agreed to pay the amount over twenty years commencing on the date of the loan, which carries an annual interest rate of 3.24 percent with principal and interest payments due every six months starting August 1, 2017. At June 30, 2022, the outstanding balance of the loan was $2,401,368.

The annual debt service requirements of the I-Bank City Streets Note Payable are as follows:

Year Ending June 30,	Principal	Interest	Total
2023	$ 138,273	$ 75,564	$ 213,837
2024	142,753	71,012	213,765
2025	147,378	66,312	213,690
2026	152,153	61,459	213,612
2027	157,083	56,450	213,533
2028-2032	865,136	201,235	1,066,371
2033-2036	798,592	52,780	851,372
Total	$ 2,401,368	$ 584,812	$ 2,986,180

Note 6 – Long-Term Liabilities (Continued)

B. Business-Type Activities (Continued)

Finance Purchase Agreements

The City has entered into various finance purchase agreements for various equipment purchases. These lease qualifies as a capital lease for accounting purposes and, therefore, has been recorded at the present value of future minimum lease payments as of the date of inception. The asset acquired under the capital lease is classified as machinery, equipment and vehicles. The total cost was $787,656. The outstanding balance at June 30, 2022, is $536,927.

The annual debt service requirements of the Finance Purchase Agreements are as follows:

Year Ending June 30,	Principal	Interest	Total
2023	$ 135,354	$ 16,166	$ 151,520
2024	139,410	12,110	151,520
2025	143,637	7,992	151,629
2026	118,427	3,541	121,968
2027	99	3	102
Total	$ 536,927	$ 39,812	$ 576,739

Lease Payable

The City has entered into leases for building space and equipment use. The terms of the agreements range from 5 to 6 years. The calculated interest rates varied based on the length of the lease.

Principal and interest payments to maturity are as follows:

Year Ending June 30,	Principal	Interest	Total
2023	$ 28,730	$ 743	$ 29,473
2024	29,347	547	29,894
2025	29,989	348	30,337
2026	20,696	155	20,851
2027	10,197	47	10,244
Total	$ 118,959	$ 1,840	$ 120,799

Note 6 – Long-Term Liabilities (Continued)

C. Fiduciary Funds Private Purpose Trust Funds - Successor Agency to the Redevelopment Agency of the City of Redlands

A summary of changes in the long-term liabilities of the fiduciary fund financial statements for the year ended June 30, 2022, is as follows:

	Balance July 1, 2021	Debt Issued	Debt Retired	Balance June 30, 2022	Classification: Due within One Year	Classification: Due in More Than One Year
Fiduciary Activities:						
Public borrowings:						
Tax allocation bonds:						
Series 2016A	$ 4,115,000	$ -	$ (2,020,000)	$ 2,095,000	$ 2,095,000	$ -
Add: unamortized bond premiums	211,801	-	(195,506)	16,295	16,295	-
Series 2016B	800,000	-	(395,000)	405,000	405,000	-
Add: unamortized bond premiums	(3,759)	-	3,467	(292)	(292)	-
Total tax allocation bonds	5,123,042	-	(2,607,039)	2,516,003	2,516,003	-
Total	$ 5,123,042	$ -	$ (2,607,039)	$ 2,516,003	$ 2,516,003	$ -

Tax Allocation Refunding Bonds, Series 2016A & B

In March of 2016, the Agency issued $16,610,000 in 2016 Tax Allocation Bonds, Series A and B, with interest rates ranging from 1.00 percent to 4.00 percent. The proceeds of the bonds were used to refund the 1998A, 2003A and 2007A Tax Allocation Bond, to fund a deposit to a debt service reserve account, and to pay costs incurred in connection with the issuance, sale and delivery of the Series 2016A & B bonds. Interest is payable semi-annually on February 1 and August 1 of each year, commencing August 1, 2016. Principal is payable on August 1 each year, commencing August 1, 2016. As of June 30, 2022, the outstanding principal balance on the bonds is $2,500,000.

The annual debt service requirements on the 2016A & B Tax Allocation Refunding Bonds are as follows:

Year Ending June 30,	Principal	Interest	Total
2023	$ 2,500,000	$ 46,963	$ 2,546,963

Tax Allocation Bonds held by the Successor Agency of the Redevelopment Agency of the City of Redlands are secured by property tax revenues. For the current year, principal and interest paid on the Series 2016A & B, Tax Allocation Bonds was $2,553,769, respectively and Redevelopment Agency Property Tax Trust Fund distributions were $2,608,218.

Note 7 – Special Assessment Debt with No City Commitment

The special assessment bonds are secured by valid assessment liens upon certain lands within the special assessment district and are not direct liabilities of the City and, accordingly, are not included in the accompanying basic financial statements. The City has no obligation beyond the balances in the designated agency funds for any delinquent assessment district bond payments. If delinquencies occur beyond the amounts held in the reserve funds created from bond proceeds, the City has no duty to pay the delinquency out of any available funds of the City. Neither the faith, credit, nor taxing power of the City is pledged to the payment of the bonds. The City acts solely as an agent for those paying assessments and for the bondholders.

Note 7 – Special Assessment Debt with No City Commitment (Continued)

In September 2001, the City issued for and on behalf of the Community Facilities District No. 2001-1 (Northwest Development Project) $9,255,000 aggregate principal amount of 2001 Special Tax Bonds to finance the acquisition of certain public improvements with appurtenant work and incidental expenses within the District. The Bonds were issued pursuant to the Mello-Roos Community Facilities Act of 1982 and are payable from proceeds of annual special tax to be levied on the property within the District. Bonds maturing in the years 2002 to 2015 are serial bonds payable in annual installments of $170,000 to $355,000 while bonds maturing in the year 2022 in the amount of $3,175,000 and bonds maturing in the year 2026 in the amount of $2,535,000 are term bonds. The interest rates on the bonds range from 3.75% to 6.45%. The outstanding balance at June 30, 2022, was $3,075,000.

In February 2004, the City issued for and on behalf of the Community Facilities District No. 2003-1 (Redlands Business Center) $9,545,000 aggregate principal amount of 2004 Special Tax Bonds to finance the acquisition and construction of certain street improvements, sewers, storm drains, water distribution facilities, and other public improvements within the District. The Bonds were issued pursuant to the Mello-Roos Community Facilities Act of 1982 and are payable from proceeds of annual special tax to be levied on the property within the District. Bonds maturing in the years 2006 to 2021 are serial bonds payable in annual installments of $20,000 to $270,000, while bonds maturing in the year 2027 in the amount of $2,255,000 and bonds maturing in the year 2033 in the amount of $5,280,000 are term bonds. The interest rates on the bonds range from 2.50% to 5.90%. The outstanding balance at June 30, 2022, was $7,185,000.

Noncommittal debt amounts issued and outstanding at June 30, 2022 are as follows:

	Original Amount	Outstanding Balance June 30, 2022
CFD 2001-1 Special Tax Bonds (Northwest Development Project)	$ 9,255,000	$ 3,075,000
CFD 2003-1 Special Tax Bonds (Redlands Business Center)	9,545,000	7,185,000
Total	$ 18,800,000	$ 10,260,000

Note 8 – Compensated Absences

A. Governmental Activities

A summary of changes in the compensated absences balances for the governmental activities for the year ended June 30, 2022 is as follows:

	Balance July 1, 2021	Additions	Deletions	Balance June 30, 2022	Classification: Due within One Year	Classification: Due in More Than One Year
Compensated absences	$ 8,406,084	$ 9,533,781	$ (10,179,690)	$ 7,760,175	$ 3,880,088	$ 3,880,087

Note 8 – Compensated Absences (Continued)

A. Governmental Activities (Continued)

Compensated absences in the governmental activities are obligations of the following funds:

Governmental Funds	$ 7,356,292
Liability Self-Insurance Internal Service Fund	2,306
Information Technology Internal Service Fund	172,924
Workers Compensation Self-Insurance Internal Service Fund	3,384
Equipment Maintenance Internal Service Fund	65,952
Utility Billing Internal Service Fund	159,317
Total	$ 7,760,175

B. Business-Type Activities

A summary of changes in the compensated absences balances for the business-type activities for the year ended June 30, 2022 is as follows:

	Balance July 1, 2021	Additions	Deletions	Balance June 30, 2022	Classification: Due within One Year	Classification: Due in More Than One Year
Compensated absences	$ 1,164,695	$ 2,104,584	$ (2,247,172)	$ 1,022,107	$ 511,054	$ 511,053

Compensated absences in the business-type activities are obligations of the following funds:

Water Fund	$ 485,306
Disposal Fund	235,123
Wastewater Fund	270,528
Groves Fund	6
Non-Potable Water Fund	48
Cemetery Fund	30,558
Aviation Fund	538
Total	$ 1,022,107

Note 9 – Solid Waste Landfill

State and federal laws and regulations require the City to provide financial assurance for closure and post closure costs of the California Street Landfill site when it stops accepting waste and to perform certain maintenance and monitoring functions at the site for fifteen years after closure. Although closure and post closure activities will be paid only near or after the date that the landfill stops accepting waste, the City reports a portion of these closure and post closure costs as an operating expense in each period based on landfill capacity used as of each balance sheet date. The $10,730,423 reported as landfill closure and post closure liability at June 30, 2022, represents the cumulative amount reported to date based on the use of 67.85 percent of the total estimated capacity of the landfill including final covering. The City will recognize the remaining estimated costs of closure and post closure care of $5,085,288 as the remaining estimated capacity is filled. These amounts are based on what it would cost to perform closure and post closure activities in 2022 dollars. The City expects to close the landfill in the year 2042. Actual costs may differ due to inflation, changes in technology or changes in regulations.

Note 9 – Solid Waste Landfill (Continued)

The City is required by state and federal laws and regulations to maintain adequate funds to provide financial assurance for closure and post closure costs through one of a combination of alternative mechanisms. For closure costs, the City has established an enterprise fund mechanism with a separate fund, the California Street Landfill Closure fund. For post closure costs, the City has entered into a Pledge of Revenue Agreement with the California Integrated Waste Management Board. The City is in compliance with these requirements. At June 30, 2022, $7,453,356 is held for landfill closure. The City expects that future inflation costs will be paid from future annual operating revenues in the enterprise fund. Post closure costs are agreed to be covered by revenue from solid waste customer billings which is deposited directly into the Disposal enterprise fund.

Note 10 – Pension Plans

A. Summary

The City of Redlands participates in the California Public Employees Retirement System (CalPERS), a pension plan available to all qualified employees. The Safety Plan is a cost-sharing multiple employer defined benefit pension plan. The Miscellaneous Plan is an agent multiple employer defined benefit pension plan. A summary of pension amounts for the City's plans at June 30, 2022, is presented below:

	Governmental Activities	Business-Type Activities	Total
Deferred outflows of resources:			
Pension contribution made after measurement date:			
CalPERS Miscellaneous	$ 3,135,661	2,942,185	$ 6,077,846
CalPERS Safety	10,344,274	-	10,344,274
Total pension contribution made after measurement date	13,479,935	2,942,185	16,422,120
Difference between expected and actual experience:			
CalPERS Miscellaneous	143,020	134,196	277,216
CalPERS Safety	9,953,605	-	9,953,605
Total difference between expected and actual experience	10,096,625	134,196	10,230,821
Adjustment due to difference in proportions			
CalPERS Safety	1,528,347	-	1,528,347
Total adjustment due to difference in proportions	1,528,347	-	1,528,347
Total deferred outflows of resources			
CalPERS Miscellaneous	3,278,681	3,076,381	6,355,062
CalPERS Safety	21,826,226	-	21,826,226
Total deferred outflows of resources	$ 25,104,907	$ 3,076,381	$ 28,181,288
Net pension liability:			
CalPERS Miscellaneous	$ 15,617,010	$ 12,622,561	$ 28,239,571
CalPERS Safety	58,259,612	-	58,259,612
Total net pension liability	$ 73,876,622	$ 12,622,561	$ 86,499,183

Note 10 – Pension Plans (Continued)

A. Summary (Continued)

	Governmental Activities	Business-Type Activities	Total
Deferred inflows of resources:			
Actual earnings on pension plan investments in excess of projected earnings:			
CalPERS Miscellaneous	$ 7,459,962	$ 7,096,837	$ 14,556,799
CalPERS Safety	34,675,669	-	34,675,669
Total actual earnings on pension plan investments in excess of projected earnings	42,135,631	7,096,837	49,232,468
Employer contributions in excess of proportionate share of contribution			
CalPERS Safety	3,552,294	-	3,552,294
Total employer contributions in excess of proportionate share of contribution	3,552,294	-	3,552,294
Total deferred inflows of resources			
CalPERS Miscellaneous	7,459,962	7,096,837	14,556,799
CalPERS Safety	38,227,963	-	38,227,963
Total deferred inflows of resources	$ 45,687,925	$ 7,096,837	$ 52,784,762
Pension expenses:			
CalPERS Miscellaneous	$ 574,592	$ 546,622	$ 1,121,214
CalPERS Safety	14,695,901	-	14,695,901
Total net pension expenses	$ 15,270,493	$ 546,622	$ 15,817,115

B. City Miscellaneous Plans

Plan Description

Substantially all City Miscellaneous employees working the equivalent of 1,000 hours per fiscal year are eligible to participate in the Miscellaneous Plan Agent multiple-employer defined benefit plan administered by California Public Employees Retirement System (CalPERS), which acts as a common investment and administrative agent for its participating member employers. Benefit Provisions under the Plans are established by State statutes within the Public Employee's Retirement Law. CalPERS issues publicly available reports that include a full description of the pension plans regarding benefit provisions, assumptions and membership information that can be found on the CalPERS website. Copies of the CalPERS annual financial report may be obtained from the CalPERS Executive Office – 400 P Street, Sacramento, CA 95814.

Employees Covered

At June 30, 2021, the measurement date, the following employees were covered by the benefit terms for the Plan:

	Miscellaneous Plans
Active employees	326
Transferred and terminated employees	383
Retired employees and beneficiaries	515
Total	1224

Note 10 – Pension Plans (Continued)

B. City Miscellaneous Plans (Continued)

Benefits Provided

CalPERS provide retirement and disability benefits, annual cost-of-living adjustments, and death benefits to plan members and beneficiaries. Classic CalPERS member becomes eligible for service retirement upon attainment of age 55 with at least 5 years of credited service. PEPRA miscellaneous members become eligible for service retirement upon attainment of age 62 with at least 5 years of service. The service retirement benefit is a monthly allowance equal to the product of the benefit factor, years of service, and final compensation. The final compensation is the monthly average of the member's highest 36 full-time equivalent monthly pay.

Following are the benefit provisions for each plan:

	Miscellaneous Plans	
Hire Date	PEPRA	Classic
Benefit formula	2% @ 55	2% @ 62
Benefit vesting schedule	5 years service	5 years service
Benefit payments	Monthly for life	Monthly for life
Retirement age	50 - 63	52 - 67
Monthly benefits, as a % of eligible compensation	1.426% to 2.418%	1.000% to 2.500%
Required employee contribution rates	7.000%	7.000%
Required employer contribution rates	9.320%	9.320%
Final Annual Compensation	1 year	1 year

Contributions

Section 20814(c) of the California Public Employees' Retirement Law ("PERL") requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. The total plan contributions are determined through CalPERS' annual actuarial valuation process. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The employer is required to contribute the difference between the actuarially determined rate and the contribution rate of employees.

For the year ended June 30, 2022, the plan's contributions made for the Plan was as follows:

	Miscellaneous Plans
Contributions - employer	$ 6,077,846

Net Pension Liability

The City's net pension liability is measured as the total pension liability, less the pension plan's fiduciary net position. The net pension liability of the Plan is measured as of June 30, 2021, using an annual actuarial valuation as of June 30, 2020 rolled forward to June 30, 2021 using standard update procedures. A summary of principal assumptions and methods used to determine the net pension liability is shown on the following page.

Note 10 – Pension Plans (Continued)

B. City Miscellaneous Plans (Continued)

Actuarial Assumptions

The total pension liabilities in the June 30, 2020 actuarial valuations were determined using the following actuarial assumptions:

Actuarial Cost Method	Entry Age Normal in accordance with the requirement of GASB Statement No. 68
Actuarial Assumptions:	
Discount Rate	7.15%
Inflation	2.50%
Salary Increases	Varies by Entry Age and Service
Investment Rate of Return	7.00%
Mortality Rate Table	Derived using CalPERS' Membership Data for all Funds. The mortality table used was developed based on CalPERS' specific data. The table includes 20 years of mortality improvements using Society of Actuaries Scale BB.
Post Retirement Benefit Increase	Contract COLA up to 2.75% until Purchasing Power Protection Allowance Floor on Purchasing Power applies, 2.75% thereafter

The underlying mortality assumptions and all other actuarial assumptions used in the June 30, 2020 valuation were based on the results of a January 2017 actuarial experience study for the period 1997 to 2011. Further details of the Experience Study can be found on the CalPERS website.

Discount Rate

In determining the long-term expected rate of return, CalPERS took into account, both short-term and long-term market return expectations as well as the expected pension fund cash flows. Such cash flows were developed assuming that both members and employers will make their required contributions on time and as scheduled in all future years. Using historical returns of all the funds' asset classes, expected compound (geometric) returns were calculated over the short-term (first 10 years) and the long-term (11-60 years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for each fund. The expected rate of return was set by calculating the single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equivalent to the single equivalent rate calculated above and rounded down to the nearest one quarter of one percent.

The table below reflects long-term expected real rate of return by asset class. The rate of return was calculated using the capital market assumptions applied to determine the discount rate and asset allocation. These geometric rates of return are net of administrative expenses.

Asset Class	New Strategic Allocation	Real Return Years 1 - 10 [1]	Real Return Years 11 + [2]
Global equity	50.00%	4.80%	5.98%
Global fixed income	28.00%	1.00%	2.62%
Inflation sensitive assets	0.00%	0.77%	1.81%
Private equity	8.00%	6.30%	7.23%
Real assets	13.00%	3.75%	4.93%
Liquidity	1.00%	0.00%	-0.92%

[1] An expected inflation of 2.00% was used for this period.

[2] An expected inflation of 2.92% was used for this period.

Note 10 – Pension Plans (Continued)

B. City Miscellaneous Plans (Continued)

Discount Rate (Continued)

The discount rate used to measure the total pension liability was 7.15% for the plan. To determine whether the municipal bond rate should be used in the calculation of a discount rate for each plan, CalPERS stress tested plans that would most likely result in a discount rate that would be different from the actuarially assumed discount rate. Based on the testing, none of the tested plans run out of assets. Therefore, the current 7.15% discount rate is adequate and the use of the municipal bond rate calculation is not necessary. The long term expected discount rate of 7.15% is applied to all plans in the Public Employees Retirement Fund (PERF). The stress test results are presented in a detailed report called "GASB Crossover Testing Report" that can be obtained from the CalPERS website under the GASB 68 Section.

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the City's net pension liability, calculated using the discount rate, as well as what the City's net pension liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate:

Plan's Aggregate Net Pension Liability/(Asset)		
Discount Rate - 1% (6.15%)	Current Discount Rate (7.15%)	Discount Rate + 1% (8.15%)
$ 51,547,685	$ 28,239,571	$ 8,905,984

Changes in the Net Pension Liability

The following table shows the changes in net pension liability recognized over the measurement period:

Miscellaneous Plans	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
Balance at June 30, 2020 (Valuation Date)	$ 178,611,735	$ 130,256,891	$ 48,354,844
Changes in the year:			
Service cost	3,525,116	-	3,525,116
Interest on the total pension liabilities	12,569,714	-	12,569,714
Changes in assumptions	-	-	-
Differences between expected and actual experience	247,796	-	247,796
Benefit payments, including refunds of members contributions	(9,643,784)	(9,643,784)	-
Contributions - employer	-	5,653,857	(5,653,857)
Contributions - employee	-	1,628,531	(1,628,531)
Net investment income	-	29,305,630	(29,305,630)
Administrative expenses	-	(130,119)	130,119
Net changes	6,698,842	26,814,115	(20,115,273)
Balance at June 30, 2021 (Measurement Date)	$ 185,310,577	$ 157,071,006	$ 28,239,571

Note 10 – Pension Plans (Continued)

B. City Miscellaneous Plans (Continued)

Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions

For the year ended June 30, 2022, the City recognized pension expense in the amount of $1,121,214 for the miscellaneous plans.

The amortization period differs depending on the source of the gain or loss. The difference between projected and actual earnings is amortized over 5-years straight line. All other amounts are amortized straight-line over the average expected remaining service lives of all members that are provided with benefits (active, inactive and retired) as of the beginning of the measurement period.

The Expected Average Remaining Service Lifetime ("EARSL") is calculated by dividing the total future service years by the total number of plan participants (active, inactive, and retired) in the risk pool. The EARSL for the Miscellaneous Plan for the 2020-21 measurement period is 3.1 years, which was obtained by dividing the total service years of 3,778 (the sum of remaining service lifetimes of the active employees) by 1,210 (the total number of participants: active, inactive, and retired).

At June 30, 2022 the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Miscellaneous Plans	Deferred outflows of Resources	Deferred inflows of Resources
Pension contributions made subsequent to measurement date	$ 6,077,846	$ -
Difference between projected and actual earning on pension plan investments	-	(14,556,799)
Differences between expected and actual experience	277,216	-
Total	$ 6,355,062	$ (14,556,799)

For the City Miscellaneous Plan, $6,077,846 was reported as deferred outflows of resources related to pensions resulting from City's contributions subsequent to the measurement date and will be recognized as a reduction of the net pension liability in the year ended June 30, 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended June 30,	Deferred Outflows/(Inflows) of Resources
2023	$ (3,502,033)
2024	(3,273,076)
2025	(3,485,106)
2026	(4,019,368)
2027	-
Thereafter	-
	$ (14,279,583)

Pension Plan Fiduciary Net Position

Detailed information about the plan's fiduciary net position is available in the separately issued CalPERS financial reports.

Note 10 – Pension Plans (Continued)

C. City Safety Plans

Plan Description

Substantially all City Safety employees working the equivalent of 1,000 hours per fiscal year are eligible to participate in the Safety Plan Cost-sharing multiple-employer defined benefit plan administered by California Public Employees Retirement System (CalPERS), which acts as a common investment and administrative agent for its participating member employers. Benefit Provisions under the Plans are established by State statutes within the Public Employee's Retirement Law. CalPERS issues publicly available reports that include a full description of the pension plans regarding benefit provisions, assumptions and membership information that can be found on the CalPERS website. Copies of the CalPERS annual financial report may be obtained from the CalPERS Executive Office – 400 P Street, Sacramento, CA 95814.

Employees Covered

At June 30, 2021, the measurement date, the following employees were covered by the benefit terms the Plan:

	Safety Plans
Active employees	132
Transferred and terminated employees	50
Retired employees and beneficiaries	246
Total	428

Benefits Provided

CalPERS provide retirement and disability benefits, annual cost-of-living adjustments, and death benefits to plan members and beneficiaries. Classic and PEPRA Safety CalPERS member becomes eligible for service retirement upon attainment of age 55 with at least 5 years of credited service. PEPRA miscellaneous members become eligible for service retirement upon attainment of age 62 with at least 5 years of service. The service retirement benefit is a monthly allowance equal to the product of the benefit factor, years of service, and final compensation. The final compensation is the monthly average of the member's highest 36 full-time equivalent monthly pay.

Following are the benefit provisions for each plan:

	Safety Cost-Sharing Plans			
Hire Date	Classic Fire	PEPRA Fire	Classic Fire	PEPRA Police
Benefit formula	3% @ 50	2.7% @ 57	3% @ 50	2.7% @ 57
Benefit vesting schedule	5 years service	5 years service	5 years service	5 years service
Benefit payments	Monthly for life	Monthly for life	Monthly for life	Monthly for life
Retirement age	50	50 - 57	50	50 - 57
Monthly benefits, as a % of eligible compensation	3.000%	2.000% to 2.700%	3.000%	2.000% to 2.700%
Required employee contribution rates	9.00%	13.750%	9.00%	13.750%
Required employer contribution rates	25.590%	13.980%	25.590%	13.980%
Final Annual Compensation	1 year	1 year	1 year	1 year

Note 10 – Pension Plans (Continued)

C. City Safety Plans (Continued)

Contributions

Section 20814(c) of the California Public Employees' Retirement Law (PERL) requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. The total plan contributions are determined through the CalPERS' annual actuarial valuation process. For public agency cost-sharing plans covered by the Safety risk pools, the Plan's actuarially determined rate is based on the estimated amount necessary to pay the Plan's allocated share of the risk pool's costs of benefits earned by employees during the year, and any unfunded accrued liability. The employer is required to contribute the difference between the actuarially determined rate and the contribution rate of employees.

For the year ended June 30, 2022, employer contributions made for the Safety Cost-sharing Plan was as follows:

	Safety Plans
Contributions - employer	$ 10,344,274

Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions

The City's net pension liability for each Plan is measured as the proportionate share of the net pension liability. The net pension liability of the Plans is measured as of June 30, 2021, and the total pension liability for each Plan used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2020 rolled forward to June 30, 2021 using standard update procedures. The City's proportion of the net pension liability was based on a projection of the City's long-term share of contributions to the pension plans relative to the projected contributions of all participating employers, actuarially determined.

As of June 30, 2022, the City reported net pension liability for its proportionate shares of the net pension liability of the Safety Plan as follows:

	Increase (Decrease)		
	Plan Total Pension Liability	Plan Fiduciary Net Position	Plan Net Pension Liability/(Asset)
Balance at: 6/30/20 (Valuation date)	$ 288,297,224	$ 200,216,677	88,080,547
Balance at: 6/30/21 (Measurement date)	302,527,701	244,268,089	58,259,612
Net Changes during 2020-2021	14,230,477	44,051,412	(29,820,935)

The following is the approach established by the plan actuary to allocate the net pension liability and pension expense to the individual employers within the risk pool.

(1) In determining a cost-sharing plan's proportionate share, total amounts of liabilities and assets are first calculated for the risk pool as a whole on the valuation date (June 30, 2020). The risk pool's fiduciary net position ("FNP") subtracted from its total pension liability ("TPL") determines the net pension liability ("NPL") at the valuation date.

Note 10 – Pension Plans (Continued)

C. City Safety Plans (Continued)

Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions (Continued)

(2) Using standard actuarial roll forward methods, the risk pool TPL is then computed at the measurement date (June 30, 2021). Risk pool FNP at the measurement date is then subtracted from this number to compute the NPL for the risk pool at the measurement date. For purposes of FNP in this step and any later reference thereto, the risk pool's FNP at the measurement date denotes the aggregate risk pool's FNP at June 30, 2020 less the sum of all additional side fund (or unfunded liability) contributions made by all employers during the measurement period (2019-20).

(3) The individual plan's TPL, FNP and NPL are also calculated at the valuation date.

(4) Two ratios are created by dividing the plan's individual TPL and FNP as of the valuation date from (3) by the amounts in step (1), the risk pool's total TPL and FNP, respectively.

(5) The plan's TPL as of the Measurement Date is equal to the risk pool TPL generated in (2) multiplied by the TPL ratio generated in (4). The plan's FNP as of the Measurement Date is equal to the FNP generated in (2) multiplied by the FNP ratio generated in (4) plus any additional side fund (or unfunded liability) contributions made by the employer on behalf of the plan during the measurement period.

(6) The plan's NPL at the Measurement Date is the difference between the TPL and FNP calculated in (5).

The City's proportionate share of the net pension liability for the Safety Plan as of June 30, 2021 and 2020 was as follows:

Proportion June 30, 2020	0.80950%
Proportion June 30, 2021	1.07723%
Change - Increase (Decrease)	0.26773%

For the year ended June 30, 2022, the City recognized pension expense in the amount of $14,695,901 for the Safety Plan.

The amortization period differs depending on the source of the gain or loss. The difference between projected and actual earnings is amortized over 5-years straight line. All other amounts are amortized straight-line over the average expected remaining service lives of all members that are provided with benefits (active, inactive and retired) as of the beginning of the measurement period.

The EARSL for PERF C for the measurement date ending June 30, 2021 is 3.7 years, which was obtained by dividing the total service years of 561,622 (the sum of remaining service lifetimes of the active employees) by 150,948 (the total number of participants: active, inactive, and retired) in PERF C. Inactive employees and retirees have remaining service lifetimes equal to 0. Total future service is based on the members' probability of decrementing due to an event other than receiving a cash refund.

Note 10 – Pension Plans (Continued)

C. City Safety Plans (Continued)

Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions (Continued)

At June 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Safety Plans	
	Deferred outflows of Resources	Deferred inflows of Resources
Pension contributions made subsequent to measurement date	$ 10,344,274	$ -
Difference between projected and actual earning on pension plan investments	-	(34,675,669)
Adjustment due to differences in proportions	1,528,347	-
Difference between actual and expected experience	9,953,605	-
Difference between employer's actual contributions and proportionate share of contributions	-	(3,552,294)
Total	$ 21,826,226	$ (38,227,963)

For the City Safety Plan, $10,344,274 was reported as deferred outflows of resources related to pensions resulting from City's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended June 30,	Deferred Outflows/ (Inflows) of Resources
2023	$ (4,291,088)
2024	(5,478,430)
2025	(7,434,233)
2026	(9,542,260)
2027	-
Thereafter	-
	$ (26,746,011)

Actuarial Methods and Assumptions Used to Determine Total Pension Liability

For the measurement period ended June 30, 2021 (the measurement date), the total pension liability was determined by rolling forward the June 30, 2020 total pension liability. Both the June 30, 2021 and the June 30, 2020 total pension liabilities were based on the following actuarial methods and assumptions:

Note 10 – Pension Plans (Continued)

C. City Safety Plans (Continued)

Actuarial Methods and Assumptions Used to Determine Total Pension Liability (Continued)

Actuarial Cost Method	Entry Age Normal in accordance with the requirement of GASB Statement No. 68
Actuarial Assumptions:	
Discount Rate	7.15%
Inflation	2.50%
Salary Increases	Varies by Entry Age and Service
Investment Rate of Return	7.65%
Mortality Rate Table	Derived using CalPERS' Membership Data for all Funds. The mortality table used was developed based on CalPERS' specific data. The table includes 20 years of mortality improvements using Society of Actuaries Scale BB.
Post Retirement Benefit Increase	Contract COLA up to 2.75% until Purchasing Power Protection Allowance Floor on Purchasing Power applies, 2.75% thereafter

All other actuarial assumptions used in the June 30, 2020 valuation were based on the results of an actuarial experience study for the period from 1997 to 2015, including updates to salary increase, mortality and retirement rates. The Experience Study report can be obtained at CalPERS' website under Forms and Publications.

Discount Rate

The discount rate used to measure the total pension liability was 7.15%. To determine whether the municipal bond rate should be used in the calculation of a discount rate for each plan, CalPERS stress tested plans that would most likely result in a discount rate that would be different from the actuarially assumed discount rate. Based on the testing, none of the tested plans run out of assets. Therefore, the current 7.15% discount rate is adequate and the use of the municipal bond rate calculation is not necessary. The long term expected discount rate of 7.15% is applied to all plans in the Public Employees Retirement Fund. The stress test results are presented in a detailed report called "GASB Crossover Testing Report" that can be obtained at CalPERS' website under the GASB 68 section.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. In determining the long-term expected rate of return, staff took into account both short-term and long-term market return expectations as well as the expected pension fund cash flows. Such cash flows were developed assuming that both members and employers will make their required contributions on time and as scheduled in all future years. Using historical returns of all the funds' asset classes, expected compound (geometric) returns were calculated over the short-term (first 10 years) and the long-term (11-60 years) using a building block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for each fund. The expected rate of return was set by calculating the single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equivalent to the single equivalent rate calculated above and rounded down to the nearest one quarter of one percent. The table below reflects long-term expected real rate of return by asset class. The rate of return was calculated using the capital market assumptions applied to determine the discount rate and asset allocation. These geometric rates of return are net of administrative expenses.

Note 10 – Pension Plans (Continued)

C. City Safety Plans (Continued)

Discount Rate (Continued)

Asset Class	New Strategic Allocation	Real Return Years 1 - 10 [1]	Real Return Years 11 + [2]
Global equity	50.00%	4.80%	5.98%
Global fixed income	28.00%	1.00%	2.62%
Inflation sensitive assets	0.00%	0.77%	1.81%
Private equity	8.00%	6.30%	7.23%
Real assets	13.00%	3.75%	4.93%
Liquidity	1.00%	0.00%	-0.92%

[1] An expected inflation of 2.00% was used for this period.

[2] An expected inflation of 2.92% was used for this period.

Sensitivity of the Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following presents the City's proportionate share of the net pension liability for the City Safety Plan, calculated using the discount rate for the City Safety Plan, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate:

Plan's Aggregate Net Pension Liability/(Asset)		
Discount Rate - 1% (6.15%)	Current Discount Rate (7.15%)	Discount Rate + 1% (8.15%)
$ 98,982,452	$ 58,259,612	$ 24,810,830

Pension Plan Fiduciary Net Position

Detailed information about each pension plan's fiduciary net position is available in the separately issued CalPERS financial reports.

Payable to the Pension Plan

At June 30, 2022, the City reported a payable of $0 for the outstanding amount of contributions to the pension plan required for the year ended June 30, 2022.

Note 11 – Other Postemployment Benefits

A. Summary

	Governmental Activities	Business-Type Activities	Total
Deferred outflows of resources:			
Employer contributions made subsequent to the measurement date	$ 3,847,418	$ 1,217,869	$ 5,065,287
Difference between expected and actual experience	4,343,495	1,374,897	5,718,392
Changes in assumptions	36,537,484	11,565,629	48,103,113
Total deferred outflows of resources	$ 44,728,397	$ 14,158,395	$ 58,886,792
Total OPEB liability:			
Total OPEB liability	$ 146,160,286	$ 55,755,636	$ 201,915,922
Total OPEB liability	$ 146,160,286	$ 55,755,636	$ 201,915,922
Deferred inflows of Resources:			
Changes in assumptions	$ 2,341,463	$ 827,207	$ 3,168,670
Total deferred inflows of resources	$ 2,341,463	$ 827,207	$ 3,168,670
OPEB Expense	$ 12,156,943	$ 3,095,051	$ 15,251,994

B. General Information about OPEB

Plan Description

The City's administers a defined benefit OPEB plan (Plan), which provides medical insurance benefits to eligible retirees and their spouses in accordance with applicable Memoranda of Understanding and the California Government Code to all employees who retire from the City. The Plan is an agent single-employer defined benefit OPEB plan administered by the City and is governed by the City Council. No assets are accumulated in a trust that meets the criteria in paragraph 4 of Statement 75.

City's Funding Policy

The contribution requirements of plan members and the City are established, and may be amended, by City Council. The contribution required to be made under City Council and labor agreement requirements is based on a pay-as-you go basis (i.e., as medical insurance premiums become due). The City allows retirees to participate in the same medical plan as active employees at the same premium rates. Because the rate is a "blended rate", payments for the active employees include an implied subsidy of what would normally be a higher rate for retirees if the retirees were in a stand-alone health plan.

GASB Statement No. 75, *Accounting and Financial Reporting by Employers for Post-Employment Benefits Other Than Pensions*, requires governments to account for other post-employment benefits (OPEB) on an accrual basis, rather than a pay-as-you-go basis. The effect is the recognition of an actuarially determined expense when a future retiree earns their post-employment benefits, rather than when they use their post-employment benefits.

Note 11 – Other Postemployment Benefits (Continued)

B. General Information about OPEB (Continued)

Benefits Provided

After age 65, the City contributes a flat monthly rate of $397 for those employees who retire under the PERS retirement system, subscribe to the PERS Health Insurance System, and have at least five years of CalPERS service, in accordance with Government Code. This is a perpetual benefit which is available to all PERS retirees including eligible dependents of deceased retirees. Annual increases in the monthly rate are limited to $20 and based upon the annual increase in PERS family premiums. In addition, the City also contributes the entire monthly premium for health insurance for all employees who retire with the City and have a minimum of 15 or 20 years of cumulative service with the City, depending on the particular bargaining units. A summary of benefits provided is shown below:

Employee Group Service	Medical	Dental	Vision
Police (RPOA Members)			
Employees hired on or after November 4, 2014 with at least 5 years of CalPERS service	$397 per month maximum	None	None
Employees hired prior to November 4, 2014 with at least 15 years of City service	100% of Premium & Medicare Part B for Lifetime of Retiree and Spouse	100% of Premium of Retiree and Spouse	100% of Premium of Retiree and Spouse
Firefighters (RPFA and RAFME Members)			
Employees hired on or after October 16, 2012 with at least 5 years of CalPERS Service	$397 per month maximum	None	None
Employees hired prior to October 16, 2012 with at least 15 Years (20 Years for RPFA Members) of City service	100% of Premium & Medicare Part B for Lifetime of Retiree and Spouse	100% of Premium for Lifetime of Retiree and Spouse	$225 Maximum Reimbursement Per Year for Lifetime of Retiree and Spouse
Miscellaneous (GEAR, RCSEA, RAMME and RAME* Members)			
Employees hired on or after March 11, 2010 with at least 5 years of CalPERS Service	$397 per month maximum	None	None
Employees hired prior to March 11, 2010 with at least 20 years (15 Years for RAME Members) of City Service	100% of Premium & Medicare Part B for Lifetime of Retiree and Spouse	100% of Premium for Lifetime of Retiree and Spouse	None
Miscellaneous (RASME Members)			
Employees hired on or after June 2, 2015 with at least 5 years of CalPERS Service	$397 per month maximum	None	None
Employees hired prior to June 2, 2015 with at least 15 years of City Service	100% of Premium & Medicare Part B for Lifetime of Retiree and Spouse	100% of Premium & Medicare for Lifetime of Retiree and Spouse	100% of Premium for Lifetime of Retiree and Spouse
Miscellaneous (RADD Members)			
Employees hired on or after January 1, 2009 with at least 5 years of CalPERS Service*	$397 per month maximum	None	None
Employees hired prior to January 1, 2009 with at least 15 years of City Service **	100% of Premium & Medicare Part B for Lifetime of Retiree and Spouse	100% of Premium & Medicare for Lifetime of Retiree and Spouse	100% of Premium for Lifetime of Retiree and Spouse

Note 11 – Other Postemployment Benefits (Continued)

B. General Information about OPEB (Continued)

Benefits Provided (Continued)

Some retirees are eligible for a medical bridge program, in which the City contributes the amount of the maximum of lowest cost single premium rate $397. Eligibility for the medical bridge program is as follows:

RADD	3 years of service
RAME	10 years of service
RPOA, RAFME, RASME	15 years of service
RAMME, RCSEA, Teamsters	20 years of service

Employees Covered

At June 30, 2021, the most recent valuation date, the following current and former employees were covered by the benefit terms under the Plan:

Active employees	457
Transferred and terminated employees	-
Retired employees and beneficiaries	351
Total	808

C. Total OPEB Liability, OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB

Total OPEB Liability

The City's total OPEB liability was measured as of June 30, 2021. The total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of June 30, 2021. The total OPEB liability at June 30, 2022 was $201,915,922.

Actuarial Assumptions

The total OPEB liability in the June 30, 2021 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Discount Rate	2.19%
Inflation	2.75%
Aggregate payroll increases	2.75%
Expected long-term investment rate of return	n/a
Mortality, Termination, and Disability	CalPERS 1997-2017 Experience Study
Mortality Improvement Scale	Modified projected fully generational with Scale MP-2021
Healthcare Trend Rate	5.75 to 6.75 percent for 2022-2026, 4.50 to 5.50 percent for 2027-2031+, and 4.00 percent for 2070 and later years; Medicare ages: 4.50 to 5.50 percent for all years.

The actuarial assumptions used in the June 30, 2021 valuation were based on the results of an actuarial experience study for the period July 1, 2020 through June 30, 2021.

Note 11 – Other Postemployment Benefits (Continued)

C. Total OPEB Liability, OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB (Continued)

Discount Rate

The discount rate used to measure the total OPEB liability 2.19%. The City's funding policy affects the calculation of liabilities by impacting the discount rate that is used to develop the plan liability and expense. The City is currently financing its OPEB liability on a pay-as-you-go basis, the discount rate used is based on the S&P Municipal Bond 20 Year High Grade Index.

Change in the Total OPEB Liability

	Total OPEB Liability
Balance at June 30, 2020 (Measurement Date)	$ 152,181,945
Changes Recognized for the Measurement Period:	
Service Cost	4,405,809
Interest on the total OPEB liability	3,775,999
Difference between expected and actual experience	3,545,600
Changes of assumptions	42,967,302
Benefit payments	(4,960,733)
Net Changes during July 1, 2020 to June 30, 2021	49,733,977
Balance at June 30, 2021 (Measurement Date)	$ 201,915,922

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (1.19 percent) or 1-percentage- point higher (3.19 percent) than the current discount rate:

Plan's Total OPEB Liability		
Discount Rate - 1% (1.19%)	Current Discount Rate (2.19%)	Discount Rate + 1% (3.19%)
$ 241,179,194	$ 201,915,922	$ 171,308,670

Sensitivity of the Total OPEB Liability to Changes in the Health Care Cost Trend Rates

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower or 1-percentage-point higher than the current healthcare cost trend rates:

Plan's Total OPEB Liability		
	Healthcare Cost	
-1%	Trend Rates	1%
$ 168,878,752	$ 201,915,922	$ 245,122,767

Note 11 – Other Postemployment Benefits (Continued)

C. Total OPEB Liability, OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB (Continued)

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the fiscal year ended June 30, 2022, the City recognized OPEB expense of $15,251,994. At June 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred outflows of Resources	Deferred inflows of Resources
Employer contributions made subsequent to the measurement date	$ 5,065,287	$ -
Difference between expected and actual experience	5,718,392	-
Changes of assumptions	48,103,113	(3,168,670)
Total	$ 58,886,792	$ (3,168,670)

The difference between projected OPEB plan investment earnings and actual earnings is amortized over a five-year period. The remaining gains and losses are amortized over the expected average remaining service life. The expected average remaining service life is 9 years, which was determined as of June 30, 2020, the beginning of the measurement period, for employees covered by the OPEB plan benefit terms as of the valuation date.

Amount reported as deferred outflows of resources related to OPEB will be recognized as future OPEB expense as follows:

Measurement Period Ended June 30	Deferred Outflows/ (Inflows) of Resources
2023	$ 7,070,186
2024	7,070,186
2025	7,303,174
2026	7,425,100
2027	6,279,893
Thereafter	15,504,296
	$ 50,652,835

Note 12 – Risk Management

A. Coverage

On June 30, 2022, and throughout 2021-2022, the City was self-insured for the first $1,000,000 per occurrence for commercial general liability and automobile liability. The City purchased excess liability insurance to provide additional coverage of $10,000,000 per occurrence with a $10,000,000 aggregate. The City also purchased airport liability insurance including commercial general liability, personal & advertising injury, products completed, and hanger keepers limit in a single limit liability amount of $10,000,000 per occurrence. For workers' compensation and employer's liability, the City was self-insured for $1,000,000 per occurrence with excess coverage of $25,000,000 for worker's compensation per occurrence with a $25,000,000 aggregate, and $1,000,000 for employer's liability per occurrence.

B. Claims Activity

At June 30, 2022, $2,595,507 and $12,171,624 have been accrued for general liability and workers' compensation claims, respectively. All funds of the City participate in the worker's compensation program and make payments to the Workers' Compensation Internal Service Fund based on estimates of the amounts needed to pay prior and current year claims. The Liability Insurance Internal Service Fund receives an annual operating transfer from the General Fund to cover operating costs including payment of claims. The liability for unpaid claims for general liability and workers' compensation is discounted to reflect anticipated future investment earnings, assuming a five percent interest rate. Settled claims have not exceeded the commercial coverage in the past three years.

The accruals indicated above represent estimates of amounts to be paid for reported claims and incurred but not reported claims based upon past experience, modified for current trends and information. While the ultimate amounts of losses incurred through June 30, 2022, are dependent on future developments, based upon information provided from the City Attorney, outside counsel and others involved with the administration of the programs, the City's management believes that the aggregate accrual is adequate to cover such losses.

A summary of the changes in claims liabilities for the past three fiscal years follows:

	Beginning of Fiscal Year Liability	Current Year Claims and Changes in Estimates	Claim Payments	Balance at Fiscal Year End	Due Within One Year	Due in More than One Year
General Liability						
2022	$ 2,433,336	$ 703,762	$ (541,591)	$ 2,595,507	$ 1,297,754	$ 1,297,753
2021	1,969,244	1,735,798	(1,271,706)	2,433,336	1,216,668	1,216,668
2020	2,266,000	447,740	(744,496)	1,969,244	984,622	984,622
Workers' Compensation						
2022	$ 9,866,999	$ 3,450,641	$ (1,146,016)	$ 12,171,624	$ 6,085,812	$ 6,085,812
2021	8,559,266	2,452,259	(1,144,526)	9,866,999	4,933,500	4,933,499
2020	9,144,348	(474,856)	(110,226)	8,559,266	4,279,633	4,279,633

Note 13 – Fund Balance and Net Position

A. Fund Balance/Net Position Deficits

At June 30, 2022 the Governmental Activities Statement of Net Position had an unrestricted net position deficit of $(114,273,699).

At June 30, 2022, the following funds had a fund balances (deficit) or unrestricted net position (deficit):

Fund	Fund Type	Deficit
Public Facilities Development Fund	Special Revenue Fund	$ (6,261,692)
Governmental Grants Fund	Special Revenue Fund	(331,596)
Transportation Development Act Fund	Special Revenue Fund	(13,766)
Disposal Fund	Enterprise Fund	(2,223,486)
General Liability Self-Insurance Fund	Internal Service Fund	(2,646,076)
Workers' Compensation Self-Insurance Fund	Internal Service Fund	(9,317,046)
Information Technology Fund	Internal Service Fund	(1,909,725)
Utility Billing Fund	Internal Service Fund	(3,385,009)

Special Revenue Funds

A net deficit of $6,261,692 exists in the Public Facilities Development fund due to unpaid advances owed to the General Fund for debt service payments made on the Public Facilities Development fund's behalf. Future development impact fees will be used to repay this advance and reduce the fund deficit.

A net deficit of $331,596 exists in the Governmental Grants Fund. This fund deficit is a result of expenditures that have not been submitted for grant reimbursement and reimbursements that have not been received. This net deficit will be eliminated when the grant funds are received in future years.

A net deficit of $13,766 exists in the Transportation Development Act Fund. This fund deficit is a result of the timing of grant reimbursements. This net deficit will be eliminated during the upcoming fiscal year.

Enterprise Funds

A net deficit of $2,223,486 exists in the Disposal Fund as a result of the City's implementation of GASB Statements No. 68 and 75, which required the reporting of the fund's proportionate share of the City's net pension liability and other post-employment benefits liability, respectively. Management expects to continue to carefully monitor this fund and intends to alleviate this net deficit through cost containment measures and continued pension contributions towards its unfunded liability.

Internal Service Funds

A net deficit of $2,646,076 exists in the Liability Self-Insurance Fund due to new and existing claims. Management expects to continue to carefully monitor this fund and intends to alleviate this net deficit through increased charges to other funds for cost recovery and instituting cost containment measures.

A net deficit of $9,317,046 exists in the Workers' Compensation Self-Insurance Fund due to new and existing claims. Management expects to continue to carefully monitor this fund and intends to alleviate this net deficit through increased cost recovery charges, instituting cost containment measures.

Note 13 – Fund Balance and Net Position (Continued)

A. Fund Balance/Net Position Deficits (Continued)

A net deficit of $1,909,725 exists in the Information Technology Fund. This fund deficit is a result of the City's implementation of GASB Statements No. 68 and 75, which required reporting of the fund's proportionate share of the City's net pension liability and other post-employment benefits, respectively. This net pension liability and other post-employment benefits created the corresponding net deficit, these will be reduced by continued pension contributions in future years.

A net deficit of $3,385,009 exists in the Utility Billing Fund. This fund deficit is a result of the City's implementation of GASB Statement No. 68 and 75 which required reporting of the fund's proportionate share of the City's net pension liability and other post-employment benefits, respectively. This net pension liability and other post-employment benefits created the corresponding net deficit, these will be reduced by continued pension contributions in future years.

B. Expenditures Exceeding Appropriations

For the year ended June 30, 2022, expenditures exceeded appropriations in the following funds by function/department:

Fund	Function	Excess Expenditures over Appropriations
General Fund	General government	
	City attorney	$ 29,429
	Development services	55,269
Public Facilities Development Special Revenue Fund	General government	18,124
Public Facilities Development Special Revenue Fund	Debt Service:	
	Interest and fiscal charges	32,211
Traffic Safety Special Revenue Fund	Public safety	59,082
Open Space Special Revenue Fund	Culture and recreation	9,598
Downtown Redlands Business Area Special Revenue Fund	General government	7,164
Parking Authority Special Revenue Fund	General government	193
Park and Open Space Special Revenue Fund	Highway and streets	29,372
Arterial Street Construction Special Revenue Fund	Highway and streets	13,057
Freeway Interchanges Special Revenue Fund	Highway and streets	39,793
CFD 2004-1 Assessment Special Revenue Fund	General government	21,034
PARIS Special Revenue Fund	Highway and streets	22,528
Public Art Special Revenue Fund	Culture and recreation	1,601
Transportation Development Act Special Revenue Fund	Highway and streets	58,136

Note 14 – Fund Balance Classification

At June 30, 202, the City reports the following fund balance classifications:

	General Fund	Public Facilities Development Special Revenue Fund	Governmental Grants Special Revenue Fund	Safety Hall Replacement Capital Projects Fund	Non-major Governmental Funds	Total
Nonspendable						
Prepaid items	$ 721,317	$ -	$ 3,700	$ -	$ 9,500	$ 734,517
Endowment - non-expendable	-	-	-	-	30,200	30,200
Advances to other funds	7,648,335	-	-	-	-	7,648,335
Total nonspendable	8,369,652	-	3,700	-	39,700	8,413,052
Restricted						
Donations	526,834	-	-	-	-	526,834
PEG Fees	631,032	-	-	-	-	631,032
Public safety	-	-	-	-	717,018	717,018
Police programs and equipment	-	-	-	-	1,369,410	1,369,410
Public art	-	-	-	-	12,018	12,018
Street reconstruction/improvement projects	-	-	-	-	3,504,120	3,504,120
Debt service	-		-	-	1,819,383	1,819,383
Storm drain improvements	-	-	-	-	2,405,945	2,405,945
Endowment - expendable	-	-	-	-	28,822	28,822
CFD assessment	-	-	-	-	124,038	124,038
Total restricted	1,157,866	-	-	-	9,980,754	11,138,620
Committed						
Stabilization agreement	9,231,885	-	-	-	-	9,231,885
Park and open space acquisition/improvement	-	-	-	-	4,198,178	4,198,178
Public benefit: parks, recreation, trails, open space, and improvements	3,432,020	-	-	-	-	3,432,020
Street reconstruction/improvement projects	-	-	-	-	7,210,838	7,210,838
Total committed	12,663,905	-	-	-	11,409,016	24,072,921
Assigned						
Public works	1,791,543	-	-	-	-	1,791,543
Capital projects	29,943,418	-	-	2,560,682	-	32,504,100
Total assigned	31,734,961	-	-	2,560,682	-	34,295,643
Unassigned	39,513,840	(6,261,692)	(335,296)	-	(13,766)	32,903,086
Total fund balances	$ 93,440,224	$ (6,261,692)	$ (331,596)	$ 2,560,682	$ 21,415,704	$ 110,823,322

Note 15 – Net Investment in Capital Assets

Net Investment in Capital Assets at June 30 consisted of the following:

	Governmental Activities	Business-Type Activities
Net investment in capital assets:		
Capital assets, nondepreciable	$ 343,796,174	$ 50,774,250
Capital assets, depreciable/amortizable, net	199,501,751	150,944,260
Long-term debt:		
I-Bank Sports Park	(1,219,286)	-
Finance Purchase Agreement	(3,795,681)	(536,927)
Leases payable	(724,361)	(118,959)
Solid Waste Revenue Bonds, Series 2013A	-	(3,408,353)
California Recycled Water Project	-	(1,042,560)
Safe Drinking Water Project	-	(1,629,905)
Hinckley Water Treatment Plant Upgrade	-	(6,734,338)
I-Bank Solid Waste	-	(2,180,871)
I-Bank City Streets	-	(2,401,368)
Total net investment in capital assets	$ 537,558,597	$ 183,665,229

Note 16 – Successor Agency Private Purpose Trust for Assets of Former Redevelopment

On December 29, 2011, the California Supreme Court upheld Assembly Bill 1X 26 ("the Bill") that provides for the dissolution of all redevelopment agencies in the State of California. This action impacted the reporting entity of the City of Redlands that previously had reported a redevelopment agency within the reporting entity of the City as a blended component unit.

The Bill provides that upon dissolution of a redevelopment agency, either the city or another unit of local government will agree to serve as the "successor agency" to hold the assets until they are distributed to other units of state and local government. On November 1, 2011, the City Council elected to become the Successor Agency for the former redevelopment agency in accordance with the Bill.

After enactment of the law, which occurred on June 28, 2011, redevelopment agencies in the State of California cannot enter into new projects, obligations or commitments. Subject to the control of a newly established oversight board, remaining assets can only be used to pay enforceable obligations in existence at the date of dissolution (including the completion of any unfinished projects that were subject to legally enforceable contractual commitments).

In future fiscal years, successor agencies will only be allocated revenue in the amount that is necessary to pay the estimated annual installment payments on enforceable obligations of the former redevelopment agency until all enforceable obligations of the prior redevelopment agency have been paid in full and all assets have been liquidated.

The Bill directs the State Controller of the State of California to review the propriety of any transfers of assets between redevelopment agencies and other public bodies that occurred after January 1, 2011. If the public body that received such transfers is not contractually committed to a third party for the expenditure or encumbrance of those assets, the State Controller is required to order the available assets to be transferred to the public body designated as the successor agency by the Bill.

Note 16 – Successor Agency Private Purpose Trust for Assets of Former Redevelopment (Continued)

In accordance with the timeline set forth in the Bill (as modified by the California Supreme Court on December 29, 2011) all redevelopment agencies in the State of California were dissolved and ceased to operate as a legal entity as of February 1, 2012. After the date of dissolution, the assets and activities of the dissolved redevelopment agency are reported in a fiduciary fund (private-purpose trust fund) in the financial statements of the City.

Final dissolution of the Successor Agency of the Former Redevelopment Agency of the City of Redlands will take place in the fiscal year ending 2023.

Note 17 – Tax Abatements – Economic Development Incentives

GASB Statement No. 77, defines tax abatements as resulting from an agreement between a government and an individual or entity in which the government promises to forgo tax revenues and the individual or entity promises to subsequently take a specific action that contributes to the economic development or otherwise benefits the government or its citizens. According to GASB No. 77, the substance of these agreements meet the definition of "tax abatements" as the revenues received were not available for general municipal services purposes, but rather used to effectively reduce the net tax liability of certain taxpayers per the conditions of an agreement.

The City offers an economic development incentive program to the entities that propose to locate or expand already established businesses within the City. This incentive program is expected to provide a stimulus to the City's economy, increase the tax base and create jobs. Each of the agreements entered into by the City, provides for a rebate of taxes paid to the City according to formulas contained in the agreements. These limited term agreements provide for a sharing of the taxes (percentage rebates) above certain amounts with a maximum rebate not to exceed the cost of a business' improvements and/or development impact fees. The City generally expects to receive increased revenue as a result of these agreements. These incentive agreements require approval by the City Council.

The City currently has two of these agreements in effect. For the fiscal year ended June 30, 2022, under this program the City had abatements of sales tax totaling $85,614. Pursuant to the Sales and Use Tax law (chapter 8 – Article 1 – section 7056), in order to protect the confidential information of sales taxes collected and abatements provided to each of the specific agencies, the City has presented the aggregate amount abated during the current fiscal year.

Note 18 – Endowments

Simonds Endowment

The amount of net appreciation available for expenditure in the Simonds Endowment Fund is $27,095. This available amount is reflected as fund balance. The endowment corpus is $10,000 and is reflected as restricted fund balance. In California, Endowments are subject to the requirements of the Uniform Prudent Management of Institutional Funds Act (UPMIFA), specifically Cal. Probate Code §18504. State law governing the City's ability to spend the net appreciation provides that the City may appropriate "so much of an endowment fund as the institution determines is prudent for the uses, benefits, purposes, and duration for which the endowment fund is established […]". The City's policy for authorizing and spending the investment income is governed by City Council authorization and appropriation authority, as well as the agreement of Endowment of the Simonds Parkway, dated December 14, 1985. Provisions of that agreement include, among other things, that interest generated on a per annum basis may be expended for providing maintenance, materials, and equipment solely at the Simonds Parkway.

Note 18 – Endowments (Continued)

Pauline Stancliff Memorial Trust

The amount of net appreciation available for expenditure in the Pauline Stancliff Memorial Trust Fund is $1,727. This available amount is reflected as fund balance. The endowment corpus is $20,200 and is reflected as restricted fund balance. In California, Endowments are subject to the requirements of the Uniform Prudent Management of Institutional Funds Act (UPMIFA), specifically Cal. Probate Code §18504. State law governing the City's ability to spend the net appreciation provides that the City may appropriate "so much of an endowment fund as the institution determines is prudent for the uses, benefits, purposes, and duration for which the endowment fund is established […]". The City's policy for authorizing and spending the investment income is governed by City Council authorization and appropriation authority, as well as a minute motion on July 26, 2012 establishing a memorial trust fund in the name of Pauline Stancliff to be used for creating programs which focus on the goal of improving the quality of life for seniors who attend the Joslyn Senior Center.

Note 19 – Commitments and Contingencies

A. Litigation

The City is currently a party to various claims and legal proceedings. Although the outcome of these lawsuits is not presently determinable, it is management's opinion that the ultimate liabilities, if any, resulting from such claims and proceedings will not materially affect the financial position of the City.

B. Sales Tax – Donut Hole

In 1998, the voters of California approved Proposition No. 11 which amended Article XIII, Section 29 of the California Constitution to allow cities and counties to enter into contracts to apportion sales and use tax revenue, by ordinance or resolution, and upon approval by a two-thirds vote of the legislative bodies of the parties to the contract. The City has provided in its contract with the County of San Bernardino that the benefit of receiving the sales and use tax revenue generated by businesses located in the unincorporated area of the Donut Hole, in exchange for the City's provision of municipal services, will terminate on December 31, 2003, unless an extension of the term of the contract beyond December 31, 2003, is consented to by a majority vote of the qualified voters of the City. The term has been extended beyond December 31, 2003, under the Ordinance No. 2550. The County of San Bernardino and the City apportion the sales and use tax revenue generated by businesses located in the Donut Hole generally on the basis of ninety percent (90 percent) of such sales and use tax revenue being provided to the City and ten percent (10 percent) of such sales and use tax revenue being provided to the County.

C. Federal and State Grants

The City participates in various federal grant programs, the principal of which are subject to program compliance audits pursuant to the Single Audit act as amended. Accordingly, the City's compliance with applicable grant requirements will be established at a future date. The amount of expenditures which may be disallowed by the granting agencies cannot be determined at this time, although the City anticipates such amounts, if any, will be immaterial.

Note 19 – Commitments and Contingencies (Continued)

D. Contractual Commitments

The City has capital contractual commitments for which funds have been encumbered as of June 30, 2022. Encumbrances related to capital projects are funded through the current year appropriated budget, which carries over to the following year.

The following material construction commitments existed at June 30, 2022:

Project Title		Significant Commitment
General Fund		
Alley Paving Improvement Project-General Fund Portion	$	738,000
Animal Shelter Concrete Installation		47,535
Citywide Sidewalk/ADA Replacement		761,616
Fire Station 261 Gate and Door Installations		207,275
Fire Station 262 Architectural Design		208,000
Library Boiler Design		4,690
PARIS Construction Inspection Services-General Fund Portion		4,000
Pickleball Conversion Project-General Fund Portion		69,742
Redlands Bowl Improvements		19,500
Traffic Signal Cabinet		21,226
Trailer for Streets		26,997
Video Detection System		20,119
Total for General Fund	$	2,128,700
Governmental Grants Special Revenue Fund		
HSIP Cycle 8 Vehicle Preemption System Project		937,418
Total for Governmental Grants Special Revenue Fund	$	937,418
Water Fund		
2021 CIP Water Pipeline	$	682,436
Automated Metering Infrastructure		783,373
Design and Integration Services		8,974
PARIS Construction Inspection Services-Water Fund Portion		30,590
Street Paving Repair		44,611
Water Forklift & Trailer		52,917
Water SCADA System Upgrade		3,679,720
Total for Water Fund	$	5,282,621
Solidwaste Fund		
Design of Landfill Gas Extraction Wells Phase 2 & Phase 3	$	12,515
Solidwaste Vehicles		1,179,414
Total for Solidwaste Fund	$	1,191,929
Wastewater Fund		
Design services for Sewer Treatment Facility	$	1,522,816
WWTP MBR System & Installation-Phase 1		502,398
PARIS Construction Inspection Services-Wastewater Fund Portion		39,610
Wastewater Forklift		33,806
Wastewater Laboratory Equipment		72,077
Total for Wastewater Fund	$	2,170,707
Non-Major Funds		
Alley Paving Improvement Project-PARIS Fund Portion	$	500,000
East Valley Corridor Bike Route Project-TDA Fund		4,986
Orange Blossom Trail Phase III Project-TDA Fund		782,396
PARIS Construction Inspection Services-PARIS Fund Portion		45,000
Pickleball Conversion Project-Parks & Open Space Fund Portion		6,712
Police Motorcycles - Supplemental Law Enforcement Grant Fund		60,260
Redlands Passenger Rail Project Platform Construction-Air Quality Improvement Fund		127,342
Traffic Signal Improvements Project - Traffic Signals Fund		507,745
WWTP Recycled Water Reservoir Project - Nonpotable Water Fund		681,578
Total for Non-Major Funds	$	2,716,019

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REQUIRED SUPPLEMENTARY INFORMATION
(UNAUDITED)

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City of Redlands
Required Supplementary Information (Unaudited)
Budgetary Information
For the Year Ended June 30, 2022

Budgetary Information

Budgets are legally adopted and formal budgetary integration is employed as a management control device during the year for all governmental fund types. The budget is prepared on a GAAP (Generally Accepted Accounting Principles) basis. From the effective date of the budget, the amounts stated therein as proposed expenditures become appropriations to the various City departments.

The City Council may amend the budget only during a regular meeting, providing that sufficient monies are available and that expenditures of proceeds of taxes will not be increased beyond the constitutional appropriation limit as imposed by Article XIIIB of the State Constitution.

The City's formal budgetary process begins at the operating program level. Departmental budgets are comprised of the various operating program budgets. Operating programs do not cross departmental lines. Individual fund budgets consist of the departmental budgets; departmental budgets may cross fund lines.

Individual fund budgets are, in all cases where appropriations are required, the same as the appropriation amounts. In the case of the Governmental Fund types, unexpended budgeted amounts, except for amounts relating to capital projects, lapse at the end of the budget year. Spending control (legal level) for most funds is established by the amount of expenditures budgeted at the departmental and fund levels. Accordingly, the General Fund expenditures are displayed in the supplementary schedules at the department level and the Special Revenue, Debt Service, Capital Projects, and Permanent Funds expenditures are displayed at the function level. Management control is exercised at the line item level in each operating program. Management can transfer budgeted amounts within operating programs, departments or funds, provided that such transfers do not increase the overall budget. Appropriations that increase the budget require City Council approval.

City of Redlands
Required Supplementary Information (Unaudited) (Continued)
Budgetary Comparison Schedules – General Fund
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Favorable/ (Unfavorable)
	Original	Final		
REVENUES:				
Property taxes	$ 36,309,725	$ 35,436,946	$ 35,999,098	$ 562,152
Sales and use taxes	35,420,916	46,624,541	48,232,171	1,607,630
Other taxes	1,910,000	2,447,000	2,706,919	259,919
Franchise fees	2,358,585	2,630,212	2,625,852	(4,360)
Licenses and permits	6,674,774	7,530,463	8,121,859	591,396
Fines and forfeitures	232,000	116,000	191,571	75,571
Intergovernmental	625,700	601,383	1,239,804	638,421
Charges for services	7,410,568	7,350,663	7,821,186	470,523
Investment income (loss)	250,000	175,350	(2,572,366)	(2,747,716)
Rents and leases	100,000	1,577,825	1,793,787	215,962
Miscellaneous	902,686	1,169,219	1,474,949	305,730
Total revenues	92,194,954	105,659,602	107,634,830	1,975,228
EXPENDITURES:				
Current:				
General government				
City council	464,587	368,263	347,036	21,227
City clerk	400,412	224,903	213,078	11,825
City manager	6,318,265	6,085,122	5,598,992	486,130
Finance	2,322,295	2,452,591	1,994,518	458,073
City attorney	676,455	1,139,658	1,169,087	(29,429)
Development services	3,359,208	3,525,760	3,581,029	(55,269)
Facilities	2,425,493	4,558,696	4,552,077	6,619
Public works engineering	1,664,840	1,963,971	1,393,688	570,283

City of Redlands
Required Supplementary Information (Unaudited) (Continued)
Budgetary Comparison Schedules – General Fund (Continued)
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
Public safety				
Police	33,197,036	32,245,839	29,547,850	2,697,989
Fire	15,971,368	15,681,961	14,756,024	925,937
Culture and recreation				
Community services	1,398,824	1,474,927	1,357,398	117,529
Parks	3,871,516	4,097,987	3,918,339	179,648
Highway and streets				
Electrical and streets	3,417,509	4,744,193	2,173,052	2,571,141
Library	2,642,395	2,672,615	2,601,164	71,451
Capital outlay	3,892,815	21,567,208	21,461,706	105,502
Debt Service:				
Principal	318,539	3,471,073	518,464	2,952,609
Interest and fiscal charges	1,473,151	1,734,552	209,090	1,525,462
Total expenditures	83,814,708	108,009,319	95,392,592	12,616,727
REVENUES OVER (UNDER) EXPENDITURES	8,380,246	(2,349,717)	12,242,238	14,591,955
OTHER FINANCING SOURCES (USES):				
Inception of finance purchase agreement	-	-	3,275,547	3,275,547
Inception of lease payable	-	-	196,119	196,119
Transfers in	2,266,057	45,689,313	45,779,314	90,001
Transfers out	(7,148,965)	(23,524,118)	(23,386,161)	137,957
Total other financing sources (uses)	(4,882,908)	22,165,195	25,864,819	3,699,624
Net change in fund balance	$ 3,497,338	$ 19,815,478	38,107,057	$ 18,291,579
FUND BALANCE:				
Beginning of year			55,333,167	
End of year			$ 93,440,224	

City of Redlands
Required Supplementary Information (Unaudited) (Continued)
Budgetary Comparison Schedules – Public Facilities Development Special Revenue Fund
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Favorable/ (Unfavorable)
	Original	Final		
REVENUES:				
Charges for services	$ 429,000	$ 1,376,600	$ 1,094,573	$ (282,027)
Total revenues	429,000	1,376,600	1,094,573	(282,027)
EXPENDITURES:				
Current:				
General government	-	20,500	38,624	(18,124)
Debt Service:				
Interest and fiscal charges	-	-	32,211	(32,211)
Total expenditures	-	20,500	70,835	(50,335)
Net change in fund balance	$ 429,000	$ 1,356,100	1,023,738	$ (332,362)
FUND BALANCE:				
Beginning of year			(7,285,430)	
End of year			$ (6,261,692)	

City of Redlands
Required Supplementary Information (Unaudited) (Continued)
Budgetary Comparison Schedules – Governmental Grants Special Revenue Fund
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Favorable/ (Unfavorable)
	Original	Final		
REVENUES:				
Intergovernmental	$ 425,706	$ 19,739,196	$ 4,097,557	$ (15,641,639)
Investment income (loss)	-	-	9	9
Total revenues	425,706	19,739,196	4,097,566	(15,641,630)
EXPENDITURES:				
Current:				
General government	111,794	11,149,718	3,740,556	7,409,162
Public safety	20,930	468,435	290,916	177,519
Culture and recreation	-	133,638	59,394	74,244
Capital outlay	293,000	7,496,069	72,210	7,423,859
Total expenditures	425,724	19,247,860	4,163,076	15,084,784
REVENUES OVER (UNDER) EXPENDITURES	(18)	491,336	(65,510)	(556,846)
OTHER FINANCING SOURCES (USES):				
Transfers in	-	-	240	240
Total other financing sources (uses)	-	-	240	240
Net change in fund balance	$ (18)	$ 491,336	(65,270)	$ (556,606)
FUND BALANCE:				
Beginning of year			(266,326)	
End of year			$ (331,596)	

City of Redlands
Required Supplementary Information (Unaudited) (Continued)
Schedule of Changes in the Net Pension Liability and Related Ratios
For the Year Ended June 30, 2022

Miscellaneous Plan

Measurement period, year ended	6/30/2021	6/30/2020	6/30/2019	6/30/2018	6/30/2017	6/30/2016	6/30/2015	6/30/2014 [1]
Total pension liability								
Service cost	$ 3,525,116	$ 3,365,376	$ 3,334,799	$ 3,368,018	$ 3,278,844	$ 2,780,753	$ 2,735,046	$ 2,703,390
Interest on total pension liability	12,569,714	12,119,433	11,680,277	11,240,326	10,868,639	10,539,757	10,224,502	9,786,094
Differences between expected and actual experience	247,796	270,034	419,589	529,928	285,453	(1,148,342)	334,519	-
Changes in assumptions	-	-	-	(874,625)	8,600,283	-	(2,403,446)	-
Changes in benefit terms	-	-	-	-	-	-	-	-
Benefit payments, including refunds of employee contributions	(9,643,784)	(9,385,911)	(8,930,778)	(8,785,537)	(8,512,367)	(7,929,573)	(7,496,594)	(7,031,419)
Net change in total pension liability	6,698,842	6,368,932	6,503,887	5,478,110	14,520,852	4,242,595	3,394,027	5,458,065
Total pension liability - beginning	178,611,735	172,242,803	165,738,916	160,260,806	145,739,954	141,497,359	138,103,332	132,645,267
Total pension liability - ending (a)	$185,310,577	$178,611,735	$172,242,803	$165,738,916	$160,260,806	$145,739,954	$141,497,359	$138,103,332
Plan fiduciary net position								
Contributions - employer	5,653,857	5,163,971	4,543,195	$ 3,856,431	$ 3,706,235	$ 3,297,550	$ 2,749,274	$ 2,614,893
Contributions - employee	1,628,531	1,617,023	1,587,404	1,444,993	1,461,526	1,324,766	1,219,187	1,378,971
Investment income (net of administrative expenses)	29,305,630	6,312,755	7,923,614	9,732,163	11,870,046	602,969	2,473,614	16,743,903
Benefit payments	(9,643,784)	(9,385,911)	(8,930,778)	(8,785,537)	(8,512,367)	(7,929,573)	(7,496,594)	(7,031,419)
Plan to plan resources	-	-	283	(343,451)	-	-	-	-
Other	(130,119)	(178,655)	(86,841)	(180,708)	(158,865)	(67,266)	(121,971)	-
Net change in plan fiduciary net position	26,814,115	3,529,183	5,036,877	5,723,891	8,366,575	(2,771,554)	(1,176,490)	13,706,348
Plan fiduciary net position - beginning	130,256,891	126,727,708	121,690,831	115,966,940	107,600,365	110,371,919	111,548,409	97,842,061
Plan fiduciary net position - ending (b)	$157,071,006	$130,256,891	$126,727,708	$121,690,831	$115,966,940	$107,600,365	$110,371,919	$111,548,409
Net pension liability - ending (a)-(b)	$ 28,239,571	$ 48,354,844	$ 45,515,095	$ 44,048,085	$ 44,293,866	$ 38,139,589	$ 31,125,440	$ 26,554,923
Plan fiduciary net position as a percentage of the total pension liability	84.76%	72.93%	73.58%	73.42%	72.36%	73.83%	78.00%	80.77%
Covered payroll	$ 22,757,364	$ 21,408,242	$ 20,763,335	$ 20,950,595	$ 19,905,560	$ 18,459,592	$ 17,893,660	$ 16,826,776
Net pension liability as a percentage of covered payroll	124.09%	225.87%	219.21%	210.25%	222.52%	206.61%	173.95%	157.81%

Notes to Schedule:

Benefit changes: The figures above do not include any liability impact that may have resulted from plan changes which occurred after June 30, 2014. This applies for voluntary benefit changes as well as any offers of Two Years of Additional Service Credit (a.k.a. Golden Handshakes).

[1] Information only presented from the implementation year

City of Redlands
Required Supplementary Information (Unaudited) (Continued)
Schedule of Changes in the Net Pension Liability and Related Ratios (Continued)
For the Year Ended June 30, 2022

Safety Plan

Measurement period, year ended	6/30/2021	6/30/2020	6/30/2019	6/30/2018	6/30/2017	6/30/2016	6/30/2015	6/30/2014 [1]
Plan's proportion of the net pension liability	1.077228%	0.809500%	0.790200%	0.779400%	0.746000%	0.748700%	0.737700%	0.689500%
Plan's proportionate share of the net pension liability	$ 58,259,612	$ 88,080,547	$ 80,975,102	$ 75,109,650	$ 73,979,298	$ 64,784,346	$ 50,633,826	$ 42,905,786
Plan's covered-employee payroll	$ 17,236,908	$ 17,522,750	$ 17,236,908	$ 14,894,900	$ 14,827,015	$ 14,604,289	$ 14,342,189	$ 14,292,490
Plan's proportionate share of the net pension liability as a percentage of covered-employee payroll	337.99%	502.66%	469.78%	504.26%	498.95%	443.60%	353.04%	300.20%
Plan's fiduciary net position	$244,268,089	$200,216,677	$195,371,697	$188,434,296	$182,071,554	$172,261,918	$178,611,604	$160,060,272
Plan's fiduciary net position as a percentage of the total pension liability	80.74%	69.45%	70.70%	71.50%	71.11%	72.67%	77.91%	78.86%
Plan's proportionate share of aggregate employer contributions	$ 9,582,627	$ 8,703,374	$ 7,448,780	$ 6,211,050	$ 5,886,486	$ 5,126,655	$ 4,246,980	$ 4,123,282

[1] Information only presented from the implementation year

City of Redlands
Required Supplementary Information (Unaudited) (Continued)
Schedule of Contributions – Pension
For the Year Ended June 30, 2022

Miscellaneous Plan

Fiscal Year:	2021-22	2020-21	2019-20	2018-19	2017-18	2016-17	2015-16	2014-15[1]
Contractually determined contribution (actuarially determined)	$ 6,077,846	$ 5,676,210	$ 5,159,972	$ 4,472,807	$ 3,797,781	$ 3,705,781	$ 3,297,550	$ 2,749,274
Contributions in relation to the actuarially determined contributions	(6,077,846)	(5,676,210)	(5,159,972)	(4,472,807)	(3,797,781)	(3,705,781)	(3,297,550)	(2,749,274)
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Covered payroll	$ 23,450,886	$ 22,767,850	$ 22,631,158	$ 22,121,385	$ 19,836,302	$ 20,199,995	$ 18,953,660	$ 17,548,793
Contributions as a percentage of covered payroll	25.92%	24.93%	22.80%	20.22%	19.15%	18.35%	17.40%	15.67%

Notes to Schedule

Methods and assumptions used to determine contribution rates for the fiscal year ended June 30, 2022:

The actuarial methods and assumption used to set the actuarially determined contributions for Fiscal Year 2022 were derived from the June 30, 2019 funding valuation report.

Actuarial cost method	Entry Age Normal
Amortization method/period	For details, see June 30, 2019 Funding Valuation Report
Asset valuation method	Actuarial Value of Assets. For details, see June 30, 2019 Funding Valuation Report.
Inflation	2.50%
Salary increases	Varies by entry age and service
Payroll growth	2.750%
Investment rate of return	7.00% net of pension plan investment and administrative expenses.
Retirement age	The probabilities of retirement are based on the 2017 CalPERS Experience Study for the period from 1997 and 2015.
Mortality	The probabilities of mortality are based on the 2017 CalPERS Experience Study for the period from 1997 to 2015. Pre-retirement and Post-retirement mortality rates include 15 years of projected mortality improvement using 90% of Scale MP-2016 published by the Society of Actuaries.

[1] Information only presented from the implementation year

City of Redlands
Required Supplementary Information (Unaudited) (Continued)
Schedule of Contributions – Pension (Continued)
For the Year Ended June 30, 2022

Safety Plan

Fiscal Year:	2021-22	2020-21	2019-20	2018-19	2017-18	2016-17	2015-16	2014-15[1]
Contractually determined contribution (actuarially determined)	$ 10,344,274	$ 9,582,627	$ 8,703,374	$ 7,448,780	$ 6,211,050	$ 5,886,486	$ 5,126,655	$ 4,246,980
Contributions in relation to the actuarially determined contributions	(10,344,274)	(9,582,627)	(8,703,374)	(7,448,780)	(6,211,050)	(5,886,486)	(5,126,655)	(4,246,980)
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Covered payroll	$ 17,938,242	$ 17,415,769	$ 17,522,750	$ 17,236,908	$ 14,894,900	$ 14,827,015	$ 14,604,289	$ 14,342,189
Contributions as a percentage of covered payroll	57.67%	55.02%	49.67%	43.21%	41.70%	39.70%	35.10%	29.61%

Notes to Schedule

Methods and assumptions used to determine contribution rates for the fiscal year ended June 30, 2022:

The actuarial methods and assumption used to set the actuarially determined contributions for Fiscal Year 2022 were derived from the June 30, 2019 funding valuation report.

Actuarial cost method	Entry Age Normal
Amortization method/period	For details, see June 30, 2019 Funding Valuation Report
Asset valuation method	Actuarial Value of Assets. For details, see June 30, 2019 Funding Valuation Report.
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Salary increases	Varies by entry age and service
Payroll growth	2.750%
Investment rate of return	7.00% net of pension plan investment and administrative expenses.
Retirement age	The probabilities of retirement are based on the 2017 CalPERS Experience Study for the period from 1997 and 2015.
Mortality	The probabilities of mortality are based on the 2017 CalPERS Experience Study for the period from 1997 to 2015. Pre-retirement and Post-retirement mortality rates include 15 years of projected mortality improvement using 90% of Scale MP-2016 published by the Society of Actuaries.

[1] Information only presented from the implementation year

City of Redlands
Required Supplementary Information (Unaudited) (Continued)
Schedule of Changes in Total OPEB Liability and Related Ratios
For the Year Ended June 30, 2022

Measurement period, year ending:	6/30/2021	6/30/2020	6/30/2019	6/30/2018	6/30/2017 [1]
Total OPEB liability					
Service cost	$ 4,405,809	$ 4,371,866	$ 4,540,301	$ 4,647,747	$ 4,517,859
Interest	3,775,999	4,254,153	4,744,702	4,497,267	4,351,611
Changes of benefit terms	-	-	-	-	
Differences between expected and actual experience	3,545,600	139,016	4,588,088	-	-
Changes of assumptions	42,967,302	14,314,382	(4,153,914)	(2,485,196)	-
Benefit payments, including refunds of member contributions	(4,960,733)	(4,882,065)	(4,526,765)	(4,525,686)	(4,050,613)
Net change in total OPEB liability	49,733,977	18,197,352	5,192,412	2,134,132	4,818,857
Total OPEB liability - beginning	152,181,945	133,984,593	128,792,181	126,658,049	121,839,192
Total OPEB liability - ending (a)	$ 201,915,922	$ 152,181,945	$ 133,984,593	$ 128,792,181	$ 126,658,049
OPEB fiduciary net position					
Contributions - employer	$ 4,960,733	$ 4,882,065	$ 4,526,765	$ 4,525,686	$ 4,050,613
Net investment income	-	-	-	-	-
Benefit payments, including refunds of member contributions	(4,960,733)	(4,882,065)	(4,526,765)	(4,525,686)	(4,050,613)
Administrative expense	-	-	-	-	-
Net change in plan fiduciary net position	-	-	-	-	-
Plan fiduciary net position - beginning	-	-	-	-	-
Plan fiduciary net position - ending (b)	$ -	$ -	$ -	$ -	$ -
Plan net OPEB liability - ending (a) - (b)	$ 201,915,922	$ 152,181,945	$ 133,984,593	$ 128,792,181	$ 126,658,049
Plan fiduciary net position as a percentage of the total OPEB liability	0.00%	0.00%	0.00%	0.00%	0.00%
Covered-employee payroll	$ 34,958,699	$ 35,722,602	$ 33,975,526	$ 31,410,072	$ 32,062,170
Plan net OPEB liability as a percentage of covered-employee payroll	577.58%	426.01%	394.36%	410.03%	395.04%

[1] Information only presented from the implementation year

SUPPLEMENTARY INFORMATION

Non-Major Governmental Funds

Special Revenue Funds:

Emergency Service Fund - This fund is used to account for the collection of a special property tax to be spent on paramedic services.

Household Hazardous Waste Fund - This fund is used to account for revenue collected and expenditures made to properly dispose of household hazardous waste.

Gas Tax Fund - This fund is used to account for the receipt and subsequent expenditure of the City's share of the State levied tax on gasoline and other vehicle fuels.

Air Quality Improvement Fund - To account for the collection and subsequent expenditure of AB2766 (District Fees to Implement the California Clean Air Act) monies to be used for pollution reduction.

Traffic Safety Fund - This fund is used to account for the receipt of traffic fines for moving violations within the City limits.

Measure I Fund - This fund is used to account for "new" revenues resulting from a voter-approved renewal of a half-cent retail transaction and use tax, to be used for transportation improvements and traffic management programs.

Open Space Fund - This fund is used to account for receipt and subsequent expenditure of developer fees collected to acquire open space land in and around the City.

Downtown Redlands Business Area Fund - This fund is used to account for various activities and special events with the intent of attracting business to the downtown area.

Parking Authority Fund - This fund is used to account for receipt and subsequent expenditure of fees collected as a result of a city-wide authority formed to control parking.

Asset Forfeiture Fund - This fund is used to account for receipt and subsequent expenditure of various asset seizure monies.

Supplemental Law Enforcement Fund - To account for receipt and subsequent expenditure of AB1913 monies, which, pursuant to the Citizens' Option for Public Safety (COPS) Program, must be spent for supplemental law enforcement services.

Park & Open Space Development Fund - This fund is used to account for the collection and subsequent expenditure of developer fees levied for the purpose of acquiring and developing land for parks and open space.

Arterial Street Construction Fund - To account for the collection and related expenditure of development impact fees designated for arterial street construction projects.

Traffic Signals Fund - This fund is used to account for the collection and related expenditure of development impact fees designated for traffic signal construction projects.

Freeway Interchanges Fund - This fund is used to account for the collection and related expenditure of development impact fees designated for freeway interchange construction projects.

Non-Major Governmental Funds (Continued)

Special Revenue Funds (Continued):

Street Lighting District #1 Fund - This fund is used to account for the maintenance, operation, and service of street lighting facilities financed by assessments collected from landowners within the district.

CFD 2004-1 Assessments Fund - This fund is used to account for the maintenance of landscaping in public right-ofway and easements surrounding tracts within the district.

Landscape Maintenance District Fund - This fund is used to account for assessments collected from landowners to maintain landscaping in parkways and common areas within the district.

Local Transportation Fund - This fund is used to account for the receipt and expenditure of street improvement and road construction funds from various sources including projects financed by State grant activity.

Pavement Accelerated Repair Implementation Strategy (PARIS) - This fund is used to account for the expenditures of the Pavement Accelerated Repair Implementation Strategy (PARIS) program.

Public Art Fund - This fund is used to account for donations and subsequent expenditure on public art installations.

Transportation Development Act - This fund is used to account for the receipt and expenditure of Transportation Development Act revenue received by the City.

Capital Projects Funds:

Storm Drain Construction Fund - This fund is used to account for receipt and subsequent expenditure of developer fees assessed to provide additional storm drains, as required.

Debt Service Funds:

General Debt Service Fund - This fund is used to account for the receipt of property taxes to be used for the retirement of the 2007 Pension Obligation Bonds.

Permanent Funds:

Simonds Parkway Endowment Fund - This fund is used to account for the monies endowed by Priscilla Alden Simonds to the City for the Simonds Parkway.

Pauline Stancliff Memorial Trust Fund - This fund is used to account for the monies gifted by Pauline Stancliff to the City for benefit of the Joslyn Senior Center.

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City of Redlands
Combining Balance Sheet
Non-Major Governmental Funds
For the Year Ended June 30, 2022

	Special Revenue Funds				
	Emergency Service Fund	Household Hazardous Waste Fund	State Gas Tax Fund	Air Quality Improvement Fund	Traffic Safety Fund
ASSETS					
Cash and investments	$ 192,270	$ 276,535	$ -	$ 390,614	$ -
Restricted cash and investments	-	-	-	-	-
Accounts receivable, net	-	16,985	-	-	-
Taxes receivable	21,277	-	390,629	-	-
Lease receivable	-	-	-	-	-
Due from other governments	-	-	-	23,402	12,849
Prepaid items	-	-	-	-	-
Total assets	$ 213,547	$ 293,520	$ 390,629	$ 414,016	$ 12,849
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES					
Liabilities:					
Accounts payable	$ 27,633	$ -	$ -	$ -	$ 4,255
Accrued payroll	185,914	-	-	-	-
Deposits payable	-	-	-	-	-
Unearned revenues	-	-	-	-	-
Due to other funds	-	-	-	-	-
Total liabilities	213,547	-	-	-	4,255
Deferred inflows of resources:					
Unavailable revenue	-	-	-	23,402	-
Deferred inflows related to leases	-	-	-	-	-
Total deferred inflows of resources	-	-	-	23,402	-
Fund Balances:					
Nonspendable	-	-	-	-	-
Restricted	-	293,520	390,629	390,614	8,594
Committed	-	-	-	-	-
Unassigned	-	-	-	-	-
Total fund balances	-	293,520	390,629	390,614	8,594
Total liabilities, deferred inflows of resources, and fund balances	$ 213,547	$ 293,520	$ 390,629	$ 414,016	$ 12,849

(Continued)

City of Redlands
Combining Balance Sheet (Continued)
Non-Major Governmental Funds
For the Year Ended June 30, 2022

	Special Revenue Funds				
	Measure I Fund	Open Space Fund	Downtown Redlands Business Area Fund	Parking Authority Fund	Asset Forfeiture Fund
ASSETS					
Cash and investments	$ 397,091	$ 2,156,054	$ 22,095	$ 12,716	$ 1,281,742
Restricted cash and investments	-	-	-	-	-
Accounts receivable, net	-	-	-	1,849	-
Taxes receivable	494,726	-	-	-	-
Lease receivable	-	-	-	116,216	-
Due from other governments	-	-	-	-	-
Prepaid items	-	-	-	-	9,500
Total assets	$ 891,817	$ 2,156,054	$ 22,095	$ 130,781	$ 1,291,242
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES					
Liabilities:					
Accounts payable	$ -	$ -	$ 22,095	$ 1,658	$ -
Accrued payroll	-	-	-	-	-
Deposits payable	-	-	-	11,981	10,103
Unearned revenues	-	-	-	924	-
Due to other funds	-	-	-	-	-
Total liabilities	-	-	22,095	14,563	10,103
Deferred inflows of resources:					
Unavailable revenue	164,961	-	-	-	-
Deferred inflows related to leases	-	-	-	115,435	-
Total deferred inflows of resources	164,961	-	-	115,435	-
Fund Balances:					
Nonspendable	-	-	-	-	9,500
Restricted	726,856	-	-	783	1,271,639
Committed	-	2,156,054	-	-	-
Unassigned	-	-	-	-	-
Total fund balances	726,856	2,156,054	-	783	1,281,139
Total liabilities, deferred inflows of resources, and fund balances	$ 891,817	$ 2,156,054	$ 22,095	$ 130,781	$ 1,291,242

(Continued)

City of Redlands
Combining Balance Sheet (Continued)
Non-Major Governmental Funds
For the Year Ended June 30, 2022

	Special Revenue Funds				
	Supplemental Law Enforcement Grant Fund	Park and Open Space Fund	Arterial Street Construction Fund	Traffic Signals Fund	Freeway Interchanges Fund
ASSETS					
Cash and investments	$ 488,022	$ 2,046,443	$ 4,444,102	$ 1,449,748	$ 3,463,837
Restricted cash and investments	-	-	-	-	-
Accounts receivable, net	-	-	-	-	-
Taxes receivable	-	-	-	-	-
Lease receivable	-	-	-	-	-
Due from other governments	-	-	-	-	-
Prepaid items	-	-	-	-	-
Total assets	$ 488,022	$ 2,046,443	$ 4,444,102	$ 1,449,748	$ 3,463,837
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES					
Liabilities:					
Accounts payable	$ -	$ 4,319	$ -	$ 2,036	$ 1,845,271
Accrued payroll	992	-	-	-	-
Deposits payable	-	-	28,554	270,988	-
Unearned revenues	397,853	-	-	-	-
Due to other funds	-	-	-	-	-
Total liabilities	398,845	4,319	28,554	273,024	1,845,271
Deferred inflows of resources:					
Unavailable revenue	-	-	-	-	-
Deferred inflows related to leases	-	-	-	-	-
Total deferred inflows of resources	-	-	-	-	-
Fund Balances:					
Nonspendable	-	-	-	-	-
Restricted	89,177	-	-	-	-
Committed	-	2,042,124	4,415,548	1,176,724	1,618,566
Unassigned	-	-	-	-	-
Total fund balances	89,177	2,042,124	4,415,548	1,176,724	1,618,566
Total liabilities, deferred inflows of resources, and fund balances	$ 488,022	$ 2,046,443	$ 4,444,102	$ 1,449,748	$ 3,463,837

(Continued)

City of Redlands
Combining Balance Sheet (Continued)
Non-Major Governmental Funds
For the Year Ended June 30, 2022

	Special Revenue Funds				
	Street Lighting District #1 Fund	CFD 2004-1 Assessment Fund	Landscape Maintenance District Fund	Local Transportation Fund	PARIS Fund
ASSETS					
Cash and investments	$ 32,638	$ 175,678	$ 3,818	$ 230,114	$ 2,863,787
Restricted cash and investments	-	-	-	-	-
Accounts receivable, net	-	-	-	-	116,677
Taxes receivable	197	9,781	54	-	-
Lease receivable	-	-	-	-	-
Due from other governments	-	-	-	-	-
Prepaid items	-	-	-	-	-
Total assets	$ 32,835	$ 185,459	$ 3,872	$ 230,114	$ 2,980,464
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES					
Liabilities:					
Accounts payable	$ -	$ 32,072	$ 3,273	$ -	$ 686,176
Accrued payroll	734	4,349	599	-	17,027
Deposits payable	-	25,000	-	35,074	27,327
Unearned revenues	-	-	-	-	58,339
Due to other funds	-	-	-	-	-
Total liabilities	734	61,421	3,872	35,074	788,869
Deferred inflows of resources:					
Unavailable revenue	-	-	-	-	-
Deferred inflows related to leases	-	-	-	-	-
Total deferred inflows of resources	-	-	-	-	-
Fund Balances:					
Nonspendable	-	-	-	-	-
Restricted	32,101	124,038	-	195,040	2,191,595
Committed	-	-	-	-	-
Unassigned	-	-	-	-	-
Total fund balances	32,101	124,038	-	195,040	2,191,595
Total liabilities, deferred inflows of resources, and fund balances	$ 32,835	$ 185,459	$ 3,872	$ 230,114	$ 2,980,464

(Continued)

City of Redlands
Combining Balance Sheet (Continued)
Non-Major Governmental Funds
For the Year Ended June 30, 2022

	Special Revenue Funds		Capital Projects Funds	Debt Service Funds	Permanent Funds
	Public Art Fund	Transportation Development Act Fund	Storm Drain Fund	General Debt Service Fund	Simonds Endowment Fund
ASSETS					
Cash and investments	$ 12,018	$ -	$ 2,407,145	$ 209,784	$ 37,095
Restricted cash and investments	-	-	-	1,608,288	-
Accounts receivable, net	-	-	-	-	-
Taxes receivable	-	-	-	1,311	-
Lease receivable	-	-	-	-	-
Due from other governments	-	13,859	-	-	-
Prepaid items	-	-	-	-	-
Total assets	$ 12,018	$ 13,859	$ 2,407,145	$ 1,819,383	$ 37,095
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES					
Liabilities:					
Accounts payable	$ -	$ -	$ 1,200	$ -	$ -
Accrued payroll	-	-	-	-	-
Deposits payable	-	-	-	-	-
Unearned revenues	-	-	-	-	-
Due to other funds	-	13,766	-	-	-
Total liabilities	-	13,766	1,200	-	-
Deferred inflows of resources:					
Unavailable revenue	-	13,859	-	-	-
Deferred inflows related to leases	-	-	-	-	-
Total deferred inflows of resources	-	13,859	-	-	-
Fund Balances:					
Nonspendable	-	-	-	-	10,000
Restricted	12,018	-	2,405,945	1,819,383	27,095
Committed	-	-	-	-	-
Unassigned	-	(13,766)	-	-	-
Total fund balances	12,018	(13,766)	2,405,945	1,819,383	37,095
Total liabilities, deferred inflows of resources, and fund balances	$ 12,018	$ 13,859	$ 2,407,145	$ 1,819,383	$ 37,095

(Continued)

City of Redlands
Combining Balance Sheet (Continued)
Non-Major Governmental Funds
For the Year Ended June 30, 2022

	Permanent Funds	
	Pauline Stancliff Memorial Trust Fund	Total Non-Major Governmental Funds
ASSETS		
Cash and investments	$ 21,927	$ 22,615,273
Restricted cash and investments	-	1,608,288
Accounts receivable, net	-	135,511
Taxes receivable	-	917,975
Lease receivable	-	116,216
Due from other governments	-	50,110
Prepaid items	-	9,500
Total assets	$ 21,927	$ 25,452,873
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES		
Liabilities:		
Accounts payable	$ -	$ 2,629,988
Accrued payroll	-	209,615
Deposits payable	-	409,027
Unearned revenues	-	457,116
Due to other funds	-	13,766
Total liabilities	-	3,719,512
Deferred inflows of resources:		
Unavailable revenue	-	202,222
Deferred inflows related to leases	-	115,435
Total deferred inflows of resources	-	317,657
Fund Balances:		
Nonspendable	20,200	39,700
Restricted	1,727	9,980,754
Committed	-	11,409,016
Unassigned	-	(13,766)
Total fund balances	21,927	21,415,704
Total liabilities, deferred inflows of resources, and fund balances	$ 21,927	$ 25,452,873

(Concluded)

City of Redlands
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Non-Major Governmental Funds
For the Year Ended June 30, 2022

	Special Revenue Funds				
	Emergency Service Fund	Household Hazardous Waste Fund	State Gas Tax Fund	Air Quality Improvement Fund	Traffic Safety Fund
REVENUES:					
Property taxes	$ 1,134,298	$ -	$ -	$ -	$ -
Sales and use taxes	-	-	-	-	-
Licenses and permits	-	-	-	-	-
Fines and forfeitures	-	-	-	-	143,678
Intergovernmental	-	-	3,135,781	68,898	-
Charges for services	-	162,825	-	-	-
Investment income (loss)	-	-	-	(11,060)	-
Rents and leases	-	-	-	-	-
Miscellaneous	3,160	-	-	-	-
Total revenues	1,137,458	162,825	3,135,781	57,838	143,678
EXPENDITURES:					
Current:					
General government	-	-	-	-	-
Public safety	5,104,103	132,574	-	-	141,082
Culture and recreation	-	-	-	-	-
Highway and streets	-	-	1,556,441	381	-
Capital outlay	-	-	1,428,405	-	-
Debt service:					
Principal	-	-	-	-	-
Interest and fiscal charges	-	-	-	-	-
Total expenditures	5,104,103	132,574	2,984,846	381	141,082
REVENUES OVER (UNDER) EXPENDITURES	(3,966,645)	30,251	150,935	57,457	2,596
OTHER FINANCING SOURCES (USES):					
Transfers in	3,966,644	-	-	-	-
Transfers out	-	-	-	-	-
Total other financing sources (uses)	3,966,644	-	-	-	-
NET CHANGES IN FUND BALANCES	(1)	30,251	150,935	57,457	2,596
FUND BALANCES:					
Beginning of year	1	263,269	239,694	333,157	5,998
End of year	$ -	$ 293,520	$ 390,629	$ 390,614	$ 8,594

(Continued)

City of Redlands
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances (Continued)
Non-Major Governmental Funds
For the Year Ended June 30, 2022

	Special Revenue Funds				
	Measure I Fund	Open Space Fund	Downtown Redlands Business Area Fund	Parking Authority Fund	Asset Forfeiture Fund
REVENUES:					
Property taxes	$ -	$ -	$ -	$ -	$ -
Sales and use taxes	1,711,608	-	-	-	-
Licenses and permits	-	-	-	-	-
Fines and forfeitures	-	-	-	-	102,983
Intergovernmental	-	-	-	-	-
Charges for services	-	479,934	4,539	-	-
Investment income (loss)	(77,989)	(60,849)	1,288	1,884	10,930
Rents and leases	-	-	-	11,556	-
Miscellaneous	-	-	28,122	-	-
Total revenues	1,633,619	419,085	33,949	13,440	113,913
EXPENDITURES:					
Current:					
General government	-	-	97,187	21,993	-
Public safety	-	-	-	-	58,508
Culture and recreation	-	9,598	-	-	-
Highway and streets	14,496	-	-	-	-
Capital outlay	2,248,805	-	-	-	6,783
Debt service:					
Principal	-	-	-	-	-
Interest and fiscal charges	-	-	-	-	-
Total expenditures	2,263,301	9,598	97,187	21,993	65,291
REVENUES OVER (UNDER) EXPENDITURES	(629,682)	409,487	(63,238)	(8,553)	48,622
OTHER FINANCING SOURCES (USES):					
Transfers in	-	-	63,238	9,336	-
Transfers out	-	-	-	-	-
Total other financing sources (uses)	-	-	63,238	9,336	-
NET CHANGES IN FUND BALANCES	(629,682)	409,487	-	783	48,622
FUND BALANCES:					
Beginning of year	1,356,538	1,746,567	-	-	1,232,517
End of year	$ 726,856	$ 2,156,054	$ -	$ 783	$ 1,281,139

(Continued)

City of Redlands
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances (Continued)
Non-Major Governmental Funds
For the Year Ended June 30, 2022

	Special Revenue Funds				
	Supplemental Law Enforcement Grant Fund	Park and Open Space Fund	Arterial Street Construction Fund	Traffic Signals Fund	Freeway Interchanges Fund
REVENUES:					
Property taxes	$ -	$ -	$ -	$ -	$ -
Sales and use taxes	-	-	-	-	-
Licenses and permits	-	-	-	-	-
Fines and forfeitures	-	-	-	-	-
Intergovernmental	17,750	-	-	-	188,998
Charges for services	-	1,468,650	652,898	76,221	387,421
Investment income (loss)	(13,967)	(60,171)	(124,175)	(39,968)	(97,255)
Rents and leases	-	-	-	-	-
Miscellaneous	-	-	-	-	-
Total revenues	3,783	1,408,479	528,723	36,253	479,164
EXPENDITURES:					
Current:					
General government	-	-	-	-	-
Public safety	17,749	-	-	-	-
Culture and recreation	-	-	-	-	-
Highway and streets	-	33,218	13,057	24,920	39,793
Capital outlay	-	109,209	-	12,480	1,867,071
Debt service:					
Principal	-	62,859	-	-	-
Interest and fiscal charges	-	39,398	-	-	-
Total expenditures	17,749	244,684	13,057	37,400	1,906,864
REVENUES OVER (UNDER) EXPENDITURES	(13,966)	1,163,795	515,666	(1,147)	(1,427,700)
OTHER FINANCING SOURCES (USES):					
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
Total other financing sources (uses)	-	-	-	-	-
NET CHANGES IN FUND BALANCES	(13,966)	1,163,795	515,666	(1,147)	(1,427,700)
FUND BALANCES:					
Beginning of year	103,143	878,329	3,899,882	1,177,871	3,046,266
End of year	$ 89,177	$ 2,042,124	$ 4,415,548	$ 1,176,724	$ 1,618,566

(Continued)

City of Redlands
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances (Continued)
Non-Major Governmental Funds
For the Year Ended June 30, 2022

	Special Revenue Funds				
	Street Lighting District #1 Fund	CFD 2004-1 Assessment Fund	Landscape Maintenance District Fund	Local Transportation Fund	PARIS Fund
REVENUES:					
Property taxes	$ -	$ -	$ -	$ -	$ -
Sales and use taxes	-	-	-	-	-
Licenses and permits	-	-	-	711	-
Fines and forfeitures	-	-	-	-	-
Intergovernmental	-	-	-	-	-
Charges for services	27,123	543,254	6,852	-	-
Investment income (loss)	-	(8,484)	-	(6,350)	69,152
Rents and leases	-	-	-	-	-
Miscellaneous	-	12,500	-	-	58,339
Total revenues	27,123	547,270	6,852	(5,639)	127,491
EXPENDITURES:					
Current:					
General government	-	417,608	55,535	-	-
Public safety	-	-	-	-	-
Culture and recreation	-	-	-	-	-
Highway and streets	17,269	-	-	777	611,083
Capital outlay	-	-	-	-	4,599,736
Debt service:					
Principal	-	-	-	-	-
Interest and fiscal charges	-	-	-	-	-
Total expenditures	17,269	417,608	55,535	777	5,210,819
REVENUES OVER (UNDER) EXPENDITURES	9,854	129,662	(48,683)	(6,416)	(5,083,328)
OTHER FINANCING SOURCES (USES):					
Transfers in	-	-	48,683	-	2,003,591
Transfers out	-	(105,435)	-	-	-
Total other financing sources (uses)	-	(105,435)	48,683	-	2,003,591
NET CHANGES IN FUND BALANCES	9,854	24,227	-	(6,416)	(3,079,737)
FUND BALANCES:					
Beginning of year	22,247	99,811	-	201,456	5,271,332
End of year	$ 32,101	$ 124,038	$ -	$ 195,040	$ 2,191,595

(Continued)

City of Redlands
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances (Continued)
Non-Major Governmental Funds
For the Year Ended June 30, 2022

	Special Revenue Funds		Capital Projects Funds	Debt Service Funds	Permanent Funds
	Public Art Fund	Transportation Development Act Fund	Storm Drain Fund	General Debt Service Fund	Simonds Endowment Fund
REVENUES:					
Property taxes	$ -	$ -	$ -	$ 58,870	$ -
Sales and use taxes	-	-	-	-	-
Licenses and permits	-	-	-	-	-
Fines and forfeitures	-	-	-	-	-
Intergovernmental	-	-	-	-	-
Charges for services	-	-	306,559	-	-
Investment income (loss)	(331)	-	(65,235)	(5,949)	(1,022)
Rents and leases	-	-	-	-	-
Miscellaneous	-	-	-	-	-
Total revenues	(331)	-	241,324	52,921	(1,022)
EXPENDITURES:					
Current:					
General government	-	-	12,428	3,423	-
Public safety	-	-	-	-	-
Culture and recreation	1,601	-	-	-	-
Highway and streets	-	6,545	-	-	-
Capital outlay	-	-	-	-	-
Debt service:					
Principal	-	-	-	1,480,000	-
Interest and fiscal charges	-	-	-	331,692	-
Total expenditures	1,601	6,545	12,428	1,815,115	-
REVENUES OVER (UNDER) EXPENDITURES	(1,932)	(6,545)	228,896	(1,762,194)	(1,022)
OTHER FINANCING SOURCES (USES):					
Transfers in	-	-	-	1,907,565	-
Transfers out	-	-	-	-	-
Total other financing sources (uses)	-	-	-	1,907,565	-
NET CHANGES IN FUND BALANCES	(1,932)	(6,545)	228,896	145,371	(1,022)
FUND BALANCES:					
Beginning of year	13,950	(7,221)	2,177,049	1,674,012	38,117
End of year	$ 12,018	$ (13,766)	$ 2,405,945	$ 1,819,383	$ 37,095

(Continued)

City of Redlands
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances (Continued)
Non-Major Governmental Funds
For the Year Ended June 30, 2022

	Permanent Funds	
	Pauline Stancliff Memorial Trust Fund	Total Non-Major Governmental Funds
REVENUES:		
Property taxes	$ -	$ 1,193,168
Sales and use taxes	-	1,711,608
Licenses and permits	-	711
Fines and forfeitures	-	246,661
Intergovernmental	-	3,411,427
Charges for services	-	4,116,276
Investment income (loss)	(604)	(490,155)
Rents and leases	-	11,556
Miscellaneous	-	102,121
Total revenues	(604)	10,303,373
EXPENDITURES:		
Current:		
General government	-	608,174
Public safety	-	5,454,016
Culture and recreation	-	11,199
Highway and streets	-	2,317,980
Capital outlay	-	10,272,489
Debt service:		
Principal	-	1,542,859
Interest and fiscal charges	-	371,090
Total expenditures	-	20,577,807
REVENUES OVER (UNDER) EXPENDITURES	(604)	(10,274,434)
OTHER FINANCING SOURCES (USES):		
Transfers in	-	7,999,057
Transfers out	-	(105,435)
Total other financing sources (uses)	-	7,893,622
NET CHANGES IN FUND BALANCES	(604)	(2,380,812)
FUND BALANCES:		
Beginning of year	22,531	23,796,516
End of year	$ 21,927	$ 21,415,704

(Concluded)

City of Redlands
Budgetary Comparison Schedule
Safety Hall Replacement Capital Projects Fund
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Investment income (loss)	$ 5,000	$ 7,500	$ (72,628)	$ (80,128)
Total revenues	5,000	7,500	(72,628)	(80,128)
EXPENDITURES:				
Current:				
General government	-	148,600	109,040	39,560
Capital outlay	-	16,100,000	16,081,270	18,730
Total expenditures	-	16,248,600	16,190,310	58,290
REVENUES OVER (UNDER) EXPENDITURES	5,000	(16,241,100)	(16,262,938)	(21,838)
OTHER FINANCING SOURCES (USES):				
Transfers in	-	16,100,000	16,081,616	(18,384)
Total other financing sources (uses)	-	16,100,000	16,081,616	(18,384)
Net change in fund balance	$ 5,000	$ (141,100)	(181,322)	$ (40,222)
FUND BALANCE:				
Beginning of year			2,742,004	
End of year			$ 2,560,682	

City of Redlands
Budgetary Comparison Schedule
Emergency Service Special Revenue Fund
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Property taxes	$ 1,000,000	$ 1,100,000	$ 1,134,298	$ 34,298
Charges for services	4,000	31,000	-	(31,000)
Miscellaneous	5,300	4,700	3,160	(1,540)
Total revenues	1,009,300	1,135,700	1,137,458	1,758
EXPENDITURES:				
Current:				
Public safety	5,509,111	5,261,200	5,104,103	157,097
Total expenditures	5,509,111	5,261,200	5,104,103	157,097
REVENUES OVER (UNDER) EXPENDITURES	(4,499,811)	(4,125,500)	(3,966,645)	158,855
OTHER FINANCING SOURCES (USES):				
Transfers in	4,499,810	4,125,500	3,966,644	(158,856)
Total other financing sources (uses)	4,499,810	4,125,500	3,966,644	(158,856)
Net change in fund balance	$ (1)	$ -	(1)	$ (1)
FUND BALANCE:				
Beginning of year			1	
End of year			$ -	

City of Redlands
Budgetary Comparison Schedule
Household Hazardous Waste Special Revenue Fund
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Intergovernmental	$ 10,000	$ -	$ -	$ -
Charges for services	50,000	105,000	162,825	57,825
Total revenues	60,000	105,000	162,825	57,825
EXPENDITURES:				
Current:				
Public safety	131,208	132,647	132,574	73
Total expenditures	131,208	132,647	132,574	73
Net change in fund balance	$ (71,208)	$ (27,647)	30,251	$ 57,898
FUND BALANCE:				
Beginning of year			263,269	
End of year			$ 293,520	

City of Redlands
Budgetary Comparison Schedule
State Gas Tax Special Revenue Fund
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Intergovernmental	$ 3,076,521	$ 3,337,111	$ 3,135,781	$ (201,330)
Total revenues	3,076,521	3,337,111	3,135,781	(201,330)
EXPENDITURES:				
Current:				
Highway and streets	1,648,115	1,908,706	1,556,441	352,265
Capital outlay	1,428,405	1,428,405	1,428,405	-
Total expenditures	3,076,520	3,337,111	2,984,846	352,265
Net change in fund balance	$ 1	$ -	150,935	$ 150,935
FUND BALANCE:				
Beginning of year			239,694	
End of year			$ 390,629	

City of Redlands
Budgetary Comparison Schedule
Air Quality Improvement Special Revenue Fund
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Intergovernmental	$ 89,000	$ 89,000	$ 68,898	$ (20,102)
Investment income (loss)	1,000	-	(11,060)	(11,060)
Total revenues	90,000	89,000	57,838	(31,162)
EXPENDITURES:				
Current:				
Highway and streets	-	127,722	381	127,341
Total expenditures	-	127,722	381	127,341
Net change in fund balance	$ 90,000	$ (38,722)	57,457	$ 96,179
FUND BALANCE:				
Beginning of year			333,157	
End of year			$ 390,614	

City of Redlands
Budgetary Comparison Schedule
Traffic Safety Special Revenue Fund
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Fines and forfeitures	$ 202,000	$ 82,000	$ 143,678	$ 61,678
Total revenues	202,000	82,000	143,678	61,678
EXPENDITURES:				
Current:				
Public safety	202,000	82,000	141,082	(59,082)
Total expenditures	202,000	82,000	141,082	(59,082)
Net change in fund balance	$ -	$ -	2,596	$ 2,596
FUND BALANCE:				
Beginning of year			5,998	
End of year			$ 8,594	

City of Redlands
Budgetary Comparison Schedule
Measure I Special Revenue Fund
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Sales and use taxes	$ 1,429,595	$ 1,801,168	$ 1,711,608	$ (89,560)
Investment income (loss)	9,147	-	(77,989)	(77,989)
Total revenues	1,438,742	1,801,168	1,633,619	(167,549)
EXPENDITURES:				
Current:				
Highway and streets	14,496	14,496	14,496	-
Capital outlay	2,248,805	2,248,805	2,248,805	-
Total expenditures	2,263,301	2,263,301	2,263,301	-
Net change in fund balance	$ (824,559)	$ (462,133)	(629,682)	$ (167,549)
FUND BALANCE:				
Beginning of year			1,356,538	
End of year			$ 726,856	

City of Redlands
Budgetary Comparison Schedule
Open Space Special Revenue Fund
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Charges for services	$ 125,000	$ 345,560	$ 479,934	$ 134,374
Investment income (loss)	-	-	(60,849)	(60,849)
Total revenues	125,000	345,560	419,085	73,525
EXPENDITURES:				
Current:				
Culture and recreation	-	-	9,598	(9,598)
Total expenditures	-	-	9,598	(9,598)
Net change in fund balance	$ 125,000	$ 345,560	409,487	$ 63,927
FUND BALANCE:				
Beginning of year			1,746,567	
End of year			$ 2,156,054	

City of Redlands
Budgetary Comparison Schedule
Downtown Redlands Business Area Special Revenue Fund
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Charges for services	$ 3,000	$ 3,000	$ 4,539	$ 1,539
Investment income (loss)	100	-	1,288	1,288
Miscellaneous	15,000	30,000	28,122	(1,878)
Total revenues	18,100	33,000	33,949	949
EXPENDITURES:				
Current:				
General government	124,657	90,023	97,187	(7,164)
Total expenditures	124,657	90,023	97,187	(7,164)
REVENUES OVER (UNDER) EXPENDITURES	(106,557)	(57,023)	(63,238)	(6,215)
OTHER FINANCING SOURCES (USES):				
Transfers in	106,557	106,557	63,238	(43,319)
Total other financing sources (uses)	106,557	106,557	63,238	(43,319)
Net change in fund balance	$ -	$ 49,534	-	$ (49,534)
FUND BALANCE:				
Beginning of year			-	
End of year			$ -	

City of Redlands
Budgetary Comparison Schedule
Parking Authority Special Revenue Fund
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Investment income (loss)	$ -	$ -	$ 1,884	$ 1,884
Rents and leases	11,000	11,000	11,556	556
Total revenues	11,000	11,000	13,440	2,440
EXPENDITURES:				
Current:				
General government	21,800	21,800	21,993	(193)
Total expenditures	21,800	21,800	21,993	(193)
REVENUES OVER (UNDER) EXPENDITURES	(10,800)	(10,800)	(8,553)	2,247
OTHER FINANCING SOURCES (USES):				
Transfers in	10,800	10,801	9,336	(1,465)
Total other financing sources (uses)	10,800	10,801	9,336	(1,465)
Net change in fund balance	$ -	$ 1	783	$ 782
FUND BALANCE:				
Beginning of year			-	
End of year			$ 783	

City of Redlands
Budgetary Comparison Schedule
Asset Forfeiture Special Revenue Fund
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Fines and forfeitures	$ 158,279	$ 93,620	$ 102,983	$ 9,363
Investment income (loss)	-	5,054	10,930	5,876
Total revenues	158,279	98,674	113,913	15,239
EXPENDITURES:				
Current:				
Public safety	158,279	118,363	58,508	59,855
Capital outlay	-	6,783	6,783	-
Total expenditures	158,279	125,146	65,291	59,855
Net change in fund balance	$ -	$ (26,472)	48,622	$ 75,094
FUND BALANCE:				
Beginning of year			1,232,517	
End of year			$ 1,281,139	

City of Redlands
Budgetary Comparison Schedule
Supplemental Law Enforcement Grant Special Revenue Fund
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Intergovernmental	$ 299,259	$ 175,059	$ 17,750	$ (157,309)
Investment income (loss)	3,000	1,500	(13,967)	(15,467)
Total revenues	302,259	176,559	3,783	(172,776)
EXPENDITURES:				
Current:				
Public safety	149,259	37,352	17,749	19,603
Capital outlay	150,000	75,000	-	75,000
Total expenditures	299,259	112,352	17,749	94,603
Net change in fund balance	$ 3,000	$ 64,207	(13,966)	$ (78,173)
FUND BALANCE:				
Beginning of year			103,143	
End of year			$ 89,177	

City of Redlands
Budgetary Comparison Schedule
Park and Open Space Special Revenue Fund
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Charges for services	$ 750,000	$ 1,500,000	$ 1,468,650	$ (31,350)
Investment income (loss)	4,158	-	(60,171)	(60,171)
Total revenues	754,158	1,500,000	1,408,479	(91,521)
EXPENDITURES:				
Current:				
Highway and streets	4,029	3,846	33,218	(29,372)
Capital outlay	-	138,773	109,209	29,564
Debt service:				
Principal	62,859	62,859	62,859	-
Interest and fiscal charges	39,398	39,398	39,398	-
Total expenditures	106,286	244,876	244,684	192
Net change in fund balance	$ 647,872	$ 1,255,124	1,163,795	$ (91,329)
FUND BALANCE:				
Beginning of year			878,329	
End of year			$ 2,042,124	

City of Redlands
Budgetary Comparison Schedule
Arterial Street Construction Special Revenue Fund
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Charges for services	$ 324,000	$ 838,700	$ 652,898	$ (185,802)
Investment income (loss)	29,308	15,000	(124,175)	(139,175)
Total revenues	353,308	853,700	528,723	(324,977)
EXPENDITURES:				
Current:				
Highway and streets	-	-	13,057	(13,057)
Capital outlay	900,000	-	-	-
Total expenditures	900,000	-	13,057	(13,057)
Net change in fund balance	$ (546,692)	$ 853,700	515,666	$ (338,034)
FUND BALANCE:				
Beginning of year			3,899,882	
End of year			$ 4,415,548	

City of Redlands
Budgetary Comparison Schedule
Traffic Signals Special Revenue Fund
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Charges for services	$ 20,000	$ 109,000	$ 76,221	$ (32,779)
Investment income (loss)	9,954	4,500	(39,968)	(44,468)
Total revenues	29,954	113,500	36,253	(77,247)
EXPENDITURES:				
Current:				
Highway and streets	100,000	50,000	24,920	25,080
Capital outlay	500,000	550,000	12,480	537,520
Total expenditures	600,000	600,000	37,400	562,600
REVENUES OVER (UNDER) EXPENDITURES	(570,046)	(486,500)	(1,147)	485,353
Net change in fund balance	$ (570,046)	$ (486,500)	(1,147)	$ 485,353
FUND BALANCE:				
Beginning of year			1,177,871	
End of year			$ 1,176,724	

City of Redlands
Budgetary Comparison Schedule
Freeway Interchanges Special Revenue Fund
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Intergovernmental	$ -	$ -	$ 188,998	$ 188,998
Charges for services	205,000	400,000	387,421	(12,579)
Investment income (loss)	23,475	8,000	(97,255)	(105,255)
Total revenues	228,475	408,000	479,164	71,164
EXPENDITURES:				
Current:				
Highway and streets	-	-	39,793	(39,793)
Capital outlay	2,171,761	2,309,591	1,867,071	442,520
Total expenditures	2,171,761	2,309,591	1,906,864	402,727
Net change in fund balance	$ (1,943,286)	$ (1,901,591)	(1,427,700)	$ 473,891
FUND BALANCE:				
Beginning of year			3,046,266	
End of year			$ 1,618,566	

City of Redlands
Budgetary Comparison Schedule
Street Lighting District #1 Special Revenue Fund
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Charges for services	$ 24,300	$ 25,000	$ 27,123	$ 2,123
Total revenues	24,300	25,000	27,123	2,123
EXPENDITURES:				
Current:				
Highway and streets	21,578	20,865	17,269	3,596
Total expenditures	21,578	20,865	17,269	3,596
Net change in fund balance	$ 2,722	$ 4,135	9,854	$ 5,719
FUND BALANCE:				
Beginning of year			22,247	
End of year			$ 32,101	

City of Redlands
Budgetary Comparison Schedule
CFD 2004-1 Assessment Special Revenue Fund
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Charges for services	$ 465,000	$ 540,000	$ 543,254	$ 3,254
Investment income (loss)	4,000	1,000	(8,484)	(9,484)
Miscellaneous	-	-	12,500	12,500
Total revenues	469,000	541,000	547,270	6,270
EXPENDITURES:				
Current:				
General government	390,732	396,574	417,608	(21,034)
Total expenditures	390,732	396,574	417,608	(21,034)
REVENUES OVER (UNDER) EXPENDITURES	78,268	144,426	129,662	(14,764)
OTHER FINANCING SOURCES (USES):				
Transfers out	(40,000)	(128,596)	(105,435)	23,161
Total other financing sources (uses)	(40,000)	(128,596)	(105,435)	23,161
Net change in fund balance	$ 38,268	$ 15,830	24,227	$ 8,397
FUND BALANCE:				
Beginning of year			99,811	
End of year			$ 124,038	

City of Redlands
Budgetary Comparison Schedule
Landscape Maintenance District Special Revenue Fund
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Charges for services	$ 29,000	$ 29,000	$ 6,852	$ (22,148)
Total revenues	29,000	29,000	6,852	(22,148)
EXPENDITURES:				
Current:				
General government	60,798	60,261	55,535	4,726
Total expenditures	60,798	60,261	55,535	4,726
REVENUES OVER (UNDER) EXPENDITURES	(31,798)	(31,261)	(48,683)	(17,422)
OTHER FINANCING SOURCES (USES):				
Transfers in	31,798	31,260	48,683	17,423
Total other financing sources (uses)	31,798	31,260	48,683	17,423
Net change in fund balance	$ -	$ (1)	-	$ 1
FUND BALANCE:				
Beginning of year			-	
End of year			$ -	

City of Redlands
Budgetary Comparison Schedule
Local Transportation Special Revenue Fund
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Favorable/ (Unfavorable)
	Original	Final		
REVENUES:				
Licenses and permits	$ -	$ -	$ 711	$ 711
Investment income (loss)	-	594	(6,350)	(6,944)
Miscellaneous	-	44,000	-	(44,000)
Total revenues	-	44,594	(5,639)	(50,233)
EXPENDITURES:				
Current:				
Highway and streets	10,683	118,939	777	118,162
Total expenditures	10,683	118,939	777	118,162
Net change in fund balance	$ (10,683)	$ (74,345)	(6,416)	$ 67,929
FUND BALANCE:				
Beginning of year			201,456	
End of year			$ 195,040	

City of Redlands
Budgetary Comparison Schedule
PARIS Special Revenue Fund
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Investment income (loss)	$ 56,095	$ -	$ 69,152	$ 69,152
Miscellaneous	-	-	58,339	58,339
Total revenues	56,095	-	127,491	127,491
EXPENDITURES:				
Current:				
Highway and streets	664,634	588,555	611,083	(22,528)
Capital outlay	9,480,716	9,828,724	4,599,736	5,228,988
Total expenditures	10,145,350	10,417,279	5,210,819	5,206,460
REVENUES OVER (UNDER) EXPENDITURES	(10,089,255)	(10,417,279)	(5,083,328)	5,333,951
OTHER FINANCING SOURCES (USES):				
Transfers in	5,615,405	5,726,173	2,003,591	(3,722,582)
Total other financing sources (uses)	5,615,405	5,726,173	2,003,591	(3,722,582)
Net change in fund balance	$ (4,473,850)	$ (4,691,106)	(3,079,737)	$ 1,611,369
FUND BALANCE:				
Beginning of year			5,271,332	
End of year			$ 2,191,595	

City of Redlands
Budgetary Comparison Schedule
Public Art Special Revenue Fund
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Investment income (loss)	$ -	$ -	$ (331)	$ (331)
Total revenues	-	-	(331)	(331)
EXPENDITURES:				
Current:				
Culture and recreation	-	-	1,601	(1,601)
Total expenditures	-	-	1,601	(1,601)
Net change in fund balance	$ -	$ -	(1,932)	$ (1,932)
FUND BALANCE:				
Beginning of year			13,950	
End of year			$ 12,018	

City of Redlands
Budgetary Comparison Schedule
Transportation Development Act Special Revenue Fund
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Favorable/ (Unfavorable)
	Original	Final		
REVENUES:				
Intergovernmental	$ -	$ 1,180,448	$ -	$ (1,180,448)
Total revenues	-	1,180,448	-	(1,180,448)
EXPENDITURES:				
Current:				
Highway and streets	-	(51,591)	6,545	(58,136)
Capital outlay	-	1,224,724	-	1,224,724
Total expenditures	-	1,173,133	6,545	1,166,588
Net change in fund balance	$ -	$ 7,315	(6,545)	$ (13,860)
FUND BALANCE:				
Beginning of year			(7,221)	
End of year			$ (13,766)	

City of Redlands
Budgetary Comparison Schedule
Storm Drain Capital Projects Fund
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Charges for services	$ 165,000	$ 330,000	$ 306,559	$ (23,441)
Investment income (loss)	15,561	7,500	(65,235)	(72,735)
Total revenues	180,561	337,500	241,324	(96,176)
EXPENDITURES:				
Current:				
General government	16,297	16,297	12,428	3,869
Capital outlay	900,000	-	-	-
Total expenditures	916,297	16,297	12,428	3,869
Net change in fund balance	$ (735,736)	$ 321,203	228,896	$ (92,307)
FUND BALANCE:				
Beginning of year			2,177,049	
End of year			$ 2,405,945	

City of Redlands
Budgetary Comparison Schedule
General Debt Service Fund
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Property taxes	$ 30,000	$ 30,000	$ 58,870	$ 28,870
Investment income (loss)	-	430	(5,949)	(6,379)
Total revenues	30,000	30,430	52,921	22,491
EXPENDITURES:				
Current:				
General government	3,954	3,424	3,423	1
Debt service:				
Principal	1,480,000	1,480,000	1,480,000	-
Interest and fiscal charges	331,692	331,692	331,692	-
Total expenditures	1,815,646	1,815,116	1,815,115	1
REVENUES OVER (UNDER) EXPENDITURES	(1,785,646)	(1,784,686)	(1,762,194)	22,492
OTHER FINANCING SOURCES (USES):				
Transfers in	-	-	1,907,565	1,907,565
Total other financing sources (uses)	-	-	1,907,565	1,907,565
Net change in fund balance	$ (1,785,646)	$ (1,784,686)	145,371	$ 1,930,057
FUND BALANCE:				
Beginning of year			1,674,012	
End of year			$ 1,819,383	

City of Redlands
Budgetary Comparison Schedule
Simonds Endowment Permanent Fund
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Investment income (loss)	$ -	$ 95	$ (1,022)	$ (1,117)
Total revenues	-	95	(1,022)	(1,117)
Net change in fund balance	$ -	$ 95	(1,022)	$ (1,117)
FUND BALANCE:				
Beginning of year			38,117	
End of year			$ 37,095	

City of Redlands
Budgetary Comparison Schedule
Pauline Stancliff Memorial Trust Permanent Fund
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget Favorable/
	Original	Final	Amounts	(Unfavorable)
REVENUES:				
Investment income (loss)	$ -	$ 56	$ (604)	$ (660)
Total revenues	-	56	(604)	(660)
Net change in fund balance	$ -	$ 56	(604)	$ (660)
FUND BALANCE:				
Beginning of year			22,531	
End of year			$ 21,927	

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Non-Major Enterprise Funds

Groves Fund - This fund is used to account for the farming operations of citrus groves owned by the City.

Non Potable Water Fund - This fund is used to account for non potable water utility operations, projects, debt service costs, and impact fees of the City.

Cemetery Fund - This fund is used to account for the operations of Hillside Memorial Park Cemetery.

Aviation Fund - This fund is used to account for the operations of the Redlands Municipal Airport.

City of Redlands
Combining Statement of Net Position
Non-Major Enterprise Funds
June 30, 2022

	Groves Fund	Non-Potable Water Fund	Cemetery Fund	Aviation Fund	Total
ASSETS					
Current assets:					
Cash and investments	$ 114,470	$ 4,008,828	$ 3,187,439	$ 309,993	$ 7,620,730
Accounts receivable, net	-	50,443	252,961	31,186	334,590
Taxes receivable	-	-	-	272	272
Lease receivable - due within one year	-	-	27,031	107,084	134,115
Due from other governments	-	-	-	1,490	1,490
Total current assets	114,470	4,059,271	3,467,431	450,025	8,091,197
Noncurrent assets:					
Lease receivable - due in more than one year	-	-	47,666	722,591	770,257
Capital assets:					
Non-depreciable	13,570,179	-	638,131	1,165,281	15,373,591
Depreciable, net	131,898	6,509	698,637	2,589,659	3,426,703
Total capital assets	13,702,077	6,509	1,336,768	3,754,940	18,800,294
Total noncurrent assets	13,702,077	6,509	1,384,434	4,477,531	19,570,551
Total assets	13,816,547	4,065,780	4,851,865	4,927,556	27,661,748
DEFERRED OUTFLOW OF RESOURCES					
Related to OPEB	-	-	461,753	115,438	577,191
Related to pensions	3,779	6,016	53,825	19,014	82,634
Total deferred outflow of resources	3,779	6,016	515,578	134,452	659,825
LIABILITIES					
Current liabilities:					
Accounts payable	36,669	67,370	35,912	18,837	158,788
Accrued payroll	5,398	4,353	24,344	1,776	35,871
Interest payable	-	-	1,748	-	1,748
Deposits payable	-	-	1,233,608	10,860	1,244,468
Unearned revenue	-	-	-	25,920	25,920
Compensated absences - due within one year	3	24	15,279	269	15,575
Long-term debt - due within one year	6,819	-	40,771	-	47,590
Total current liabilities	48,889	71,747	1,351,662	57,662	1,529,960
Noncurrent liabilities:					
Advances from other funds	-	-	748,561	779,471	1,528,032
Compensated absences - due in more than one year	3	24	15,279	269	15,575
Long term debt - due in more than one year	19,000	-	90,161	-	109,161
Total OPEB liability	-	-	1,597,466	360,314	1,957,780
Net pension liability	(2,214)	(3,413)	138,760	67,031	200,164
Total noncurrent liabilities	16,789	(3,389)	2,590,227	1,207,085	3,810,712
Total liabilities	65,678	68,358	3,941,889	1,264,747	5,340,672
DEFERRED INFLOWS OF RESOURCES					
Related to leases	-	-	74,526	824,607	899,133
Related to OPEB	-	-	25,041	6,260	31,301
Related to pensions	28,737	43,267	221,611	65,768	359,383
Total deferred inflows of resources	28,737	43,267	321,178	896,635	1,289,817
NET POSITION					
Net investment in capital assets	13,676,258	6,509	1,205,836	3,754,940	18,643,543
Restricted	298,288	-	110,741	-	409,029
Unrestricted (deficit)	(248,635)	3,953,662	(212,201)	(854,314)	2,638,512
Total net position	$ 13,725,911	$ 3,960,171	$ 1,104,376	$ 2,900,626	$ 21,691,084

City of Redlands
Combining Statement of Revenues, Expenses, and Changes in Net Position
Non-Major Enterprise Funds
For the Year Ended June 30, 2022

	Groves Fund	Non-Potable Water Fund	Cemetery Fund	Aviation Fund	Total
OPERATING REVENUES:					
Charges for services	$ 863,303	$ 641,340	$ 1,139,982	$ 135,480	$ 2,780,105
Miscellaneous operating revenue	10,581	-	314,193	238,090	562,864
Total operating revenues	873,884	641,340	1,454,175	373,570	3,342,969
OPERATING EXPENSES:					
Salaries and benefits	158,575	75,772	454,759	130,808	819,914
General and administrative	822,565	464,966	315,622	284,605	1,887,758
Parts and supplies	36,825	380,798	90,010	27,016	534,649
Utilities	100,622	30,893	36,684	42,713	210,912
Depreciation/amortization	28,105	4,339	54,853	227,285	314,582
Total operating expenses	1,146,692	956,768	951,928	712,427	3,767,815
OPERATING INCOME (LOSS)	(272,808)	(315,428)	502,247	(338,857)	(424,846)
NONOPERATING REVENUES (EXPENSES):					
Investment income (loss)	-	(109,133)	(68,619)	5,424	(172,328)
Interest expense	(187)	-	(6,515)	(3,220)	(9,922)
Property taxes	-	-	-	73,337	73,337
Operating grants	-	-	-	119,700	119,700
Total nonoperating revenues (expenses)	(187)	(109,133)	(75,134)	195,241	10,787
INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS AND TRANSFERS	(272,995)	(424,561)	427,113	(143,616)	(414,059)
CAPITAL CONTRIBUTIONS AND TRANSFERS					
Capital contributions	-	72,506	-	-	72,506
Transfers in	164,538	-	-	-	164,538
Transfers out	-	(53,262)	-	-	(53,262)
Total capital contributions and transfers	164,538	19,244	-	-	183,782
Changes in net position	(108,457)	(405,317)	427,113	(143,616)	(230,277)
NET POSITION:					
Beginning of year	13,834,368	4,365,488	677,263	3,044,242	21,921,361
End of year	$ 13,725,911	$ 3,960,171	$ 1,104,376	$ 2,900,626	$ 21,691,084

City of Redlands
Combining Statement of Cash Flows
Non-Major Enterprise Funds
For the Year Ended June 30, 2022

	Groves Fund	Non-Potable Water Fund	Cemetery Fund	Aviation Fund	Total
CASH FLOWS FROM OPERATING ACTIVITIES:					
Cash received from customers	$ 1,098,534	$ 637,372	$ 1,136,620	$ 107,545	$ 2,980,071
Cash payments to suppliers for goods and services	(1,071,676)	(1,083,524)	(493,882)	(350,804)	(2,999,886)
Cash payments to employees for services	(171,155)	(90,806)	(456,937)	(136,333)	(855,231)
Receipts from other operating revenues	10,581	-	314,193	238,090	562,864
Net cash provided by (used in) operating activities	(133,716)	(536,958)	499,994	(141,502)	(312,182)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:					
Operating grants	-	-	-	118,210	118,210
Property taxes	-	-	-	73,487	73,487
Advances from other funds	-	-	(149,325)	(56,780)	(206,105)
Transfers from other funds	164,538	-	-	-	164,538
Transfers to other funds	-	(53,262)	-	-	(53,262)
Net cash provided by (used in) noncapital financing activities	164,538	(53,262)	(149,325)	134,917	96,868
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:					
Cash contributions received from developers	-	72,506	-	-	72,506
Principal payment of long-term debt	(6,791)	-	(40,241)	-	(47,032)
Interest paid on debt	(187)	-	(6,836)	(3,220)	(10,243)
Net cash provided by (used in) capital and related financing activities	(6,978)	72,506	(47,077)	(3,220)	15,231
CASH FLOWS FROM INVESTING ACTIVITIES:					
Investment income (loss)	-	(109,133)	(68,619)	5,424	(172,328)
Net cash provided by (used in) investing activities	-	(109,133)	(68,619)	5,424	(172,328)
Net change in cash and cash equivalents	23,844	(626,847)	234,973	(4,381)	(372,411)
CASH AND CASH EQUIVALENTS:					
Beginning of year	90,626	4,635,675	2,952,466	314,374	7,993,141
End of year	$ 114,470	$ 4,008,828	$ 3,187,439	$ 309,993	$ 7,620,730

(Continued)

City of Redlands
Combining Statement of Cash Flows (Continued)
Non-Major Enterprise Funds
For the Year Ended June 30, 2022

	Groves Fund	Non-Potable Water Fund	Cemetery Fund	Aviation Fund	Total
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES:					
Operating income (loss)	$ (272,808)	$ (315,428)	$ 502,247	$ (338,857)	$ (424,846)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:					
Depreciation	28,105	4,339	54,853	227,285	314,582
Changes in operating assets and liabilities, and deferred outflows and inflows of resources:					
Accounts receivable, net	235,231	(3,968)	(119,916)	(31,186)	80,161
Lease receivable	-	-	26,929	77,466	104,395
Deferred outflows - OPEB related	-	-	(293,265)	(73,317)	(366,582)
Deferred outflows - pension related	1,243	1,976	10,224	2,819	16,262
Accounts payable	(111,664)	(206,867)	(51,566)	3,530	(366,567)
Accrued payroll	(3,541)	71	(2,641)	(4,610)	(10,721)
Deposits payable	-	-	116,725	(5,060)	111,665
Unearned revenue	-	-	-	13,379	13,379
Compensated absences	(1)	(746)	(4,475)	(237)	(5,459)
Total OPEB liability	-	-	380,375	95,094	475,469
Net pension liability	(36,845)	(58,538)	(302,951)	(83,534)	(481,868)
Deferred inflows - lease related	-	-	(27,100)	(82,534)	(109,634)
Deferred inflows - OPEB related	-	-	(7,858)	(1,964)	(9,822)
Deferred inflows - pension related	26,564	42,203	218,413	60,224	347,404
Total adjustments	139,092	(221,530)	(2,253)	197,355	112,664
Net cash provided by operating activities	$ (133,716)	$ (536,958)	$ 499,994	$ (141,502)	$ (312,182)

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Internal Service Funds

General Liability Self-Insurance Fund - This fund is used to account for the City's self-insured general and automobile liability programs, which are provided to all City departments and funds.

Information Technology Fund - This fund is used to account for the general maintenance and service of all City computers and phone equipment provided to all City departments.

Workers' Compensation Self-Insurance Fund - This fund is used to account for the City's self-insured Workers' Compensation and General Safety Programs, which are provided to all City departments and funds.

Equipment Maintenance Fund - This fund is used to account for providing ongoing maintenance of all City vehicles and major equipment and to account for vehicle rental services to all City departments.

Utility Billing Fund - This fund is used to account for billing services costs provided for water, sewer, and solid waste.

Payroll Clearing Fund - This fund is used to account for the City's reoccurring payroll obligations.

City of Redlands
Combining Statement of Net Position
All Internal Service Funds
June 30, 2022

	General Liability Self-Insurance Fund	Workers' Compensation Self-Insurance Fund	Information Technology Fund	Equipment Maintenance Fund
ASSETS				
Current assets:				
Cash and investments	$ 653,227	$ 3,409,639	$ 2,413,358	$ 4,358,271
Accounts receivable, net	-	-	-	52,417
Prepaid items	-	-	60,994	6,665
Inventories	-	-	-	93,140
Total current assets	653,227	3,409,639	2,474,352	4,510,493
Noncurrent assets:				
Capital assets:				
Depreciable, net	-	-	706,072	51,550
Total capital assets	-	-	706,072	51,550
Total noncurrent assets	-	-	706,072	51,550
Total assets	653,227	3,409,639	3,180,424	4,562,043
DEFERRED OUTFLOW OF RESOURCES				
Related to OPEB	115,438	115,438	1,342,799	552,807
Related to pensions	44,838	55,766	218,117	148,041
Total deferred outflow of resources	160,276	171,204	1,560,916	700,848
LIABILITIES				
Current liabilities:				
Accounts payable	128,917	3,132	163,667	638,873
Accrued payroll	3,422	22,373	102,764	35,476
Compensated absences - due within one year	1,153	1,692	86,462	32,976
Claims payable - due within one year	1,297,754	6,085,812	-	-
Long-term debt - due within one year	-	-	-	7,068
Total current liabilities	1,431,246	6,113,009	352,893	714,393
Noncurrent liabilities:				
Compensated absences - due in more than one year	1,153	1,692	86,462	32,976
Claims payable - due in more than one year	1,297,753	6,085,812	-	-
Long term debt - due in more than one year	-	-	-	11,270
Total OPEB liability	439,369	349,422	4,710,671	2,222,483
Net pension liability	235,197	169,472	717,467	664,885
Total noncurrent liabilities	1,973,472	6,606,398	5,514,600	2,931,614
Total liabilities	3,404,718	12,719,407	5,867,493	3,646,007
DEFERRED INFLOWS OF RESOURCES				
Related to OPEB	6,260	6,260	54,419	33,430
Related to pensions	48,601	172,222	729,153	338,326
Total deferred inflows of resources	54,861	178,482	783,572	371,756
NET POSITION				
Investment in capital assets	-	-	706,072	51,550
Unrestricted (deficit)	(2,646,076)	(9,317,046)	(2,615,797)	1,193,578
Total net position	$ (2,646,076)	$ (9,317,046)	$ (1,909,725)	$ 1,245,128

(Continued)

City of Redlands
Combining Statement of Net Position (Continued)
All Internal Service Funds
June 30, 2022

	Utility Billing Fund	Payroll Clearing Fund	Total
ASSETS			
Current assets:			
Cash and investments	$ 1,033,381	$ 129,068	$ 11,996,944
Accounts receivable, net	3,548	-	55,965
Prepaid items	-	504,617	572,276
Inventories	-	-	93,140
Total current assets	1,036,929	633,685	12,718,325
Noncurrent assets:			
Capital assets:			
Depreciable, net	-	-	757,622
Total capital assets	-	-	757,622
Total noncurrent assets	-	-	757,622
Total assets	1,036,929	633,685	13,475,947
DEFERRED OUTFLOW OF RESOURCES			
Related to OPEB	1,380,983	-	3,507,465
Related to pensions	179,820	-	646,582
Total deferred outflow of resources	1,560,803	-	4,154,047
LIABILITIES			
Current liabilities:			
Accounts payable	25,697	101,343	1,061,629
Accrued payroll	52,030	459,441	675,506
Compensated absences - due within one year	79,659	-	201,942
Claims payable - due within one year	-	-	7,383,566
Long-term debt - due within one year	-	-	7,068
Total current liabilities	157,386	560,784	9,329,711
Noncurrent liabilities:			
Compensated absences - due in more than one year	79,658	-	201,941
Claims payable - due in more than one year	-	-	7,383,565
Long term debt - due in more than one year	-	-	11,270
Total OPEB liability	4,490,862	-	12,212,807
Net pension liability	750,435	-	2,537,456
Total noncurrent liabilities	5,320,955	-	22,347,039
Total liabilities	5,478,341	560,784	31,676,750
DEFERRED INFLOWS OF RESOURCES			
Related to OPEB	44,229	-	144,598
Related to pensions	460,171	-	1,748,473
Total deferred inflows of resources	504,400	-	1,893,071
NET POSITION			
Investment in capital assets	-	-	757,622
Unrestricted (deficit)	(3,385,009)	72,901	(16,697,449)
Total net position	$ (3,385,009)	$ 72,901	$ (15,939,827)

(Concluded)

City of Redlands
Combining Statement of Revenues, Expenses, and Changes in Net Position
All Internal Service Funds
For the Year Ended June 30, 2022

	General Liability Self-Insurance Fund	Workers' Compensation Self-Insurance Fund	Information Technology Fund	Equipment Maintenance Fund
OPERATING REVENUES:				
Charges for services	$ 86	$ 2,740,974	$ 4,555,519	$ 6,380,057
Miscellaneous operating revenue	8,642	15,868	-	8,355
Total operating revenues	8,728	2,756,842	4,555,519	6,388,412
OPERATING EXPENSES:				
Salaries and benefits	124,940	473,797	1,638,725	664,148
General and administrative	3,637,072	3,910,539	1,942,282	915,134
Parts and supplies	-	6,074	212,246	4,405,467
Utilities	-	-	292,763	3,342
Depreciation/amortization	-	-	275,107	12,956
Total operating expenses	3,762,012	4,390,410	4,361,123	6,001,047
OPERATING INCOME (LOSS)	(3,753,284)	(1,633,568)	194,396	387,365
NONOPERATING REVENUES (EXPENSES):				
Investment income (loss)	87,216	(95,598)	(66,137)	(116,001)
Interest expense	-	-	-	(111)
Total nonoperating revenues (expenses)	87,216	(95,598)	(66,137)	(116,112)
INCOME (LOSS) BEFORE TRANSFERS	(3,666,068)	(1,729,166)	128,259	271,253
TRANSFERS:				
Transfers in	3,666,404	-	-	-
Transfers out	-	-	-	-
Total transfers	3,666,404	-	-	-
Changes in net position	336	(1,729,166)	128,259	271,253
NET POSITION:				
Beginning of year	(2,646,412)	(7,587,880)	(2,037,984)	973,875
End of year	$ (2,646,076)	$ (9,317,046)	$ (1,909,725)	$ 1,245,128

(Continued)

City of Redlands
Combining Statement of Revenues, Expenses, and Changes in Net Position (Continued)
All Internal Service Funds
For the Year Ended June 30, 2022

	Utility Billing Fund	Payroll Clearing Fund	Total
OPERATING REVENUES:			
Charges for services	$ 989,775	$ 1,907,565	$ 16,573,976
Miscellaneous operating revenue	48,961	-	81,826
Total operating revenues	1,038,736	1,907,565	16,655,802
OPERATING EXPENSES:			
Salaries and benefits	987,807	-	3,889,417
General and administrative	700,684	-	11,105,711
Parts and supplies	42,742	-	4,666,529
Utilities	214	-	296,319
Depreciation/amortization	-	-	288,063
Total operating expenses	1,731,447	-	20,246,039
OPERATING INCOME (LOSS)	(692,711)	1,907,565	(3,590,237)
NONOPERATING REVENUES (EXPENSES):			
Investment income (loss)	(26,481)	-	(217,001)
Interest expense	-	-	(111)
Total nonoperating revenues (expenses)	(26,481)	-	(217,112)
INCOME (LOSS) BEFORE TRANSFERS	(719,192)	1,907,565	(3,807,349)
TRANSFERS:			
Transfers in	-	-	3,666,404
Transfers out	-	(1,907,565)	(1,907,565)
Total transfers	-	(1,907,565)	1,758,839
Changes in net position	(719,192)	-	(2,048,510)
NET POSITION:			
Beginning of year	(2,665,817)	72,901	(13,891,317)
End of year	$ (3,385,009)	$ 72,901	$ (15,939,827)

(Concluded)

City of Redlands
Combining Statement of Cash Flows
All Internal Service Funds
For the Year Ended June 30, 2022

	General Liability Self-Insurance Fund	Workers' Compensation Self-Insurance Fund	Information Technology Fund	Equipment Maintenance Fund
CASH FLOWS FROM OPERATING ACTIVITIES:				
Cash received from customers	$ 86	$ 2,740,974	$ 4,555,519	$ 7,012,805
Cash payments to suppliers for goods and services	(4,315,839)	(1,620,184)	(2,385,653)	(5,045,627)
Cash payments to employees for services	(128,906)	(518,998)	(1,635,397)	(684,272)
Receipts from other operating activities	8,642	15,868	-	8,355
Net cash provided by (used in) operating activities	(4,436,017)	617,660	534,469	1,291,261
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:				
Transfers from other funds	3,666,404	-	-	-
Transfers to other funds	-	-	-	-
Net cash provided by (used in) noncapital financing activities	3,666,404	-	-	-
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:				
Principal payment of long-term debt	-	-	-	(7,040)
Interest paid on debt	-	-	-	(111)
Net cash (used in) capital and related financing activities	-	-	-	(7,151)
CASH FLOWS FROM INVESTING ACTIVITIES:				
Investment income (loss)	87,216	(95,598)	(66,137)	(116,001)
Net cash provided by (used in) investing activities	87,216	(95,598)	(66,137)	(116,001)
Net change in cash and cash equivalents	(682,397)	522,062	468,332	1,168,109
CASH AND CASH EQUIVALENTS:				
Beginning of year	1,335,624	2,887,577	1,945,026	3,190,162
End of year	$ 653,227	$ 3,409,639	$ 2,413,358	$ 4,358,271

(Continued)

City of Redlands
Combining Statement of Cash Flows (Continued)
All Internal Service Funds
For the Year Ended June 30, 2022

	General Liability Self-Insurance Fund	Workers' Compensation Self-Insurance Fund	Information Technology Fund	Equipment Maintenance Fund
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES:				
Operating income (loss)	$ (3,753,284)	$ (1,633,568)	$ 194,396	$ 387,365
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:				
Depreciation	-	-	275,107	12,956
Changes in operating assets and liabilities, and deferred outflows and inflows of resources:				
Accounts receivable, net	-	-	-	632,748
Prepaid items	182,219	-	(60,994)	(6,665)
Inventories	-	-	-	757
Deferred outflows - OPEB related	(73,317)	(73,317)	(879,795)	(366,581)
Deferred outflows -pension related	2,738	8,687	34,607	15,662
Accounts payable	(1,023,157)	(8,196)	122,632	284,224
Accrued payroll	(2,648)	2,787	33,240	1,187
Compensated absences	(1,229)	(4,662)	(16,127)	(6,535)
Claims payable	162,171	2,304,625	-	-
Total OPEB liability	95,094	95,094	1,141,124	475,468
Net pension liability	(81,132)	(257,396)	(1,025,441)	(464,087)
Deferred inflows - OPEB related	(1,964)	(1,964)	(23,573)	(9,822)
Deferred inflows - pension related	58,492	185,570	739,293	334,584
Total adjustments	(682,733)	2,251,228	340,073	903,896
Net cash provided by (used in) operating activities	$ (4,436,017)	$ 617,660	$ 534,469	$ 1,291,261

(Continued)

City of Redlands
Combining Statement of Cash Flows (Continued)
All Internal Service Funds
For the Year Ended June 30, 2022

	Utility Billing Fund	Payroll Clearing Fund	Total
CASH FLOWS FROM OPERATING ACTIVITIES:			
Cash received from customers	$ 990,460	$ 1,910,061	$ 17,209,905
Cash payments to suppliers for goods and services	(725,800)	(451,670)	(14,544,773)
Cash payments to employees for services	(891,169)	24,165	(3,834,577)
Receipts from other operating activities	48,961	-	81,826
Net cash provided by (used in) operating activities	(577,548)	1,482,556	(1,087,619)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:			
Transfers from other funds	-	-	3,666,404
Transfers to other funds	-	(1,907,565)	(1,907,565)
Net cash provided by (used in) noncapital financing activities	-	(1,907,565)	1,758,839
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:			
Principal payment of long-term debt	-	-	(7,040)
Interest paid on debt	-	-	(111)
Net cash (used in) capital and related financing activities	-	-	(7,151)
CASH FLOWS FROM INVESTING ACTIVITIES:			
Investment income (loss)	(26,481)	-	(217,001)
Net cash provided by (used in) investing activities	(26,481)	-	(217,001)
Net change in cash and cash equivalents	(604,029)	(425,009)	447,068
CASH AND CASH EQUIVALENTS:			
Beginning of year	1,637,410	554,077	11,549,876
End of year	$ 1,033,381	$ 129,068	$ 11,996,944

(Continued)

City of Redlands
Combining Statement of Cash Flows (Continued)
All Internal Service Funds
For the Year Ended June 30, 2022

	Utility Billing Fund	Payroll Clearing Fund	Total
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES:			
Operating income (loss)	$ (692,711)	$ 1,907,565	$ (3,590,237)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:			
Depreciation	-	-	288,063
Changes in operating assets and liabilities, and deferred outflows and inflows of resources:			
Accounts receivable, net	685	2,496	635,929
Prepaid items	-	(504,617)	(390,057)
Inventories	-	-	757
Deferred outflows - OPEB related	(953,111)	-	(2,346,121)
Deferred outflows -pension related	21,540	-	83,234
Accounts payable	17,840	52,947	(553,710)
Accrued payroll	5,349	24,165	64,080
Compensated absences	(9,720)	-	(38,273)
Claims payable	-	-	2,466,796
Total OPEB liability	1,236,217	-	3,042,997
Net pension liability	(638,240)	-	(2,466,296)
Deferred inflows - OPEB related	(25,537)	-	(62,860)
Deferred inflows - pension related	460,140	-	1,778,079
Total adjustments	115,163	(425,009)	2,502,618
Net cash provided by (used in) operating activities	$ (577,548)	$ 1,482,556	$ (1,087,619)

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STATISTICAL SECTION
(UNAUDITED)

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CITY OF REDLANDS - STATISTICAL SECTION

This part of the City of Redlands's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

CONTENTS PAGE

Financial Trends - These schedules contain trend information to help the reader understand how the City of Ridgecrest's financial performance and well being have changed over time**.**

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Sources: Unless otherwise noted, the information in these schedules is derived from the City's annual comprehensive financial reports for the relevant year

City of Redlands
Schedule 1
Net Position by Component
Last Ten Fiscal Years (accrual basis of accounting)

	Fiscal Years				
	2022	2021	2020	2019	2018
Governmental activities					
Net investment in capital assets,	$ 537,558,597	$ 481,259,666	$ 473,042,917	$ 443,551,078	$ 655,044,577
Restricted	11,326,983	14,059,449	17,346,674	15,676,686	20,499,351
Unrestricted	(114,273,699)	(143,979,153)	(154,157,129)	(148,411,538)	(148,371,437)
Total governmental activities net position	$ 434,611,881	$ 351,339,962	$ 336,232,462	$ 310,816,226	$ 527,172,491
Business type activities					
Net investment in capital assets	$ 183,665,229	$ 167,349,714	$ 165,453,760	$ 150,997,528	$ 150,228,905
Restricted	16,677,323	18,031,654	23,794,167	26,162,608	17,516,341
Unrestricted	20,522,584	25,405,456	10,901,482	6,544,230	117,617
Total business type activities net position	$ 220,865,136	$ 210,786,824	$ 200,149,409	$ 183,704,366	$ 167,862,863
Primary government					
Net investment in capital assets	$ 721,223,826	$ 648,609,380	$ 638,496,677	$ 594,548,606	$ 805,273,482
Restricted	28,004,306	32,091,103	41,140,841	41,839,294	38,015,692
Unrestricted	(93,751,115)	(118,573,697)	(143,255,647)	(141,867,308)	(148,253,820)
Total primary government net position	$ 655,477,017	$ 562,126,786	$ 536,381,871	$ 494,520,592	$ 695,035,354

NOTE:

(1) The City of Redlands implemented GASB 68 for the fiscal year ended June 30, 2015.
The Unrestricted Net Position was affected adversely by this Statement in order to reflect net pension liability.

(2) The City of Redlands implemented GASB 75 for the fiscal year ended June 30, 2018.
The Unrestricted Net Position was affected adversely by this Statement in order to reflect unamortized OPEB Liability.
It is anticipated that GASB 75 will expose this fund balance category to more fluctuations in the future as a result of immediate recognition of certain items (e.g. plan changes).

(3) Beginning in FY 2019, the City changed its methodology to account for Right of Way. This adversely affected net position, causing a restatement of assets. More information is provided on page 20 in Management's Discussion and Analysis.

(4) The significant variance in net position invested in capital assets for Governmental Activities is due to a large increase in the amount of right-of-way added in FY 2020 as well as a significant increase in the assigned value based on the City's revised valuation methodology. More information is available in Management's Discussion and Analysis.

City of Redlands
Schedule 1
Net Position by Component (Continued)
Last Ten Fiscal Years (accrual basis of accounting)

	Fiscal Years				
	2017	2016	2015	2014	2013
Governmental activities					
Net investment in capital assets	$ 642,109,428	$ 622,119,006	$ 625,683,667	$ 609,555,372	$ 594,654,756
Restricted	11,100,669	15,258,535	15,584,054	18,466,430	20,158,877
Unrestricted	(93,361,330)	(81,795,361)	(81,181,952)	(21,119,030)	(26,982,114)
Total governmental activities net position	$ 559,848,767	555,582,180	560,085,769	606,902,772	587,831,519
Business type activities					
Net investment in capital assets	$ 149,771,777	$ 163,565,980	$ 154,904,203	$ 157,413,884	$ 146,926,486
Restricted	17,399,398	3,702,600	4,671,097	3,702,600	416,340
Unrestricted	12,757,392	13,253,120	22,953,122	41,100,249	52,104,617
Total business type activities net position	$ 179,928,567	$ 180,521,700	$ 182,528,422	$ 202,216,733	$ 199,447,443
Primary government					
Net investment in capital assets	$ 791,881,205	$ 785,684,986	$ 780,587,870	$ 766,969,256	$ 741,581,242
Restricted	28,500,067	18,961,135	20,255,151	22,169,030	20,575,217
Unrestricted	(80,603,938)	(68,542,241)	(58,228,830)	19,981,219	25,122,503
Total primary government net position	$ 739,777,334	$ 736,103,880	$ 742,614,191	$ 809,119,505	$ 787,278,962

NOTE:

(1) The City of Redlands implemented GASB 68 for the fiscal year ended June 30, 2015.
The Unrestricted Net Position was affected adversely by this Statement in order to reflect net pension liability.

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City of Redlands
Schedule 2
Changes in Net Position
Last Ten Fiscal Years (accrual basis of accounting)

	Fiscal Years				
	2022	2021	2020[4]	2019[3]	2018[2]
Expenses					
Governmental activities:					
General government	$ 26,157,407	$ 18,717,217	$ 16,211,056	$ 16,210,304	$ 12,394,000
Public protection	61,325,651	57,395,655	57,656,302	53,095,381	32,240,549
Culture and recreation	6,902,767	4,250,967	5,227,381	4,783,803	4,748,841
Highway and streets	9,754,750	11,057,940	4,060,779	10,183,231	12,854,490
Library	2,754,340	2,792,316	2,921,245	2,537,698	2,000,613
Interest and fiscal charges	738,561	888,750	994,894	683,446	834,297
Total governmental activities expenses	107,633,477	95,102,845	87,071,657	87,493,863	65,072,790
Business type activities:					
Water	26,535,646	23,411,564	22,719,142	20,857,656	20,369,100
Disposal	15,637,376	15,026,409	15,194,462	16,162,875	12,877,703
Wastewater (Sewer)	11,764,304	12,077,904	11,242,914	9,926,236	8,851,848
Groves	1,146,879	991,602	845,498	849,678	788,554
Non-Potable Water	956,768	677,088	249,911	116,759	125,323
Cemetery	958,443	1,119,999	1,049,876	936,535	861,109
Aviation	715,647	582,770	637,012	617,285	466,972
Total business type activities expenses	57,715,063	53,887,336	51,938,815	49,467,024	44,340,609
Total primary government expenses	$ 165,348,540	$ 148,990,181	$ 139,010,472	$ 136,960,887	$ 109,413,399
Program Revenues					
Governmental activities:					
Charges for services:					
General government	$ 15,368,391	$ 13,967,066	$ 11,482,417	$ 11,151,187	$ 10,811,937
Public safety	744,389	669,155	1,769,514	2,711,769	3,076,343
Culture and recreation	748,377	261,090	291,801	310,780	303,222
Highway and streets	355,465	350,025	2,311,254	2,322,468	1,895,996
Library	118,701	418,298	120,623	131,338	131,408
Operating grants and contributions	4,223,681	3,941,740	2,995,658	1,867,228	4,469,962
Capital grants and contributions	28,433,466	11,372,774	32,104,508	7,083,735	4,533,292
Total governmental activities program revenues	49,992,470	30,980,148	51,075,775	25,578,505	25,222,160
Business type activities:					
Charges for services:					
Water	30,131,495	31,217,602	28,014,723	28,053,989	27,030,979
Disposal	21,066,272	19,009,933	18,566,965	17,159,911	15,110,821
Wastewater (Sewer)	11,998,633	10,124,426	10,154,451	10,229,449	9,611,197
Groves	863,303	684,782	481,632	930,738	741,397
Non-Potable Water	641,340	629,395	484,262	528,296	638,313
Cemetery	1,139,982	1,258,104	926,398	555,256	745,347
Aviation	135,480	125,857	133,262	120,087	127,233
Operating grants and contributions	631,695	20,125	55,371	56,555	-
Capital grants and contributions	6,134,627	2,840,765	6,800,041	5,450,817	347,871
Total business type activities program revenues	72,742,827	65,910,989	65,617,105	63,085,098	54,353,158
Total primary government program revenues	$ 122,735,297	$ 96,891,137	$ 116,692,880	$ 88,663,603	$ 79,575,318
Net (Expense)/Revenue					
Governmental activities	(57,641,007)	(64,122,697)	(35,995,882)	(61,915,358)	(39,850,630)
Business type activities	15,027,764	12,023,653	13,678,290	13,618,074	10,012,549
Total primary government net expense	$ (42,613,243)	$ (52,099,044)	$ (22,317,592)	$ (48,297,284)	$ (29,838,081)

City of Redlands
Schedule 2
Changes in Net Position (Continued)
Last Ten Fiscal Years (accrual basis of accounting)

	Fiscal Years				
	2017	2016	2015[1]	2014	2013
Expenses					
Governmental activities:					
General government	$ 14,391,456	$ 16,235,478	$ 10,229,535	$ 10,423,298	$ 9,883,877
Public protection	43,263,363	42,097,211	40,920,668	40,235,772	40,027,122
Culture and recreation	4,086,880	3,542,242	3,554,720	3,041,620	2,997,558
Highway and streets	11,271,259	15,594,075	12,043,276	4,002,946	6,839,184
Library	2,304,552	2,023,972	1,929,752	1,913,756	1,968,343
Interest and fiscal charges	936,132	1,123,871	1,297,837	1,447,056	1,589,928
Total governmental activities expenses	76,253,642	80,616,849	69,975,788	61,064,448	63,306,012
Business type activities:					
Water	20,514,340	21,635,151	19,556,198	19,437,970	20,139,662
Disposal	12,274,583	12,172,640	12,201,957	11,131,004	10,313,939
Wastewater (Sewer)	8,979,254	8,956,871	8,030,897	8,505,197	8,080,035
Groves	742,740	841,529	689,839	630,488	12,006,971
Non-Potable Water	434,912	81,152	73,383	81,897	197,393
Cemetery	75,761	1,304,891	681,223	493,616	555,402
Aviation	785,348	609,088	333,061	421,012	317,970
Total business type activities expenses	43,806,938	45,601,322	41,566,558	40,701,184	51,611,372
Total primary government expenses	$ 120,060,580	$ 126,218,171	$ 111,542,346	$ 101,765,632	$ 114,917,384
Program Revenues					
Governmental activities:					
Charges for services:					
General government	$ 10,144,231	$ 9,270,657	$ 10,625,356	$ 10,286,376	$ 9,181,388
Public safety	2,696,810	3,403,559	1,975,667	1,916,750	1,407,921
Culture and recreation	719,642	286,315	295,199	296,386	343,620
Highway and streets	1,361,187	1,205,141	1,681,146	1,716,965	1,169,364
Library	125,052	33,098	33,270	35,200	34,312
Operating grants and contributions	2,911,259	5,596,864	8,607,394	7,195,092	4,032,286
Capital grants and contributions	2,257,370	1,346,021	4,666,849	2,117,482	987,916
Total governmental activities program revenues	20,215,551	21,141,655	27,884,881	23,564,251	17,156,807
Business type activities:					
Program revenues:					
Water	22,479,655	18,873,106	22,217,588	23,453,512	22,350,078
Disposal	13,657,953	13,504,267	12,887,067	11,623,769	10,669,471
Wastewater (Sewer)	9,340,274	9,531,484	9,688,884	9,576,740	9,092,431
Groves	700,334	507,914	798,577	740,707	471,150
Non-Potable Water	83,905	508,556	499,211	554,914	513,722
Cemetery	514,015	461,997	349,472	371,968	341,950
Aviation	575,846	15,214	16,472	16,704	18,592
	-	-	180,000	180,000	24,285
Airport	816,777	392,189	4,593,429	3,433,586	2,233,877
Total business type activities program revenues	48,168,759	43,794,727	51,230,700	49,951,900	45,715,556
Total primary government program revenues	$ 68,384,310	$ 64,936,382	$ 79,115,581	$ 73,516,151	$ 62,872,363
Net (Expense)/Revenue					
Governmental activities	(56,038,091)	(59,475,194)	(42,090,907)	(37,500,197)	(46,149,205)
Business type activities	4,361,821	(1,806,595)	9,664,142	9,250,716	(5,895,816)
Total primary government net expense	$ (51,676,270)	$ (61,281,789)	$ (32,426,765)	$ (28,249,481)	$ (52,045,021)

City of Redlands
Schedule 2
Changes in Net Position (Continued)
Last Ten Fiscal Years (accrual basis of accounting)

	Fiscal Years				
	2022	2021	2020[4]	2019[3]	2018[2]
General Revenues and Other Changes in Net Position					
Governmental activities:					
Taxes					
Property taxes	$ 37,769,495	$ 35,722,886	$ 33,743,135	$ 31,833,632	$ 30,067,473
Sales and taxes	48,232,171	26,541,469	17,510,274	18,838,445	17,177,492
Franchises taxes	2,625,852	2,379,571	2,369,348	2,221,789	3,224,053
Other taxes	2,706,919	2,462,019	2,031,015	2,061,674	1,907,344
Investment income (loss)	(1,546,892)	282,836	1,869,008	2,421,036	206,304
Intergovernmental (unrestricted)	1,308,520	1,455,573	167,157	187,586	195,866
Miscellaneous revenue	1,689,391	3,064,706	1,865,686	1,498,562	1,689,135
Gain on sale of capital assets	-	-	-	-	-
Transfers	48,127,470	3,660,469	1,856,495	2,943,934	8,243,110
Total governmental activities	140,912,926	75,569,529	61,412,118	62,006,658	62,710,777
Business type activities:					
Property taxes	73,337	79,616	81,098	85,928	66,263
Investment income (loss)	(2,746,746)	557,392	3,214,540	3,310,733	509,882
Miscellaneous revenue	1,208,057	1,637,223	1,327,610	1,770,702	2,457,912
Gain on sale of capital assets	44,643,370	-	-	-	-
Extraordinary gain	-	-	-	-	-
Transfers	(48,127,470)	(3,660,469)	(1,856,495)	(2,943,934)	(8,243,110)
Total business type activities	(4,949,452)	(1,386,238)	2,766,753	2,223,429	(5,209,053)
Total primary government	$ 135,963,474	$ 74,183,291	$ 64,178,871	$ 64,230,087	$ 57,501,724
Change in Net Position					
Governmental activities	$ 83,271,919	$ 11,446,832	$ 25,416,236	$ 91,300	$ 22,860,147
Business type activities	10,078,312	10,637,415	16,445,043	15,841,503	4,803,496
Total primary government	$ 93,350,231	$ 22,084,247	$ 41,861,279	$ 15,932,803	$ 27,663,643

NOTE:

(1) The City of Redlands implemented GASB 68 for the fiscal year ended June 30, 2015.
The Unrestricted Net Position was affected adversely by this Statement in order to reflect net pension liability.

(2) The City of Redlands implemented GASB 75 for the fiscal year ended June 30, 2018.
The Unrestricted Net Position was affected adversely by this Statement in order to reflect unamortized OPEB Liability.
It is anticipated that GASB 75 will expose this fund balance category to more fluctuations in the future as a result of immediate recognition of certain items (e.g. plan changes).

(3) Beginning in FY 2019, the City changed its methodology to account for Right of Way. This adversely affected net position, causing a restatement of assets. More information is provided on page 20 in Management's Discussion and Analysis.

(4) The significant variance in the change in net position for Governmental Activities is due to a large decrease in the prior year 'to account for a revised right-of-way valuation methodology that had an adverse affect on net position, followed by a significant 'increase in right-of-way value added in FY 2020. More information is available in Management's Discussion and Analysis.

City of Redlands
Schedule 2
Changes in Net Position (Continued)
Last Ten Fiscal Years (accrual basis of accounting)

	Fiscal Years				
	2017	2016	2015[1]	2014	2013
General Revenues and Other Changes in Net Position					
Governmental activities:					
Taxes					
Property taxes	$ 28,173,741	$ 26,424,395	$ 25,157,824	$ 24,650,592	$ 23,536,133
Sales and taxes	16,843,090	18,344,596	16,040,049	15,219,210	15,049,517
Franchises taxes	3,035,317	3,079,571	3,735,682	3,235,114	2,853,021
Other taxes	1,977,985	1,792,527	1,681,618	1,473,576	1,313,022
Investment income (loss)	212,991	800,889	467,427	517,169	58,972
Intergovernmental (unrestricted)	196,602	234,787	424,385	165,974	153,836
Miscellaneous revenue	7,331,734	1,105,258	1,035,134	689,160	2,496,060
Gain on sale of capital assets	-	-	-	-	151,116
Transfers	2,500,914	4,486,199	16,113,690	10,654,350	5,841,908
Total governmental activities	60,272,374	56,268,222	64,655,809	56,605,145	51,453,585
Business type activities:					
Property taxes	40,199	38,109	35,225	34,597	41,673
Investment income (loss)	500,783	1,335,997	921,859	1,053,356	185,475
Miscellaneous revenue	4,627,943	2,911,966	1,152,177	1,032,469	3,686,367
Gain on sale of capital assets	-	-	4,840	28,334	9,736,268
Extraordinary gain	-	-	-	2,024,168	-
Transfers	(2,500,914)	(4,486,199)	(16,113,690)	(10,654,350)	(5,841,908)
Total business type activities	2,668,011	(200,127)	(13,999,589)	(6,481,426)	7,807,875
Total primary government	$ 62,940,385	$ 56,068,095	$ 50,656,220	$ 50,123,719	$ 59,261,460
Change in Net Position					
Governmental activities	$ 4,234,283	$ (3,206,972)	$ 22,564,902	$ 19,104,948	$ 5,304,380
Business type activities	7,029,832	(2,006,722)	(4,335,447)	2,769,290	1,912,059
Total primary government	$ 11,264,115	$ (5,213,694)	$ 18,229,455	$ 21,874,238	$ 7,216,439

NOTE:

(1) The City of Redlands implemented GASB 68 for the fiscal year ended June 30, 2015.
The Unrestricted Net Position was affected adversely by this Statement in order to reflect net pension liability.

(2) The City of Redlands implemented GASB 75 for the fiscal year ended June 30, 2018.
The Unrestricted Net Position was affected adversely by this Statement in order to reflect unamortized OPEB Liability.
It is anticipated that GASB 75 will expose this fund balance category to more fluctuations in the future as a result of immediate recognition of certain items (e.g. plan changes).

(3) Beginning in FY 2019, the City changed its methodology to account for Right of Way. This adversely affected net position, causing a restatement of assets. More information is provided on page 20 in Management's Discussion and Analysis.

(4) The significant variance in the change in net position for Governmental Activities is due to a large decrease in the prior year 'to account for a revised right-of-way valuation methodology that had an adverse affect on net position, followed by a significant 'increase in right-of-way value added in FY 2020. More information is available in Management's Discussion and Analysis.

City of Redlands
Schedule 3
Fund Balances of Governmental Funds
Last Ten Fiscal Years (modified accrual basis of accounting)

	Fiscal Years				
	2022	2021	2020	2019	2018
General fund					
Nonspendable	$ 8,369,652	$ 8,327,781	$ 8,469,766	$ 8,707,654	$ 8,734,646
Restricted	1,157,866	1,076,656	1,058,540	1,104,848	1,057,918
Committed	12,663,905	11,863,318	8,285,676	8,285,676	8,285,676
Assigned	31,734,961	4,188,185	3,901,788	3,894,566	4,063,636
Unassigned	39,513,840	29,877,229	19,000,734	17,654,773	13,592,754
Total general fund	93,440,224	55,333,169	40,716,504	39,647,517	35,734,630
All other governmental funds					
Nonspendable	43,400	30,200	104,242	123,682	123,661
Restricted	9,980,754	13,024,622	16,266,437	14,541,638	19,321,372
Committed	11,409,016	10,748,915	11,048,266	9,738,292	8,441,919
Assigned	2,560,682	2,742,004	1,463,122	1,480,036	1,204,854
Unassigned	(6,610,754)	(7,558,978)	(7,740,144)	(8,548,572)	(8,761,721)
Total all other governmental fund	17,383,098	18,986,763	21,141,923	17,335,076	20,330,085
TOTAL FUND BALANCES	$ 110,823,322	$ 74,319,932	$ 61,858,427	$ 56,982,593	$ 56,064,715

(1) The City of Redlands implemented GASB 68 for the fiscal year ended June 30, 2015.

(2) The City passed a one-cent sales tax which added significant revenue over budget forecasts, additionally $7.1 million in unspent appropriations were carried over to the following fiscal year. Lastly the City implemented GASB 84 to recognize special deposits from another fund in the General Fund as committed fund balance.

City of Redlands
Schedule 3
Fund Balances of Governmental Funds (Continued)
Last Ten Fiscal Years (modified accrual basis of accounting)

	Fiscal Years				
	2017	2016	2015[1]	2014	2013
General fund					
Nonspendable	$ 8,517,994	$ 8,324,472	$ 7,481,159	$ 7,857,633	$ 7,717,839
Restricted	-	-	-	-	-
Committed	8,122,332	8,122,332	7,935,152	7,903,654	7,644,141
Assigned	2,130,916	2,267,840	1,883,794	-	-
Unassigned	13,927,733	13,454,147	14,510,450	12,586,391	10,116,118
Total general fund	32,698,975	32,168,791	31,810,555	28,347,678	25,478,098
All other governmental funds					
Nonspendable	2,539,567	-	327,340	384,873	384,997
Restricted	9,563,703	15,258,535	15,584,054	18,365,510	20,058,201
Committed	8,013,248	7,212,199	6,698,593	6,816,041	5,921,050
Assigned	3,419,978	-	-	-	-
Unassigned	(10,470,797)	(9,553,680)	(7,849,278)	(8,787,268)	(8,801,461)
Total all other governmental fund	13,065,699	12,917,054	14,760,709	16,779,156	17,562,787
TOTAL FUND BALANCES	$ 45,764,674	$ 45,085,845	$ 46,571,264	$ 45,126,834	$ 43,040,885

(1) The City of Redlands implemented GASB 68 for the fiscal year ended June 30, 2015.

(2) The City passed a one-cent sales tax which added significant revenue over budget forecasts, additionally $7.1 million in unspent appropriations were carried over to the following fiscal year. Lastly the City implemented GASB 84 to recognize special deposits from another fund in the General Fund as committed fund balance.

City of Redlands
Schedule 4
Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years (modified accrual basis of accounting)

	Fiscal Years				
	2022	2021[2]	2020	2019	2018
Revenues					
Taxes	$ 92,468,816	$ 68,307,527	$ 57,080,368	$ 56,188,843	$ 53,608,771
Licenses and permits	8,122,570	7,579,479	9,786,703	9,363,446	8,249,522
Intergovernmental	8,748,788	7,520,076	5,052,310	4,290,382	4,029,164
Charges for services	15,275,610	9,853,495	9,659,518	9,912,278	8,100,020
Use of money and property	(3,135,140)	248,353	1,659,740	1,823,854	185,610
Other miscellaneous	1,577,070	1,712,985	2,846,580	1,930,916	4,866,979
Total revenues	123,057,714	95,221,915	86,085,219	83,509,719	79,040,066
Expenditures					
Current:					
General government	23,345,899	16,897,961	14,842,765	14,702,684	12,830,680
Public safety	50,048,806	50,208,365	48,554,670	45,514,084	45,246,205
Culture and recreation	5,346,330	3,154,163	3,244,432	3,286,739	2,870,721
Highway and streets	4,491,032	4,657,068	6,998,840	6,565,573	7,033,817
Library	2,601,164	2,426,448	2,464,463	2,158,580	1,989,717
Other pass-through payments	-	-	-	-	-
Capital outlay	47,887,675	11,067,756	4,819,364	10,307,277	6,132,826
Debt service:					
Principal	2,061,323	1,708,629	1,477,188	2,688,630	3,043,767
Interest and fiscal charges	612,391	488,363	548,472	665,241	812,002
Total expenditures	136,394,620	90,608,753	82,950,194	85,888,808	79,959,735
Excess of revenues over (under) expenditures	(13,336,906)	4,613,162	3,135,025	(2,379,089)	(919,669)
Other financing sources (uses)					
Proceeds from sale of property	-	1,425,889	89,657	252,613	1,975,203
Inception of finance purchase agreement	3,275,547	362,413	-	-	-
Inception of lease payable	196,119	-	-	-	-
Contributions to other governments	-	-	-	-	-
Transfers in	69,860,227	14,158,728	12,557,880	16,569,439	19,326,814
Transfers out	(23,491,596)	(11,759,357)	(10,906,728)	(13,525,085)	(9,788,204)
Total other financing sources (uses)	49,840,297	4,187,673	1,740,809	3,296,967	11,513,813
Extraordinary items					
Dissolution of Redevelopment Agency	-	-	-	-	-
Total extraordinary items	49,840,297	4,187,673	1,740,809	3,296,967	11,513,813
Net change in fund balances	$ 36,503,391	$ 8,800,835	$ 4,875,834	$ 917,878	$ 10,594,144
Restatements	$ -	$ 3,660,669	$ -	$ -	$ -
Debt service as a percentage of non-capital expenditures [1]	3.0%	2.8%	2.6%	4.4%	5.2%

NOTE:

[1] Calculated by dividing the sum of principal and interest by noncapital expenditures which are total expenditures less

a) capital outlay (to extent capitalized for the government-wide statements of net position; and

b) expenditures for capitalized assets contained within the functional expenditure categories.

[2] The City's tax revenue was bolstered by the passage of a new one-cent local sales tax and a favorable tax reallocation from its Amazon fulfillment center.

City of Redlands
Schedule 4
Changes in Fund Balances of Governmental Funds (Continued)
Last Ten Fiscal Years (modified accrual basis of accounting)

	Fiscal Years				
	2017	2016	2015	2014	2013
Revenues					
Taxes	$ 51,196,332	$ 49,641,089	$ 46,615,173	$ 44,578,492	$ 42,751,693
Licenses and permits	8,482,996	7,321,567	11,582,473	8,668,245	6,090,892
Intergovernmental	4,266,267	3,637,854	5,602,252	6,305,374	4,455,718
Charges for services	7,484,890	7,469,738	7,283,095	7,186,570	6,711,043
Use of money and property	191,541	717,504	431,301	491,377	52,596
Other miscellaneous	3,958,621	3,785,796	1,900,979	1,472,348	2,974,531
Total revenues	75,580,647	72,573,548	73,415,273	68,702,406	63,036,473
Expenditures					
Current:					
General government	12,351,772	12,915,590	11,041,353	10,562,420	4,844,346
Public safety	42,755,811	40,337,356	37,891,668	37,633,605	12,829,516
Culture and recreation	2,611,210	2,481,223	2,791,661	2,631,892	473,128
Highway and streets	5,695,084	5,034,090	6,107,137	5,913,207	2,673,089
Library	1,942,607	1,909,442	1,824,593	1,762,608	2,724,788
Other pass-through payments	-	-	-	-	5,044,076
Capital outlay	15,476,158	11,481,823	23,146,625	13,431,527	6,931,137
Debt service:					
Principal	3,115,653	3,947,223	3,701,474	3,948,940	439,424
Interest and fiscal charges	976,711	1,158,384	1,343,002	1,489,466	291,385
Total expenditures	84,925,006	79,265,131	87,847,513	77,373,665	36,250,889
Excess of revenues over (under) expenditures	(9,344,359)	(6,691,583)	(14,432,240)	(8,671,259)	26,785,584
Other financing sources (uses)					
Proceeds from sale of property	6,272,810	311,189	16,083	185,625	350
Inception of finance purchase agreement	-	-	-	-	-
Inception of lease payable	-	-	-	-	-
Contributions to other governments	-	-	(100,919)	-	-
Transfers in	15,430,085	15,911,839	29,941,931	20,792,923	18,682,589
Transfers out	(11,558,209)	(9,720,247)	(13,980,425)	(10,187,645)	(11,307,814)
Total other financing sources (uses)	10,144,686	6,502,781	15,876,670	10,790,903	7,375,125
Dissolution of Redevelopment Agency	-	-	-	-	-
Total other financing sources (uses)	10,144,686	6,502,781	15,876,670	10,790,903	7,375,125
Net change in fund balances	$ 800,327	$ (188,802)	$ 1,444,430	$ 2,119,644	$ 34,160,709
Restatements	$ -	$ -	$ -	$ (33,695)	$ 8,587
Debt service as a percentage of non-capital expenditures [1]	5.9%	7.5%	8.1%	9.5%	2.5%

[1] Calculated by dividing the sum of principal and interest by noncapital expenditures which are total expenditures less
a) capital outlay (to extent capitalized for the government-wide statements of net position; and
b) expenditures for capitalized assets contained within the functional expenditure categories.

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City of Redlands
Schedule 5
Assessed Value and Estimated Actual Value of Taxable Property
Last Ten Fiscal Years

Fiscal Year Ended June 30	Secured	Unsecured	Less: Exemptions	Taxable Assessed Value	Taxable Assessed Value	Total Direct Tax Rate
2022	11,148,507	342,259	(72,875)	11,417,891	11,417,891	0.21869
2021	10,700,129	358,630	(73,396)	10,985,363	10,985,363	0.21864
2020	10,187,750	361,653	(74,204)	10,475,199	10,475,199	0.21874
2019	9,564,308	387,527	(74,744)	9,877,091	9,877,091	0.21877
2018	9,090,915	328,121	(76,265)	9,342,771	9,342,771	0.21877
2017	8,616,414	309,224	(76,808)	8,848,830	8,848,830	0.21877
2016	8,112,897	337,359	(74,030)	8,376,226	8,376,226	0.21877
2015	7,725,648	316,364	(75,033)	7,966,979	7,966,979	0.21913
2014	7,311,929	313,408	(76,552)	7,548,785	7,548,785	0.22927
2013	7,127,034	301,158	(78,056)	7,350,136	7,350,136	0.28450

NOTE:

In 1978, the voters of the State of California passed Proposition 13, which limited property taxes to a total minimum rate of 1%, based upon the assessed value of the property being taxed. Each year, the assessed value of property may be increased by an "inflation factor" (limited to a maximum increase of 2%). With few exceptions, property is only re-assessed at the time that it is sold to a new owner. At that point, the new assessed value is re-assessed at the purchase price of the property sold. The assessed valuation data shown above represents the only data currently available, with respect to the actual market value of taxable property, and is subject to the limitations described above.

With the approval of ABX1 26, the State eliminated Redevelopment from the State of California for the Fiscal Year 2012/13 and years thereafter.

Source: San Bernardino County Assessor (via HdL, Coren & Cone)
California Municipal Statistics, Inc.
San Bernardino County Auditor-Controller - Property Tax Division

City of Redlands
Schedule 6
Assessed Value and Estimated Actual Value of Taxable Property by Major Type
Last Ten Fiscal Years

CATEGORY	Fiscal Years 2022	2021	2020	2019	2018
Residential	7,407,486	7,072,365	6,708,893	6,246,593	5,935,215
Commercial	1,299,726	1,253,237	1,176,203	1,085,468	1,040,344
Industrial	1,361,167	1,326,479	1,253,275	1,201,011	1,160,879
Government	15,553	2,883	576	548	522
Institutional	21,841	20,405	18,506	18,463	17,188
Irrigated	25,897	27,275	28,199	26,136	26,471
Miscellaneous	36,104	37,025	33,513	39,302	27,016
Recreational	55,431	51,028	50,098	49,887	49,678
Vacant Land	270,853	222,964	232,018	199,973	200,329
SBE Nonunitary	654,449	686,469	686,469	696,927	633,273
Unsecured	360,182	358,629	361,653	387,527	328,121
Unknown	-	-	-	-	-
Total Assessed Value	11,508,689	11,058,759	10,549,403	9,951,835	9,419,036
Less: Exemptions	(72,875)	(73,396)	(74,204)	(74,744)	(76,265)
Taxable Assessed Value	11,435,814	10,985,363	10,475,199	9,877,091	9,342,771
Total Direct Rate	0.21869	0.21864	0.21874	0.21877	0.21877

NOTES:
Exempt values are not included in Total
In 1978 the voters of the State of California passed Proposition 13 which limited taxes to a total maximum rate of 1%, based upon the assessed value of the property being taxed. Each year, the assessed value of property may be increased by an "inflation factor" (limited to a maximum of 2%). With few exceptions, property is only reassessed as a result of new construction activity or at the time it is sold to a new owner. At that point, the property is reassessed based upon the added value of the construction or at the purchase price (market value) or economic value of the property sold. The assessed valuation data shown above represents the only data currently available with respect to the actual market value of taxable property and is subject to the limitations described above.

* Beginning in 2013/14 the Total Direct Rate no longer includes revenue generated from the former redevelopment tax rate areas. For the purposes of this report, residual revenue is assumed to be distributed to the City in the same proportions as general fund revenue.

Source: San Bernardino County Assessor (via HdL, Coren & Cone)

City of Redlands
Schedule 6
Assessed Value and Estimated Actual Value of Taxable Property by Major Type (Continued)
Last Ten Fiscal Years

	Fiscal Years				
CATEGORY	2017	2016	2015	2014*	2013
Residential	5,643,230	5,355,614	5,102,276	4,781,493	4,603,792
Commercial	988,145	959,063	941,128	920,337	919,179
Industrial	1,035,053	790,087	774,960	675,107	641,987
Government	513	505	1,478	498	488
Institutional	16,293	16,172	15,809	15,906	14,083
Irrigated	26,750	26,691	30,844	41,179	27,292
Miscellaneous	26,495	23,785	22,390	20,217	19,068
Recreational	32,808	32,520	31,962	31,852	34,762
Vacant Land	209,375	277,305	231,763	234,071	249,220
SBE Nonunitary	637,752	631,155	573,038	591,269	610,154
Unsecured	309,224	337,359	316,364	313,408	301,158
Unknown	-	-	-	-	7,009
Total Assessed Value	8,925,638	8,450,256	8,042,012	7,625,337	7,428,192
Less: Exemptions	(76,808)	(74,030)	(75,033)	(76,552)	(78,056)
Taxable Assessed Value	8,848,830	8,376,226	7,966,979	7,548,785	7,350,136
Total Direct Rate	0.21877	0.21877	0.21913	0.22927	0.28450

City of Redlands
Schedule 7
Direct and Overlapping Property Tax Rates
Last Ten Fiscal Years

	Fiscal Year				
	2022	2021	2020	2019	2018
City Share of Basic Levy (1)	0.21878	0.21878	0.21878	0.21878	0.21878
Overlapping Rates: (2)					
County General Fund	0.14600	0.14600	0.14600	0.14600	0.14600
County Superintendent	0.00740	0.00740	0.00750	0.00750	0.00750
Inland Empire Joint Resource Conservation District	0.00050	0.00050	0.00050	0.00050	0.00050
Educational Revenue Augmentation Fund	0.22110	0.22110	0.22110	0.22110	0.22110
Flood Control Zone 3	0.02560	0.02560	0.02560	0.02560	0.02560
Flood Control Zone 8	0.00088	0.00088	0.00088	0.00088	0.00088
Redlands Unified	0.30160	0.30160	0.30160	0.30160	0.30160
San Bernardino Community College	0.05130	0.05130	0.05130	0.05130	0.05130
San Bernardino Valley Municipal Water	0.02640	0.02640	0.02630	0.02630	0.02630
San Bernardino Valley Water Conservation District	0.00044	0.00044	0.00044	0.00044	0.00044
Total Proposition 13 Rate	1.00000	1.00000	1.00000	1.00000	1.00000
Redlands Debt Service	-	-	-	-	-
Redlands Unified	0.03600	0.03600	0.03390	0.03240	0.04940
San Bernardino Community College	0.06510	0.06510	0.05620	0.04070	0.03760
San Bernardino Unified	0.10340	0.10340	0.09690	0.11260	0.10070
San Bernardino Valley Municipal Water	0.14250	0.14250	0.14250	0.15250	0.15250
Total Voter Approved Rate	0.34700	0.34700	0.32950	0.33820	0.34020
Total Direct and Overlapping Rate	1.34700	1.34700	1.32950	1.33820	1.34020
City Share of 1% Levy Per Prop 13 (3)	0.21878	0.21878	0.21878	0.21878	0.21878
Redlands Debt Service	-	-	-	-	-
City Direct Rate (4)	**0.21869**	**0.21864**	**0.21874**	**0.21877**	**0.21877**

NOTES:

(1) In 1978, California voters passed Proposition 13, which sets the property tax rate at a 1.00% fixed amount. This 1.00% is shared by all taxing agencies in which the subject property resides. In addition to the 1.00% fixed amount, property owners are charged taxes as a percentage of assessed property values for the payment of various voter approved items.

(2) Overlapping rates are those of local and county governments that apply to property owners within the City. Not all overlapping rates apply to all city property owners.

(3) City's Share of 1% Levy is based on the City's share of the general fund tax rate area with the largest net taxable value within the city. ERAF general fund tax shifts may not be included in tax ratio figures.

(4) Because basic and debt rates vary by tax rate area, individual rates cannot be summed. Total Direct Rate is the weighted average of all individual direct rates applied by the government preparing the statistical section.

Source: San Bernardino County Assessor (via HdL, Coren & Cone)

City of Redlands
Schedule 7
Direct and Overlapping Property Tax Rates (Continued)
Last Ten Fiscal Years

	Fiscal Year				
	2017	2016	2015	2014	2013
City Share of Basic Levy (1)	0.21878	0.21878	0.21878	0.21878	0.21878
Overlapping Rates: (2)					
County General Fund	0.14600	0.14600	0.14600	0.14600	0.14600
County Superintendent	0.00750	0.00750	0.00750	0.00750	0.00750
Inland Empire Joint Resource Conservation District	0.00050	0.00050	0.00050	0.00050	0.00050
Educational Revenue Augmentation Fund	0.22110	0.22110	0.22110	0.22110	0.22110
Flood Control Zone 3	0.02560	0.02560	0.02560	0.02560	0.02560
Flood Control Zone 8	0.00088	0.00088	0.00088	0.00088	0.00088
Redlands Unified	0.30160	0.30160	0.30160	0.30160	0.30160
San Bernardino Community College	0.05130	0.05130	0.05130	0.05130	0.05130
San Bernardino Valley Municipal Water	0.02630	0.02630	0.02630	0.02630	0.02630
San Bernardino Valley Water Conservation District	0.00044	0.00044	0.00044	0.00044	0.00044
Total Proposition 13 Rate	1.00000	1.00000	1.00000	1.00000	1.00000
Redlands Debt Service	-	-	-	0.01050	0.01090
Redlands Unified	0.05240	0.05670	0.05940	0.06290	0.06410
San Bernardino Community College	0.03500	0.04030	0.03930	0.04190	0.04590
San Bernardino Unified	0.07950	0.11820	0.10810	0.13500	0.09980
San Bernardino Valley Municipal Water	0.16250	0.16250	0.16250	0.16250	0.16250
Total Voter Approved Rate	0.32940	0.37770	0.36930	0.41280	0.38320
Total Direct and Overlapping Rate	1.32940	1.37770	1.36930	1.41280	1.38320
City Share of 1% Levy Per Prop 13 (3)	0.21878	0.21878	0.21878	0.21878	0.21878
Redlands Debt Service	-	-	-	0.01050	0.01090
City Direct Rate (4)	**0.21877**	**0.21877**	**0.21913**	**0.22927**	**0.28450**

NOTES:

(1) In 1978, California voters passed Proposition 13, which sets the property tax rate at a 1.00% fixed amount. This 1.00% is shared by all taxing agencies in which the subject property resides. In addition to the 1.00% fixed amount, property owners are charged taxes as a percentage of assessed property values for the payment of various voter approved items.

(2) Overlapping rates are those of local and county governments that apply to property owners within the City. Not all overlapping rates apply to all city property owners.

(3) City's Share of 1% Levy is based on the City's share of the general fund tax rate area with the largest net taxable value within the city. ERAF general fund tax shifts may not be included in tax ratio figures.

(4) Because basic and debt rates vary by tax rate area, individual rates cannot be summed. Total Direct Rate is the weighted average of all individual direct rates applied by the government preparing the statistical section.

Source: San Bernardino County Assessor (via HdL, Coren & Cone)

City of Redlands
Schedule 8
Top Ten Principal Property Taxpayers
Fiscal Year 2022 and Ten Years Prior
(in Thousands)

Taxpayer	2022 Taxable Assessed Value	2022 Percentage of Total Taxable Assessed Value	2013 Taxable Assessed Value	2013 Percentage of Total Taxable Assessed Value
Southern California Edison Company	$ 684,337	6.23%	$ 628,809	8.72%
PVT Apartments SPE LLC	133,212	1.21%	37,116	0.51%
Ashley Furniture Industries	112,716	1.03%	-	0.00%
NYS New LLC	104,353	0.95%	60,338	0.84%
Prologis LP	95,450	0.87%	82,640	1.15%
AMB Institutional Alliance Fund III	91,845	0.84%	57,000	0.79%
BRE California Redlands LLC	87,819	0.80%	-	0.00%
Teachers Insurance and Annuity Assoc**	86,914	0.79%	-	0.00%
BCI-OEF Redlands DC LP	67,104	0.61%	-	0.00%
2301 W. San Bernardino Ave Invest Group	61,944	0.56%	52,877	0.73%
Redlands Business Center LLC			- 46,977	0.65%
NP Redlands LLC			35,096	0.49%
Environmental Systems Research Institute			34,274	0.48%
MSWP Redlands LLC			31,716	0.44%
PACGWL LLC				0.00%
Top Ten Total	$ 1,525,694	13.89%	$ 1,066,843	14.79%
City Total Net Taxable Assessed Value	$ 10,985,363		$ 7,214,180	

* Formerly known as Prologis-A4 CA IILP
** Pending appeals on parcels

Source: San Bernardino County Assessor (via HdL, Coren & Cone)

City of Redlands
Schedule 9
Property Tax Levies and Collections [1]
Last Ten Fiscal Years

Fiscal Year Ended June 30	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of Levy[2]		Subsequent Years Collections of Prior Years	Total Collections to Date[2]	
		Amount	Percent of Levy		Amount	Percent of Levy
2022	$ 49,661,097	$ 49,517,080	99.71%	$ 691,484	$ 50,208,564	101.10%
2021	46,298,808	46,048,794	99.46%	615,108	46,663,902	100.79%
2020	42,472,462	42,173,456	99.30%	524,343	42,697,799	100.53%
2019	41,184,840	40,950,087	99.43%	571,918	41,522,005	100.82%
2018	35,648,742	35,417,025	99.35%	585,973	36,002,998	100.99%
2017	33,814,971	33,547,833	99.21%	561,371	34,109,204	100.87%
2016	31,245,233	31,220,237	99.92%	593,784	31,814,021	101.82%
2015	30,236,660	30,224,565	99.96%	618,909	30,843,474	102.01%
2014	29,697,798	29,620,584	99.74%	834,306	30,454,890	102.55%
2013	29,365,178	28,237,555	96.16%	725,114	28,962,669	98.63%

NOTE:

[1] The amounts presented include City property taxes and Redevelopment Agency tax increment, as well as amounts collected by the City and Redevelopment Agency that were passed-through to other agencies. The State dissolved the redevelopment agency effective in 2012. This resulted in the City having to issue a refund of increment received that the County deemed as excess.

[2] Subsequent Years Collections of Prior Years may include delinquent tax payments from multiple prior years which are not identified separately by the County of San Bernardino. Any tax system changes required to identify and track this information would have to be developed in the County's tax system and subsequently included in reports provided to the City. At this time it is not known when or if the County will make such a change.

Source: City of Redlands, San Bernardino County Auditor-Controller/Treasurer/Tax Collector

City of Redlands
Schedule 10
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

	Governmental Activities					
Fiscal Year Ended June 30	General Obligation Bonds	Taxable Pension Bonds	Tax Allocation Bonds	Certificates of Participation	Notes / Leases Payable	Total Governmental Activities
2022		$ 6,172,956	$ -	$ -	$ 5,739,328	$ 11,912,284
2021	-	7,591,783	-	-	2,147,431	9,739,214
2020	-	8,869,341	-	-	2,148,647	11,017,988
2019	-	10,015,991	-	-	2,033,734	12,049,725
2018	-	12,452,070	-	-	2,207,364	14,659,434
2017	-	14,596,411	-	643,006	2,376,131	17,615,548
2016	-	16,581,841	-	1,466,010	2,656,784	20,704,635
2015	-	18,367,081	-	3,299,014	2,959,007	24,625,102
2014	-	19,966,684	-	5,077,018	2,077,451	27,121,153
2013	585,000	21,400,395	-	6,800,022	2,266,391	31,051,808

NOTE:

Details regarding the City's outstanding debt can be found in the notes to the financial statements.

As a result of the dissolution of the redevelopment agency in 2012, the outstanding $30,150,000 indebtedness of the former redevelopment agency was transferred to the Successor Agency.

As of 6/30/2022, that indebtedness has been reduced to $2,516,003.

Source: City of Redlands

City of Redlands
Schedule 10
Ratios of Outstanding Debt by Type (Continued)
Last Ten Fiscal Years

Fiscal Year Ended June 30	Business-type Activities						Total Primary Government	Percentage of Personal Income	Debt Per Capita
	Water Revenue Bonds	Wastewater Revenue Bonds	Solid Waste Revenue Bonds	Certificates of Participation	Notes / Leases Payable	Total Business-type Activities			
2022	$ -	$ -	$ 3,408,353	$ -	$14,644,928	$ 18,053,281	$29,965,565	1.05%	409
2021	-	-	5,091,347	-	15,514,242	20,605,589	30,344,803	1.16%	426
2020	-	-	6,704,343	-	16,784,165	23,488,508	34,506,496	1.20%	486
2019	-	-	8,247,337	-	18,129,060	26,376,397	38,426,122	1.54%	542
2018	-	-	9,720,331	-	19,440,040	29,160,371	43,819,805	1.76%	618
2017	-	990,000	11,138,322	-	20,929,311	33,057,633	50,673,181	2.31%	732
2016	-	2,021,443	12,506,313	-	18,819,314	33,347,070	54,051,705	2.41%	774
2015	1,195,000	3,024,098	13,834,309	-	16,429,544	34,482,951	59,108,053	2.63%	847
2014	2,402,890	4,001,754	15,132,303	-	17,496,799	39,033,746	66,154,899	2.92%	947
2013	3,579,945	4,959,409	-	-	14,909,475	23,448,829	54,500,637	2.42%	781

City of Redlands
Schedule 11
Ratio of General Bonded Debt Outstanding
Last Ten Fiscal Years
(In Thousands, except Per Capita)

Fiscal Year Ended June 30	Outstanding General Bonded Debt					Accumulated Resources to Repay Principal	Net General Bonded Debt	Percent of Assessed Value [1]	Per Capita
	General Obligation Bonds	Taxable Pension Bonds	Tax Allocation Bonds	Certificates of Participation	Total				
2022	-	6,173	-	-	6,173	1,620	4,553	0.04%	62
2021	-	7,592	-	-	7,592	1,480	6,112	0.06%	86
2020	-	8,869	-	-	8,869	1,520	7,349	0.08%	104
2019	-	10,016	-	-	10,016	1,383	8,633	0.10%	122
2018	-	12,452	-	-	12,452	2,575	9,877	0.13%	139
2017	-	14,596	-	643	15,239	2,416	12,823	0.17%	185
2016	-	16,582	-	1,466	18,048	2,265	15,783	0.21%	232
2015	-	18,367	-	3,299	21,666	2,129	19,537	0.27%	280
2014	-	19,967	-	5,077	25,044	3,521	21,523	0.33%	308
2013	585	21,400	-	6,800	28,785	3,708	25,077	0.39%	359

NOTE:
General bonded debt is debt payable with governmental fund resources and general obligation bonds recorded in enterprise funds (of which, the City has none).
As a result of the dissolution of the redevelopment agency in 2012, the outstanding $30,150,000 indebtedness of the former redevelopment agency was transferred to the Successor Agency. As of 6/30/2022, that indebtedness has been reduced to $2,516,003.

[1] Assessed value has been used because the actual value of taxable property is not readily available in the State of California.

City of Redlands
Schedule 12
Direct and Overlapping Governmental Activities Debt
As of June 30, 2022

Net Taxable 2021-2022 Assessed Valuation		$ 10,417,891,813	
	Percentage Applicable [1]	Outstanding Debt 06/30/22	Estimated Share of Overlapping Debt
Overlapping Tax and Assessment Debt:			
San Bernardino Community College District	13.413%	$ 730,017,126	$ 97,917,197
Redlands Unified School District	56.176%	59,303,512	$ 33,314,341
San Bernardino City Unified School District	0.054%	276,764,806	$ 149,453
City of Redlands Community Facilities District No. 2001-1	100.000%	3,075,000	$ 3,075,000
City of Redlands Community Facilities District No. 2003-1	100.000%	7,185,000	$ 7,185,000
Total Overlapping Tax and Assessment Debt		1,076,345,444	141,640,991
Overlapping General Fund Debt:			
San Bernardino County General Fund Obligations	4.289%	188,035,000	8,064,821
San Bernardino County Pension Obligations	4.289%	119,835,000	5,139,723
San Bernardino County Flood Control District General Fund Obligations	4.289%	44,780,000	1,920,614
San Bernardino City Unified School District	0.054%	83,385,000	45,028
Yucaipa-Calimesa Joint Unified School District Authority	0.681%	5,834,502	39,733
Total Overlapping General Fund Debt		441,869,502	15,209,919
Overlapping Tax Increment Debt			
City of Redlands (Successor Agency) Tax Allocation Bonds	100%	2,500,000	2,500,000
San Bernardino County Inland Valley Tax Allocation Bonds	6.805%	220,470,000	$ 15,002,984
Total Overlapping Tax Increment Debt		222,970,000	17,502,984
Total Gross Overlapping General Fund Debt		664,839,502	32,712,903
Less: Redlands Unified School District Self-Supporting Qualified Zone Academy Bonds [2]			(502,066)
Total Net Overlapping General Fund Debt			32,210,837
Total Gross Overlapping Debt			$ 174,353,894
Total Net Overlapping Debt			$ 173,851,828
Direct Tax and Assessment Debt:			
City of Redlands	100.000%	$ -	$ -
Direct General Fund Debt:			
City of Redlands General Fund Obligations	100.000%	-	$ -
City of Redlands Pension Obligations	100.000%	6,172,956	6,172,956
Total Direct General Fund Debt			6,172,956
Direct Loan/Capital Lease Debt:			
I-Bank Sports Park Lease	100.000%	$ 1,219,286	$ 1,219,286
Finance Purchase Agreements and Leases Payable	100.000%	4,520,042	4,520,042
Total Direct General Fund Debt		5,739,328	5,739,328
Total Direct Debt			$ 11,912,284
Total Gross Direct and Overlapping Debt [3]			$ 186,266,178
Total Net Direct and Overlapping Debt [3]		[1]	$ 185,764,112

[1] The overlapping district's assessed valuation located within the City is divided by the total assessed valuation of the overlapping district. That percentage is multiplied by the total debt outstanding for the overlapping district resulting in the City's share of debt.

[2] Academy Bond Annual Payment of $276,888 is subtracted from balance originally $5 million issued 2004

[3] Excludes tax and revenue anticipation notes, enterprise revenue, and mortgage revenue.

Sources: Avenu Insights and Analytics
San Bernardino County Assessor (via HdL, Coren & Cone)
San Bernardino County Auditor-Controller - Property Tax Division

City of Redlands
Schedule 13
Legal Debt Margin Information
Last Ten Fiscal Years

Legal Debt Margin Calculation	Fiscal Year 2022	2021	2020	2019	2018
Assessed valuation	11,435,814,517	10,985,363,463	10,475,199,528	9,877,091,307	9,342,770,314
Conversion percentage	25%	25%	25%	25%	25%
Adjusted assessed valuation	2,858,953,629	2,746,340,866	2,618,799,882	2,469,272,827	2,335,692,579
Debt limit percentage	15%	15%	15%	15%	15%
Debt limit	428,843,044	411,951,130	392,819,982	370,390,924	350,353,887
Total net debt applicable to limit:					
General obligation bonds	-	-	-	-	-
Legal debt margin	428,843,044	411,951,130	392,819,982	370,390,924	350,353,887
Total debt applicable to the limit as a percentage of debt limit	0.00%	0.00%	0.00%	0.00%	0.00%

NOTE:

The Government Code of the State of California provides for a legal debt limit of 15% of gross assessed valuation. However, this provision was enacted when assessed valuation was based upon 25% of market value. Effective with the 1981-82 fiscal year, each parcel is now assessed at 100% of market value (as of the most recent change in ownership for that parcel). The computations shown above reflect a conversion of assessed valuation data for each fiscal year from the current full valuation perspective to the 25% level that was in effect at the time that the legal debt margin was enacted by the State of California for local governments located within the state.

Source: San Bernardino County Assessor (via HdL, Coren & Cone)
City of Redlands
California Municipal Statistics, Inc.

City of Redlands
Schedule 13
Legal Debt Margin Information (Continued)
Last Ten Fiscal Years

Legal Debt Margin Calculation	Fiscal Year 2017	2016	2015	2014	2013
Assessed valuation	8,925,637,991	8,450,256,632	8,042,012,336	7,625,337,937	7,428,192,465
Conversion percentage	25%	25%	25%	25%	25%
Adjusted assessed valuation	2,231,409,498	2,112,564,158	2,010,503,084	1,906,334,484	1,857,048,116
Debt limit percentage	15%	15%	15%	15%	15%
Debt limit	334,711,425	316,884,624	301,575,463	285,950,173	278,557,217
Total net debt applicable to limit:					
General obligation bonds	-	-	-	-	585,000
Legal debt margin	334,711,425	316,884,624	301,575,463	285,950,173	277,972,217
Total debt applicable to the limit as a percentage of debt limit	0.00%	0.00%	0.0%	0.0%	0.2%

City of Redlands
Schedule 14
Pledged Revenue Coverage
Last Ten Fiscal Years

Water Revenue Bonds

Fiscal Year Ended June 30	Water Revenue	Less Operating Expenses	Net Available Revenue	Debt Service Principal	Debt Service Interest	Coverage
2022	-	-	-	-	-	N/A
2021	-	-	-	-	-	N/A
2020	-	-	-	-	-	N/A
2019	-	-	-	-	-	N/A
2018	-	-	-	-	-	N/A
2017*	-	-	-	-	-	N/A
2016*	19,566,403	18,802,920	763,483	1,195,000	17,925	0.63
2015	23,236,963	16,684,682	6,552,281	1,160,000	53,250	5.40
2014	25,638,627	16,837,289	8,801,338	1,125,000	81,900	7.29
2013	25,251,130	15,262,512	9,988,618	1,740,000	220,710	5.09

Wastewater Revenue Bonds

Fiscal Year Ended June 30	Wastewater Revenue	Less Operating Expenses	Net Available Revenue	Debt Service Principal	Debt Service Interest	Coverage
2022	-	-	-	-	-	N/A
2021	-	-	-	-	-	N/A
2020	-	-	-	-	-	N/A
2019	-	-	-	-	-	N/A
2018	-	-	-	-	-	N/A
2017*	9,483,891	7,207,159	2,276,732	960,000	58,800	2.23
2016*	9,981,677	7,319,389	2,662,288	925,000	91,875	2.62
2015	9,932,156	6,483,856	3,448,300	900,000	119,250	3.38
2014	11,290,716	6,917,341	4,373,375	880,000	141,550	4.28
2013	9,669,957	6,244,252	3,425,705	1,115,000	244,767	2.52

Solid Waste Revenue Bonds

Fiscal Year Ended June 30	Solid Waste Revenue	Less Operating Expenses	Net Available Revenue	Debt Service Principal	Debt Service Interest	Coverage
2022	21,106,844	14,161,410	6,945,434	1,580,000	122,500	4.08
2021	19,780,794	13,669,667	6,111,127	1,500,000	199,500	2.82
2020	19,833,178	13,639,644	6,193,534	1,430,000	272,750	2.86
2019	17,996,521	14,518,673	3,477,848	1,290,000	408,750	1.61
2018	15,507,091	11,060,050	4,447,041	1,235,000	465,700	2.05
2017*	13,899,757	9,911,432	3,988,325	1,185,000	537,800	2.32
2016*	13,974,604	10,437,524	3,537,080	1,145,000	572,150	2.06
2015	13,442,842	10,341,915	3,100,927	1,115,000	516,422	1.90
2014	12,560,609	10,130,417	2,430,192	-	213,642	11.38
2013	-	-	-	-	-	-

NOTE:

Details regarding the City's outstanding debt can be found in the notes to the financial statements. Operating expenses do not include interest or depreciation expenses.

As a result of the dissolution of the redevelopment agency in 2012, the outstanding indebtedness of the former redevelopment agency was transferred to the Successor Agency.

* In 2016, existing Water Revenue Bonds were fully defeased.

* In 2017, existing Wastewater Revenue Bonds were fully defeased.

Source: City of Redlands

City of Redlands
Schedule 15
Demographic and Economic Statistics
Last Ten Fiscal Years

Calendar Year	Population (1)	Personal Income (In Thousands)	Per Capita Personal Income (2)	Unemployment Rate (3)
2021	73,288	2,846,286	38,837	2.9%
2020	71,154	2,607,936	36,652	7.4%
2019	70,952	2,882,851	40,631	3.0%
2018	71,441	2,790,914	39,066	3.2%
2017	70,851	2,494,168	35,203	3.1%
2016	69,211	2,195,442	31,721	3.3%
2015	68,040	2,192,657	32,226	3.0%
2014	69,814	2,243,752	32,139	4.7%
2013	69,882	2,265,714	32,422	6.0%
2012	69,813	2,248,258	32,204	7.0%

Sources:
(1) State of California, Department of Finance - Demographic Research Unit
(2) U.S Department of Commerce U.S Census Bureau
(3) State of California, Employment Development Department

City of Redlands
Schedule 16
Principal Employers
Fiscal Year 2022 and Ten Years Prior

Employer	2022 Number of Employees	2022 Percent of Total Employment	2013 Number of Employees	2013 Percent of Total Employment
ESRI	2,713	7.73%	1,900	5.16%
Redlands Unified School District*	2,355	6.71%	1,843	5.01%
Redlands Community Hospital	1,319	3.76%	1,250	3.40%
Beaver Medical Group (aka Epic Mgmt)	1,027	2.93%	518	1.41%
Amazon Fulfillment Center (Redlands)**	800	2.28%	-	
University of Redlands	524	1.49%	547	1.49%
City of Redlands	460	1.31%	520	1.41%
Terracina Post Acute	280	0.80%	-	
Loma Linda University Behavioral Medicine Ctr.	256	0.73%	-	
The Home Depot	247	0.70%	-	
La-Z-Boy, Inc.			391	1.06%
United States Postal Service			1,400	3.80%
Verizon			1,240	3.37%
Wal-Mart Stores, Inc.			420	1.14%
Southern CA. Gas Company/Sempra			383	1.04%
Total of Top Employers	9,981	28.44%	10,412	28.29%
Total Employees in City(1)	35,100		36,800	
County "Donut Hole" Employers (2):				
Burlington Coat Factory Distribution Center	1,079	3.07%		
Amazon Fulfillment Center	500	1.42%		
Target	300	0.85%		
Prime Line Products	220	0.63%		
Kohls Retail Store	180	0.51%		
Becton Dickinson Distribution	120	0.34%		
JCPenney	90	0.26%		
Total Employees	2,489	7.09%		

*Count includes PT/FT, classified, certificated, admin.
**Previous year combined County and City totals
*** La-Z-Boy, Inc. and Superior Building Products closed its locations in Redlands, CA in late 2019

NOTES:

(1)Total Employees in City provided by EDD Labor Force Data, represents the total employment of all employers located within City limits.
(2) The City of Redlands fully encapsulates a county pocket containing Citrus Plaza and a significant industrial area which is home to a number of distribution centers and logistics companies.
The City of Redlands has chosen to list some of the significant employers within this area as it is believed to contribute to the financial well being of the city.

Source: Avenu Insights and Analytics

City of Redlands
Schedule 17
Full Time Equivalent City Government Employees by Function/Program
Last Ten Fiscal Years

	Fiscal Years									
FUNCTION/PROGRAM	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Full-time employees:										
City clerk's office	2	2	-	1	1	1	1	1	1	-
City manager's office	10	7	9	12	12	11	9	7	7	6
Development services	19	18	17	19	21	22	22	21	19	20
Finance	28	26	24	27	24	27	26	25	24	22
Fire	65	63	62	63	61	60	60	60	58	61
Human resources	11	9	7	9	9	10	8	7	7	5
Library	20	11	18	20	18	17	17	16	16	16
Management information systems			-	-	-	-	-	9	9	9
Department of Innovation & Tech	12	9	12	12	10	9	10	-	-	-
Municipal utilities and engineering:										
Administration	36	26	30	29	33	34	34	34	28	28
Water	48	45	48	50	50	49	49	50	49	49
Wastewater	17	21	23	24	24	24	24	24	24	24
Police	134	112	117	130	126	122	122	121	113	111
Facilities & Community Services[2]										
Administration, parks & streets	67	51	63	63	62	56	56	52	48	46
Equipment maintenance	5	10	4	4	5	5	5	6	6	6
Solid waste	42	38	39	39	33	33	33	32	32	33
Cemetery	4	4	4	4	4	4	4	4	3	3
	520	452	477	506	493	484	480	469	444	439
Part-time employees	51	39	43	68	90	87	87	88	81	81
At-will employees	-	10	-	-	-	-	-	-	-	-
Grant-funded employees[1]	1	1	1	7	7	10	10	10	10	12
Limited Term Position	-	1	-	-	4	1	1	-	-	-
	572	503	521	581	594	582	578	567	535	532

[1] Includes both full & part time positions.

[2] Prior to Fiscal Year 2018, the Facilities & Community Services Department was referred to as the Quality of Life Department Reorganizations in 2008 and 2016 created new departments, moved divisions and transferred employees. Historical data has been changed to reflect some but not all of these reorganizations.

Source: City of Redlands Budget

City of Redlands
Schedule 18
Operating Indicators by Function/Program
Last Ten Fiscal Years

FUNCTION/PROGRAM	Fiscal Years 2022	2021	2020	2019	2018
Police:					
Calls for service [1]	44,746	44,259	52,520	52,914	54,370
Emergency calls for service [1]	68,761	649	808	815	708
Citations issued [1]	2,135	4,239	6,837	5,449	7,347
Fire:					
Number of incidents	11,386	10,636	10,789	10,760	10,684
Inspections performed [1]	1,688	1,362	6,429	5,821	4,075
Building and safety:					
Permits issued	2,764	2,078	2,159	2,111	2,408
Inspections performed	15,613	12,017	11,211	9,431	9,381
Parks and recreation:					
Community center attendance	28,245	13,645	45,022	48,500	51,000
Senior center attendance	17,763	5,822	20,175	25,109	24,970
Joslyn center attendance	870	1,206	18,257	22,679	20,498
Youth sports attendance	31,266	4,774	10,032	12,396	12,870
Adult sports attendance	7,223	6,524	2,480	3,200	1,800
Water:					
Number of services	22,639	22,537	22,380	22,440	22,113
Average daily consumption (thousands of gallons)	29,317	22,560	25,926	26,670	30,328
Solid waste:					
Recycled materials (tons)	23,307	24,703	23,952	25,474	23,758
Refuse disposed (tons)	47,567	61,631	52,476	51,769	51,798
Library:					
Number of volumes	149,577	148,652	146,379	146,173	144,173

Source: City of Redlands

City of Redlands
Schedule 18
Operating Indicators by Function/Program (Continued)
Last Ten Fiscal Years

FUNCTION/PROGRAM	Fiscal Years 2017	2016	2015	2014	2013
Police:					
Calls for service [1]	40,159	47,488	55,972	54,529	52,349
Emergency calls for service [1]	517	578	538	504	592
Citations issued [1]	5,299	7,062	6,733	6,571	7,617
Fire:					
Number of incidents	10,484	10,169	9,354	8,980	8,946
Inspections performed [1]	2,827	2,186	1,974	2,234	2,208
Building and safety:					
Permits issued	2,110	1,947	1,932	2,150	1,600
Inspections performed	10,015	8,293	4,486	7,839	7,717
Parks and recreation:					
Community center attendance	44,725	42,625	31,238	19,100	21,084
Senior center attendance	24,415	28,675	29,415	27,891	24,897
Joslyn center attendance	21,554	23,795	21,846	16,932	19,934
Youth sports attendance	12,271	11,521	21,102	2,100	5,677
Adult sports attendance	2,830	5,760	7,200	20,340	6,534
Water:					
Number of services	22,378	21,842	21,842	21,732	23,845
Average daily consumption (thousands of gallons)	20,989	18,679	24,631	29,900	28,375
Solid waste:					
Recycled materials (tons)	22,287	22,805	20,611	26,570	25,756
Refuse disposed (tons)	52,527	52,826	49,416	72,228	65,887
Library:					
Number of volumes	144,887	144,122	140,667	142,989	143,436

Source: City of Redlands

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City of Redlands
Schedule 19
Capital Asset Statistics by Function/Program
Last Ten Fiscal Years

FUNCTION/PROGRAM	Fiscal Year 2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Police:										
Stations	1	1	1	1	1	1	1	1	1	1
Sub-stations	1	1	1	1	2	2	2	2	2	2
Fire:										
Fire stations	4	4	4	4	4	4	4	4	4	4
Public works:										
Streets (miles)	300	300	368	368	368	319	316	316	315	315
Traffic signals (city-owned)	73	73	73	72	69	68	68	68	68	68
Parks and recreation:										
Parks (acreage)	333	333	333	327	295	295	295	295	295	279
Groves (acreage)	199	199	199	180	164	164	159	159	159	159
Community centers	3	3	3	3	3	3	3	3	3	3
Water:										
Water mains (miles)	400	400	388	388	388	385	386	386	390	386
Maximum daily production capacity (thousands of gallons)	34,900	34,900	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000
Non Potable Water *										
Water mains (miles)	34	34	34	34	34	34	33	32	30	29
Maximum daily production capacity (thousands of gallons)	4,100	4,100	14,000	4,500	4,500	4,500	4,500	4,500	4,500	4,500
Wastewater:										
Sewers (miles)	247	247	245	245	245	245	245	245	243	242
Daily capacity of wastewater plant (thousands of gallons)	9,500	9,500	9,500	9,500	9,500	9,500	9,500	9,500	9,500	9,500
Solid waste:										
Landfill (city-owned)	1	1	1	1	1	1	1	1	1	1
Library:										
Public library	1	1	1	1	1	1	1	1	1	1

Source: City of Redlands

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City of Redlands

Redlands, California

Independent Accountants' Report on Agreed-Upon Procedures Applied to Appropriations Limit Schedule

For the Year Ended June 30, 2022

THE PUN GROUP
ACCOUNTANTS & ADVISORS

THE PUN GROUP
ACCOUNTANTS & ADVISORS

200 E. Sandpointe Avenue, Suite 600
Santa Ana, California 92707

www.pungroup.cpa

INDEPENDENT ACCOUNTANTS' REPORT ON APPLYING AGREED-UPON PROCEDURES

To the Honorable Mayor and Members of City Council
of the City of Redlands
Redlands, California

We have performed the procedures enumerated below on the accompanying Appropriations Limit Schedule of the City of Redlands, California (the "City") for the year ended June 30, 2022. The management at the City is responsible for the Appropriations Limit Schedule.

The City has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of meeting the requirements set forth in Section 1.5 of Article XIII-B of the California Constitution. The procedures, which were suggested by the League of California Cities and presented in the publication entitled *Agreed-upon Procedures Applied to the Appropriations Limitation Prescribed by Article XIII-B of the California Constitution* were performed solely to assist you in meeting the requirements. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures and the associated findings are as follows:

1. We obtained the completed worksheets used by the City to calculate its appropriations limit for the year ended June 30, 2021, and compared the limit and annual calculation factors that were adopted by resolution of City Council. We also compared the population and inflation options that were selected by a recorded vote of the City Council.

   Finding: No exceptions were noted as a result of our procedures.

2. For the accompanying Appropriations Limit Schedule, we added the prior year's limit to the total adjustments, and compared the resulting amount to the current year's limit.

   Finding: No exceptions were noted as a result of our procedures.

3. We compared the current year information presented in the accompanying Appropriations Limit Schedule to corresponding information in worksheets used by the City.

   Finding: We noted the population factor used by the City was calculated incorrectly resulted in a higher appropriation limit in the amount of $141,141,403, instead of $141,113,178. The correct population factor is 0.9999 instead of 1.0001.

4. We compared the appropriations limit presented in the accompanying Appropriations Limit Schedule to the appropriations limit adopted by the City Council.

   Finding: No exceptions were noted as a result of our procedures.

We were engaged by the City to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to and did not conduct an examination or review engagement, the objective of which would be the expression of an opinion or conclusion, respective on the accompanying Appropriation Limit Schedule. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters have come to our attention that would have been reported to you.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely for the information and use of the City Council and management of the City and is not intended to be and should not be, used by anyone other than these specified parties. However, this report is a matter of public record and its distribution is not limited.

The Pun Group, LLP

Santa Ana, California
February 13, 2023

City of Redlands
Appropriations Limit Schedule
For the Year Ended June 30, 2022

	Amount	Source
A. Appropriations Limit FY 2020-2021	$ 133,478,947	Prior year
B. Calculation Factors:		
1) Population increase %	1.0001	State Department of Finance
2) Inflation increase %	1.0573	State Department of Finance
3) Total adjustment %	1.0574	(B1*B2)
C. Annual Adjustment Increase	7,662,456	[A*(B3-1)]
D. Other Adjustments:		
1) Loss responsibility (-)	-	N/A
2) Transfer to private (-)	-	N/A
3) Transfer to fees (-)	-	N/A
4) Assumed responsibility (+)	-	N/A
E. Total Adjustments	7,662,456	(C+D)
F. Appropriations Limit FY 2021-2022	$ 141,141,403	(A+E)

See accompanying Notes to Appropriations Limit Schedule.

City of Redlands
Notes to Appropriations Limit Schedule
For the Year Ended June 30, 2022

Note 1 – Purpose of Limited Procedures Review

Under Article XIIIB of the California Constitution (the Gann Spending Limitation Initiative), California governmental agencies are restricted as to the amount of annual appropriations from proceeds of taxes. Effective for years beginning on or after July 1, 1990, under Section 1.5 of Article XIIIB, the annual calculation of the appropriations limit is subject to a limited procedures review in connection with the annual audit.

Note 2 – Method of Calculation

Under Section 10.5 of Article XIIIB, for fiscal years beginning on or after July 1, 1990, the appropriations limit is required to be calculated based on the limit for the fiscal year 1986-87, adjusted for the inflation and population factors discussed in Notes 3 and 4 below.

Note 3 – Population Factors

A California governmental agency may use as its population factor either the annual percentage change of the jurisdiction's own population or the annual percentage change in population of the county where the jurisdiction is located. The factor adopted by the City for the year 2021-2022 represents the annual percentage change in population for the City.

Note 4 – Inflation Factors

A California governmental agency may use as its inflation factor either the annual percentage change in the 4th quarter per capita personal income (which percentage is supplied by the State Department of Finance) or the percentage change in the local assessment roll from the preceding year due to the change of local nonresidential construction. The factor adopted by the City for the year 2021-2022 represents the percentage change in California per capita personal income.

Note 5 – Other Adjustments

A California government agency may be required to adjust its appropriations limit when certain events occur, such as the transfer of responsibility for municipal services to, or from, another government agency or private entity. The City had no such adjustments for the year 2021-2022.

City Council Meeting **J. 3.**

DATE: 02/21/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Annual Report of the Traffic and Parking Commission by Commissioner Cassie MacDuff (Municipal Utilities and Engineering Director Harris)

DISCUSSION:

Chapter 2.48 of the Redlands Municipal Code establishes Traffic and Parking Commission (TPC) appointment protocols, objectives, goals, and reporting requirements. Each year, a TPC Commissioner presents a report to the City Council summarizing the accomplishments of the previous year. Tonight, TPC Commissioner Cassie MacDuff will present this Annual Report.

SUBMITTED BY:

Johana Silva, Assistant Engineer

City Council Meeting **J. 4.**

DATE: 02/21/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Annual Report of the Human Relations Commission by Commission Chair Ken Ford (Assistant City Manager McConnell)

DISCUSSION:

For this evening's City Council, Commission Chair Ken Ford will be presenting the Human Relations Commission's Annual Report.

SUBMITTED BY:

Beatris Ordaz

REVIEWED BY:

Charles M. Duggan, Jr., City Manager
Janice McConnell, Assistant City Manager

Attachments

Report

HUMAN RELATIONS COMMISSION REPORT TO COUNCIL

The commission has had a challenge with members not attending the meeting so that we have quorum. However, we are making progress. Our new student commissioner Kelechi Amboi has been elected our new Secretary and Vanessa Annaguey Aranda is our new Treasurer.

The commission voted unanimously to support the city council proclamation declaring November 20th,2022, National Transgender Day of Remembrance. Also, we are currently looking at holding a health fair later this year that will include mental and physical health. This is a way for us to set up a one stop information system for the public to find out what current activities and services are being offered by various groups in the city.

At the end of a student's term, we will be looking to the city council to see a type of recognition for the student commissioner, which will be presented to student's school recognizing that student service. We are requesting to the city council a possible way for the commission to meet once a month compared to once every other month.

On January 23rd the commission held the annual planning session which is used as a goal setting opportunity. Finally, it's my wish that the council will appoint me to another 4 year term being that my term will be ending March, 2023 as I would like to continue the work that we have started.

Also, I would like to take this opportunity to recognize commissioners Vanessa Annaguey Aranda, Dr. Shaheen Zakaria, and Julie Houston for volunteering to be a part of sub-committees to get some of the above projects moving.

Sincerely Kenneth Ford Chairperson Human Relations Commission.

City Council Meeting **J. 5.**

DATE: 02/21/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Annual Report of the Street Tree Committee by Vice Chair Christine Sedmack (Assistant City Manager Boatman)

DISCUSSION:

For this evening's City Council meeting, Vice Chair Christine Sedmack will present the Street Tree Committee Annual Report.

SUBMITTED BY:
Chris Boatman, Facilities and Community Services Director

REVIEWED BY:
Charles M. Duggan, Jr., City Manager
Janice McConnell, Assistant City Manager

Attachments

STC Accomplishments 2022
STC Goals 2023

Street Tree Committee Accomplishments

Calendar Year 2022

Below are some of the STC's more significant accomplishments during this past season:

1. During 2022, the City began to emerge from staff shortages (both within the City and with its contractors) that resulted from Covid restrictions and illnesses. We are now able to resume our regular STC meeting schedule, which is on the fourth Thursday of even numbered months. Of course our meetings are always open to the public.

2. For fiscal year 2022-23, the City has allocated approximately $1.5 million for various tree services, which is a substantial increase over previous years. This has enabled the City to make great progress in clearing an extensive backlog of tree trimming, removal of dead trees, stump grinding, and other tree services. This level of funding is recommended for at least another year, until tree service activities have reached an equilibrium with normal tree growth. We're pleased to see that the City has recognized the value of its urban forest and is willing to make the commitment to give our trees the attention they deserve.

3. It is always a goal to continue planting new trees throughout the year, but this is contingent on multiple factors. Certainly "budget" is one of them, but we also have to consider the impact of prolonged drought conditions, and 2022 was yet another very dry year. It makes no sense to plant new trees when there isn't sufficient irrigation to sustain them, especially during the first couple of years when an adequate water supply is critical for new growth.

   In recognition of these conditions, for the most part, the only Street Trees planted in significant numbers during this past year were in conjunction with landscape plans for new housing and commercial developments, and those plantings were funded primarily through developer fees. However, we did manage to plant a couple of trees in conjunction with Arbor Day, to maintain our active status with the Tree City USA program, and we were able to have representatives of our Street Tree Committee, in attendance.

4. In the interval between regular Street Tree Committee meetings, our members are asked to visit multiple sites where tree removals have been requested by homeowners or by the City Arborist, to evaluate the condition of those trees, and/or the surrounding sidewalks, curbs and gutters, utility boxes, etc., to the extent that tree growth may have created a **safety hazard** or structural issues. Thereafter we make recommendations accordingly. Of course this is a continuing process, and what we see all too often is poor planning when those "problem trees" were first planted, i.e. basically the wrong species for the location. However, these problems usually don't become apparent until many years later, when, for example, homeowners start to notice problems with wastewater drainage, caused by tree roots in the sewer pipes. To reduce problems of this type in the future, the City recently issued an updated Street Tree Palette which developers are asked to consult when selecting trees for their projects.

5. Continuing efforts have been made to enhance the master list of "Landmark Trees, Heritage Tree Rows & Stands, & Scenic Preservation criteria," which received final approval by the Council in the Spring of 2021.

6. Finally, one of the biggest tasks we undertook during this past year was a complete revision and update on our Street Tree Policy & Protection Guidelines Manual. In the next few weeks, a draft of the revised Manual will be reviewed by the Facilities & Community Services Department, after which it will be sent to the City Council for final approval.

#

These accomplishments were made possible through the ongoing dedication and enthusiasm of all members of the Redlands Street Tree Committee, together with the commitments and cooperation of City staff.

Submitted February 2023

Andrew Hoder, Chairman Redlands Street Tree Committee + Members

Chris Sedmack, Janet Ward, Gus Ortega, Paul Hodson, Lorraine Enriquez, and Jessica Barrios.

Street Tree Committee Goals

For Calendar 2023

1. Establish a comprehensive long range strategy for the maintenance and enhancement of the Redlands Urban Forest. This must include a recognition of the current condition of our Street Trees, with consideration of environmental factors such as a prolonged drought. Although it is desirable to see the planting of new trees (or replacement of diseased trees that have been removed), we must ensure that adequate irrigation will be provided to sustain new growth.

2. Continue to work with City leadership to promote meaningful progress in tree trimming, removal of dead trees and grinding of old stumps.

3. Encourage the City to transplant or sell endangered Parkway palms, relocating some existing palms rather than planting new stock elsewhere. This is described in the Redlands Street Tree Guidelines Manual, Section 10.6.

4. Conduct meaningful Arbor Day programs for the City, especially as necessary to maintain our status in the Tree City USA program.

5. Submit articles to local newspapers on proper tree care, particularly as it pertains to irrigation and pruning. Of course private property owners must obtain an Encroachment Permit before any work is done on a Street Tree, and if they use the services of a landscape contractor, that company must also submit evidence of licensing and applicable insurance.

6. Continue to draft Street Tree related messages for inclusion with Utility Bills, e.g. advice on irrigation guidelines to sustain the health of the Street Trees. Likewise, encourage proper landscape maintenance techniques to avoid damage to Street Trees, caused by careless use of string trimmers or impact from lawn mowers).

7. Respond to reports where Street Trees (or overgrown roots) damage public sidewalks, curbs, and adjacent driveways or underground utilities, or where such trees create hazards to persons and property, with an effort to save the tree if possible, but more importantly to eliminate conditions that jeopardize public safety and/or create a liability for the City.

8. Improve the tree pruning cycle, to reduce the interval between trimmings, in accordance with applicable guidelines (mainly American National Standards Institute A-300), and to support the aesthetics of the neighborhood.

Andrew Hoder, Chairman Redlands Street Tree Committee

Submitted February 2023

City Council Meeting **K. 1.**

DATE: 02/21/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Ordinance No. 2955 - Ordinance Text Amendment No. 365
(Mayor to declare meeting open as a public hearing)

a. Consideration of a determination of exemption pursuant to Sections 15060(c)(2), 15060(c)(3), and 15061(b)(3) of the California Environmental Quality Act Guidelines.

b. Public Hearing to consider Ordinance No. 2955 for Ordinance Text Amendment No. 365 to amend Title 18 (Zoning Regulations) of the Redlands Municipal Code to establish new development standards and operating standards for warehouse development projects within the City of Redlands, and require a Conditional Use Permit for new warehouse development projects in the Commercial Manufacturing (C-M), Light Industrial (M-1), General Industrial (M-2), and Industrial (I-P) zones.
(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):

Mayor requests the City Clerk to read the title of Ordinance No. 2955;

I move to waive further reading of Ordinance No. 2955 and to introduce Ordinance No. 2955.

RECOMMENDATION:

On January 24, 2023, the Planning Commission adopted Resolution No. 1607 recommending that the City Council approve the proposed new warehouse development standards, as well as approve other related amendments to the city's Zoning Regulations (RMC Title 18) to require a Conditional Use Permit for new warehouses as defined in the Commercial Manufacturing (C-M), Light Industrial (M-1), General Industrial (M-2), and Industrial (I-P) zones.

DISCUSSION:

A) Background

On June 21, 2022, the City Council adopted Ordinance No. 2934 imposing a temporary 45-day moratorium on new warehouse and distribution logistics facilities exceeding 50,000 square-feet in gross floor area located within the commercial and industrial zoning districts in the City of Redlands. The City Council extended the moratorium on July 19, 2022, for an additional 90 days. During that time, staff began drafting new development standards for warehouse development projects in Redlands.

The Planning Commission began reviewing the proposed draft development standards on July 26, 2022 and reviewed the revised standards on December 13, 2022. After further discussion and refinement, final draft development standards were presented to the Planning Commission on January 24, 2023.

B) Definitions and Applicability

For purposes of the ordinance and the new development standards, a "warehouse" will be defined as a structure consisting of: fifty thousand (50,000) square-feet or more of gross floor area; or having six (6) or more truck docks or dock high loading doors. The description in the definition also includes other elements of such facilities such as cross-dock configuration, interior clear heights of 28 to 36 feet to ceiling, and examples of terminology for these types of facilities (e.g., "high cube distribution center," "truck terminal," "parcel sorting," etc.). This definition was finalized with input from several sources including developers and brokers. The threshold of 50,000 square feet is appropriate (and

likely a low threshold) considering that new large warehouses and logistics distribution centers are well over 100,000 square feet in size (and often a minimum of 200,000 square feet for new construction).

There is also a definition for "ancillary warehousing" that means a facility that is not entirely dedicated to warehousing or parcel sorting and delivery, or a portion of a facility that stores the materials/products it manufactures or uses on-site, and similar types of storage activities that are usually related to manufacturing or service commercial activities and small businesses (i.e., not the large regional warehouses and distribution facilities that were the target of the moratorium). Therefore, "ancillary warehousing" would not be subject to the new development standards.

For existing facilities or properties that may potentially be converted from another use to a "warehouse" as defined, there is a provision using a threshold of fifty percent (50%) of the reasonable replacement value that would trigger the application of the new development standards to an existing nonconforming property. This provision addressing nonconforming properties is very similar to the existing provisions for nonconforming uses and structures contained in RMC Chapter 18.184 (Nonconforming Buildings and Uses).

C) Proposed Development Standards

The new development standards are organized according to the following five categories: 1) site location requirements; 2) screening and buffering from adjacent uses; 3) traffic patterns and sign requirements; 4) sustainable energy; and 5) operation and construction.

1. Site Location Requirements: New warehouses consisting of 50,000 square-feet GFA or more must be located within one (1) mile from a freeway ramp. Any new warehouse with less than 50,000 square-feet GFA may be located more than one (mile) from a freeway ramp.

2. Screening and Buffering from Adjacent Uses: A ten (10) foot high screen wall will be required when the project abuts a property with a sensitive receptor (e.g., residential use, childcare center, hospital, etc.), and additional landscape screening would be required. Truck docks and truck entries must be oriented away from sensitive receptors. Passenger vehicle parking lots must provide a minimum of 35% shade cover.

3. Traffic Patterns and Sign Requirements: Applicants must prepare and submit a Truck Routing Plan, large trucks must use designated Truck Routes to access freeway ramps, and trucks must not travel through residential zones or districts. A traffic impact assessment (TIA) report will be required for a proposed project to evaluate trip generation as well as any impacts from the proposed truck routing. Trucks may not stack or queue on public streets, and the site design must include sufficient space for on-site truck stacking before entry gates. If

necessary, traffic signs may be required to be installed off-site to direct truck traffic to appropriate freeway ramps and avoid residential areas, as well as prohibit on-street parking of trucks or cabs on surface streets or residential areas.

4. Sustainable Energy: Additional energy-generation requirements would include installation of rooftop photovoltaic (PV) systems, cool roof treatments to prevent overheating, installation of Level 2 quick charge stations in the passenger vehicle parking lots, electrical plug-in devices at all dock doors designed to accept refrigerated trailers (to prevent engine idling while docked), and require the use of zero emission (ZE) on-site motorized operational equipment.

5. Operation and Construction: Other construction standards would include cool surface treatments applied to all drive aisles and parking areas, construction of an extra large electrical equipment room to accommodate future electrical service expansion, encourage the use of PV solar collectors on any parking shade structures, and prohibit any outdoor storage exceeding the hight of the perimeter screen wall where adjacent to any sensitive receptors.

D) Permitting Procedure

To ensure appropriate review of warehouses as a unique land use (and require findings to review the land use), the Planning Commission recommended that a Conditional Use Permit be required for "warehouses" as defined. The proposed Ordinance Text Amendment includes updating the following zoning districts to require a CUP for new warehouses (where warehouses are currently Permitted uses): Commercial Manufacturing (C-M), Light Industrial (M-1), General Industrial (M-2), and Industrial (I-P) zones.

Currently, warehouses that are permitted by right require only a Commission Review & Approval permit in accordance with RMC Section 18.12.080, which requires that three findings be made pertaining to site plan approval (but do not pertain to the operation of the land use itself). For approval of a Conditional Use Permit (CUP), RMC Chapter 18.192.060 requires that four findings be made for approval of the land use. As a discretionary approval, a CUP may also be revoked per RMC Section 18.192.100 and prohibit future operation of a particular property in the event of repeated or egregious violations of a CUP’s operating conditions or other provisions of the Redlands Municipal Code.

No amendment to the East Valley Corridor Specific Plan is necessary. New warehouse development projects in the East Valley Corridor Specific Plan will continue to be processed with the current Planned Development entitlement procedure, which is a discretionary decision by Planning Commission and City Council, in accordance with Chapter 4 of Division 1 in the East Valley Corridor Specific Plan (and further clarified as “quasi-legislative” in nature by City Council Resolution No. 5116).

E) Conformance with the General Plan

The proposed Ordinance Text Amendment will be consistent with the 2035 General Plan. Chapter 5, Connected City, states, "Goods movement is an important component of the city's circulation system, serving industrial, commercial, and retail uses. A street system that accommodates trucks is essential to ensure the safe and efficient movement of goods between business centers and freeways. Policies in this section support the movement of goods and also seek to reduce the impacts of truck operations on city streets and adjacent land uses." Several applicable policies are listed below.

Chapter 5: Connected City

5-P.30: Prioritize goods movement along specific routes in the city, consistent with the layered network, to foster efficient freight logistics.

5-P.31: Update and implement a truck route map to ensure it serves shipping needs in the city while considering potential conflicts with preferred modes and other sensitive land uses in the city, consistent with the layered network.

5-A.81: Focus truck routes on roadways prioritized for automobiles, consistent with the layered network.

5-A.82: Maintain a truck route map and provide signage to direct truck traffic to designated routes. Design designated truck routes such that the pavement, roadway width, and curb return radii support anticipated heavy vehicle use.

5-A.85: Discourage truck traffic from parking, idling, or traveling through local streets in residential neighborhoods.

Chapter 4: Livable Community

4-P.20: Provide for the concentration of office, industrial, and commercial uses in appropriate locations near transportation corridors to encourage the development of employment centers and reduce the potential for land use conflicts with sensitive uses.

4-P.21: Provide for the development of regional commercial destinations near highways and major transportation corridors.

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

4-A.29: Maintain standards for industrial development and operation that prohibit creation of noise, odor, or other harmful emissions beyond the boundaries of the

site.

4-A.56: Create buffers and appropriate transitions between the East Valley Corridor industrial and commercial areas and adjacent residential neighborhoods.

Chapter 7: Healthy Community

7-A.44: Support the use of clean fuel and “climate friendly” vehicles in order to reduce energy use, energy costs, and greenhouse gas emissions by residents, businesses, and City government activities.

7-A.152: Enforce regulations to prevent trucks from excessive idling in residential areas.

7-P.42: Guide the location and design of transportation facilities, industrial uses, and other potential noise generators to minimize the effects of noise on adjacent land uses.

7-P.49: Protect sensitive receptors from exposure to hazardous concentrations of air pollutants.

F) Environmental Review

The proposed code amendment is exempt from environmental review in accordance with Sections 15061(b)(3), 15308, and 15378(b)(5) of the California Environmental Quality Act Guidelines. Pursuant to Section 15378(b)(5) of the California Environmental Quality Act (“CEQA”), this proposal is an organizational or administrative activity of the City that will not result in direct or indirect physical changes in the environment, and therefore not a project. Additionally, pursuant to CEQA Guidelines Section 15061(b)(3), this proposal is exempt from CEQA review because there is no possibility that the zoning code amendment may have a significant effect on the environment, insofar as it would impose additional construction and operational requirements on certain warehouse and distribution facilities within the City.

Furthermore, even if the proposal is considered a project, the proposed zoning code amendment is categorically exempt under CEQA Guidelines Section 15308, because it is clear that it will not create an environmental impact and the action will assure the maintenance, enhancement, or protection of the environment through the adoption of regulations and development standards on such warehouse and distribution facilities. Accordingly, no further environmental review is necessary.

ALTERNATIVES:

The City Council can continue the proposal and direct staff to address any further issues.

STRATEGIC PLAN:

Not applicable.

SUBMITTED BY:
Brian Desatnik, Development Services Director

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

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

PREPARED BY:
Brian Foote, City Planner/Planning Manager

Fiscal Impact

Fiscal Year: 22-23

Appropriation Required Y/N: No

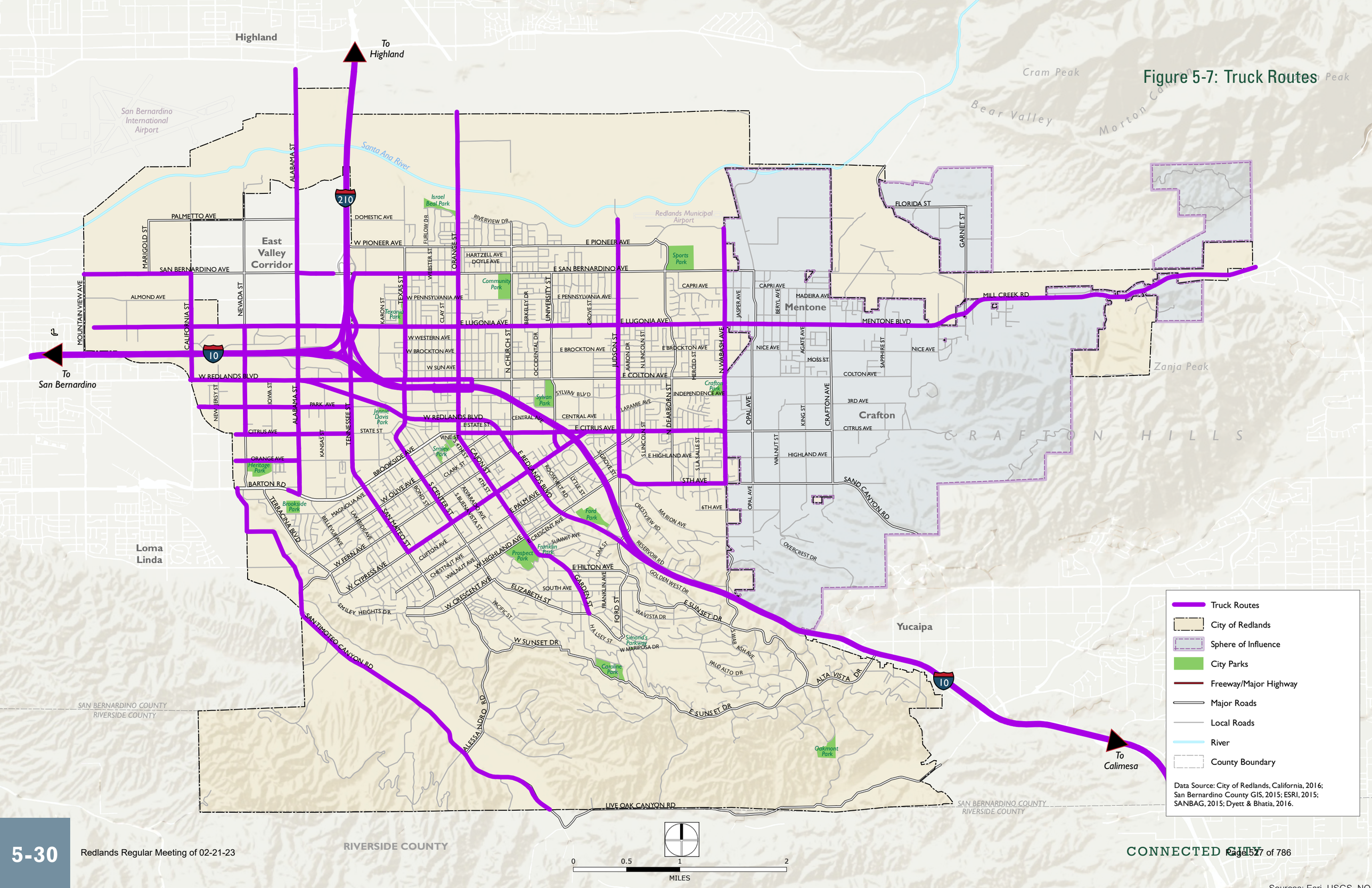
Discussion:

There is no fiscal impact to the General Fund associated with the adoption of the proposed Ordinance Text Amendment.

Attachments

Attachment A: Truck Route Map
Attachment B: Zone Map
Ordinance No. 2955 Clean
Ordinance No. 2955 Legislative

Figure 5-7: Truck Routes



City of Redlands - Zoning Map

- Industrial — I-P,M-1,M-2,M-P,EV/IC,EV/IR,EV/SRP
- Administrative — A-P,A-P-C,EV/AP
- Comercial — C-1,C-2,C-3,C-4,C-M,P,EV/CG,EV/CR,EV/TC
- Medical — M-F
- Single-Family Residential — PRD/RE,R-R,R-R-A,R-A,R-A-A,R-E,R-S, EV/R-S,R-1,R-1D
- Multi-Family Residential — R-2,R-2-2000,R-3,EV2500RM,EV3000RM
- Public Institutional — E,EV/PI
- Airport — A-D
- Transitional — T
- Civic Desgin District
- Agriculture — A-1 A-1-20,A-2
- Open Space — O,EV/OS
- Flood Plain — FP,FP-1
- Specific Plan — CP-1,CP-2,CP-4,EVSD,PD1,PD3,SP23,SP25,SP26 SP29,SP32,SP33,SP39,SP41,SP42,SP43,SP45/SC SP45/TC,SP46/TC,SP47,SP52,SP54,SP55,SP56, SP57,SP58,SP59,SP60,SP61,SP62,SP64,SP65
- Parcels
- Transit Village Specific Plan SP65
- Redlands City Boundary
- Zoning Boundary

A-1	-	Agricultural District
A-1-20	-	Agricultural District
A-2	-	Estate Agricultural District
A-D	-	Airport District
A-P	-	Administrative And Professional Office District
A-P-C	-	Administrative Professional Commercial District
C-1	-	Neighborhood Stores District
C-2	-	Neighborhood Convenience Center District
C-3	-	General Commercial District
C-4	-	Highway Commercial District
C-M	-	Commercial Industrial District
CP	-	Concept Plan
E	-	Educational District
EV/AP	-	Administrative Professional District
EV/CG	-	General Commercial
EV/IC	-	Commercial Industrial
EV/IR	-	Regional Industrial
EV/OS	-	Open Space District
EV/PI	-	Public Institutional
EV/SD	-	Special Development District
EV/SRP	-	Science Research Park
EV/TC	-	Transition District
EV2500RM	-	Multiple Family Residential -2500 District
EV3000RM	-	Multiple Family Residential -3000 District
FP	-	Flood Plain District
FP-1	-	Flood Plain District
I-P	-	Industrial District
M-1	-	Light Industrial District
M-2	-	General Industrial District
M-F	-	Medical Facility District
MHP	-	Mobile Home Park
M-P	-	Planned Industrial District
O	-	Open Land District
P	-	Off Street Parking District
PD	-	Planned Development
PRD	-	Planned Residential Development
R-1	-	Single Family Residential District
R-1D	-	Single Family Residential District - Deep Lot
R-2	-	Multiple Family Residential District
R-2-2000	-	Multiple Family Residential District
R-3	-	Multiple Family Residential District
R-A	-	Residential Estate District
RAA	-	Residential Estate Animals District
R-E	-	Residential Estate District
R-R	-	Rural Residential District
R-R-A	-	Rural Residential Animals District
R-S	-	Suburban Residential District
SP	-	Specific Plan
T	-	Transitional

Transit Village Specific Plan (SP65)

TVSP	-	Transit Village Specific Plan
CS	-	Civic Space
DT	-	Downtown
NG1	-	Neighborhood General 1
NG2	-	Neighborhood General 2
SP1	-	Special District 1
VC	-	Village Center
COR	-	Village Corridor
VG	-	Village General

Source: City of Redlands

Scale

0 0.25 0.5 0.75 1 Miles

City of REDLANDS

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.

Brian Desatnik Development Services Director | Last Zoning Change: November, 2022 | Map Generated: 12/8/2022 | Zoning.mxd

ORDINANCE NO. 2955

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING TITLE 18 (ZONING REGULATIONS) OF THE REDLANDS MUNICIPAL CODE, CHAPTER 18.156, IMPLEMENTING NEW WAREHOUSE DEVELOPMENT STANDARDS, AND AMENDING OTHER CHAPTERS OF TITLE 18 TO REQUIRE A CONDITIONAL USE PERMIT FOR NEW WAREHOUSE DEVELOPMENT PROJECTS, AS DEFINED, IN THE COMMERCIAL INDUSTRIAL (C-M), LIGHT INDUSTRIAL (M-1), GENERAL INDUSTRIAL (M-2), AND INDUSTRIAL (I-P) ZONING DISTRICTS.

WHEREAS, Ordinance No. 2955 (Ordinance Text Amendment No. 365) would amend Chapter 18.156 (Development Provisions for Specific Uses) of Title 18 (the City's "Zoning Ordinance") of the Redlands Municipal Code to implement new development standards for warehouse development projects, as defined, and to amend the list of permitted and conditionally permitted uses in the Commercial Industrial (C-M), Light Industrial (M-1), General Industrial (M-2), and Industrial (I-P) zones to require a Conditional Use Permit for new warehouses, as defined; and

WHEREAS, on December 13, 2022, the Planning Commission held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, Ordinance Text Amendment No. 365 and at which the Planning Commission continued the public hearing to January 24, 2023; and

WHEREAS, on January 24, 2023, the Planning Commission held a continued public hearing at which interested persons had an opportunity to testify in support of, or opposition to, Ordinance Text Amendment No. 365 and at which the Planning Commission considered Ordinance Text Amendment No. 365; and

WHEREAS, the proposed Ordinance No. 2955 is exempt from environmental review in accordance with Sections 15061(b)(3), 15308, and 15378(b)(5) of the California Environmental Quality Act Guidelines; and

WHEREAS, following the public hearing on January 24, 2023, the Planning Commission determined that Ordinance Text Amendment No. 365 would be in conformity with the 2035 General Plan, and would be consistent with goals of the General Plan for transportation, connectivity, compatibility and harmonious relationship of different land uses, and energy sustainability; and

WHEREAS, on January 24, 2023, the Planning Commission recommended to the City Council that proposed Ordinance No. 2955 be approved; and

WHEREAS, in accordance with Government Code section 65090, on or about February 10, 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. 2955 would be considered by City Council; and

WHEREAS, on February 21, 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. 2955.

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

SECTION 1. California Environmental Quality Act. The proposed Ordinance Text Amendment does not require environmental review in accordance with Sections 15061(b)(3), 15308, and 15378(b)(5) of the California Environmental Quality Act Guidelines. Pursuant to Section 15378(b)(5) of the California Environmental Quality Act ("CEQA"), this proposal is an organizational or administrative activity of the City that will not result in direct or indirect physical changes in the environment, and therefore not a project. Additionally, pursuant to CEQA Guidelines Section 15061(b)(3), this proposal is exempt from CEQA review because there is no possibility that the zoning code amendment may have a significant effect on the environment, insofar as it would impose additional construction and operational requirements on certain warehouse and distribution facilities within the City. Furthermore, even if the proposal is considered a project, the proposed zoning code amendment is categorically exempt under CEQA Guidelines Section 15308, because it is clear that it will not create an environmental impact and the action will assure the maintenance, enhancement, or protection of the environment through the adoption of regulations and development standards on such warehouse and distribution facilities. Accordingly, no further environmental review is necessary.

SECTION 2. Chapter 18.156 of the Redlands Municipal Code, entitled "Development Provisions for Specific Uses," is hereby amended to add Article XII. Warehouses and Logistics Distribution Centers, to read as follows:

"**ARTICLE XII. Warehouses and Logistics Distribution Centers**

18.156.900: DEFINITIONS:

A. *Warehouse* means warehouse/distribution facilities primarily used for the storage and/or consolidation of manufactured goods before their distribution to retail locations or other warehouses. Warehouse/distribution centers are fifty thousand (50,000) square-feet or more in gross floor area or contain six (6) or more truck docks or dock high loading doors. They are characterized by dock high loading doors and could be on opposing sides of the building (cross dock facility); may include grade-level loading doors; interior clear heights a minimum of 28 to 36 feet to ceiling for the warehousing floor area; significant movement and storage of products, materials, or equipment; may include receiving, sorting, re-packaging, and/or re-distribution; truck activities frequently outside of the peak hour of the adjacent street system; and need freeway access. Warehousing and distribution facilities include, but are not limited to, the following types of uses:

- Warehousing distribution/high cube distribution centers
- Parcel delivery terminals or truck terminals
- Parcel sorting and distribution facilities
- Package allocation for delivery drivers or independent delivery contractors

- Parcel hub or high cube fulfillment center
- Freight yards or forwarding terminals
- Moving agencies
- Shipping/receiving yards

B. *Warehousing, ancillary,* means the use of a portion of a building for the related storage of goods of any type by one or two businesses and used for the sale or distribution of those goods directly to their customers. A manufacturing, assembly, service commercial, or other type of commercial or industrial use (i.e., primary use) manufactures and/or stores and distributes the goods or components that are produced or contained on-site, and therefore includes the related storage of those goods or items. Ancillary storage or warehousing is subordinate and incidental to the primary land use (e.g., manufacturing, assembly, service commercial, or other type of primary commercial or industrial use). Ancillary storage or warehousing may include ground level loading doors on one or more sides of the building, or not more than five (5) dock high loading doors on one side of the building only.

18.156.910: APPLICABILITY:

The provisions of this section shall apply to the following types of development projects:

A. New warehouse development projects that meet one of the following criteria:

1) Gross floor area of fifty thousand (50,000) square-feet or more; or,
2) A structure with six (6) or more truck docks or dock high loading doors (does not include grade-level loading doors or loading spaces).

B. Development or redevelopment projects for existing or proposed warehouse facilities involving demolition, reconstruction, repairing, or rebuilding that exceed fifty percent (50%) of the reasonable replacement value of the existing structure or property.

1. Estimates for this purpose shall be reviewed and approved by the building official and the Development Services Director, or their respective designees, and shall be based on the minimum cost of construction in compliance with the California Building Code.
2. For the purpose of this section, "assessed value" shall mean the assessed value of the structure as shown on the County of San Bernardino property assessment roll in effect at the time of the occurrence of the casualty, or at the time the repair and maintenance is first conducted.
3. Redevelopment of a property and/or building shall include the feasible provisions of Section 18.156.930 through 18.156.960 of this Article, as determined by the Planning Commission.

C. Required Compliance. No new warehouse development project shall be constructed, no redevelopment or reconstruction of a property for warehouse use,

and no existing warehouse shall be moved, altered, or enlarged, except in accordance with the applicable development standards of this Article.

18.156.920: SITE LOCATION REQUIREMENT:

A. No warehouses shall be located on a project site more than one mile (5,280 feet) from a freeway entrance/exit ramp to the Interstate Freeway System (Interstate 10 and Interstate 210). For purposes of this requirement, the linear distance shall be measured as a radius from a freeway ramp to any part of the subject property.

18.156.930: SCREENING AND BUFFERING REQUIREMENTS:

A. Warehouse developments shall provide a solid decorative wall(s) of at least ten feet (10') in height when abutting any sensitive receptors. Sensitive receptors for purposes of this section shall be defined as any residence including private homes, condominiums, apartments, and living quarters, schools, preschools, daycare centers, in-home daycares, hospitals, long-term care facilities, retirement and nursing homes, community centers, places of worship, parks (excluding trails), and dormitories. The exterior treatment of the wall(s) shall be decorative or painted.

B. Unless physically impossible, loading docks and truck entries shall be oriented away from abutting sensitive receptors. To the greatest extent feasible, loading docks, truck entries, and truck drive aisles shall be located away from nearby sensitive receptors. In making feasibility decisions, the City must comply with existing laws and regulations and balance public safety and the site development's potential impacts to nearby sensitive receptors. Therefore, loading docks, truck entries, and drive aisles may be located nearby sensitive receptors at the discretion of the Planning Commission, but any such site design shall include measures designed to minimize overall impacts to nearby sensitive receptors.

C. Trees shall be used as part of the solid screen buffering treatment for any adjacent residential properties or properties with sensitive receptors. Trees used for this purpose shall be evergreen, drought-tolerant, minimum 36-inch box size, and shall be spaced no greater than 40-feet on center. Palm trees shall not be used for screening purposes. The property owner and any successors in interest shall maintain these trees for the duration of ownership ensuring any unhealthy or dead trees are replaced timely as needed.

D. Trees shall be installed in automobile (passenger vehicle) parking areas to provide at least thirty five percent (35%) shade cover of parking areas within fifteen (15) years. This requirement is in addition to the applicable standard design requirements for parking lot landscape and related improvements. Trees shall be planted that are capable of implementing this requirement.

18.156.940: TRAFFIC PATTERNS AND SIGN REQUIREMENTS:

A. Applicants for entitlements shall prepare and submit a Truck Routing Plan demonstrating the most direct route(s) to and from the Interstate Freeway System based on the city's latest Truck Route Map. Routes to or from freeway ramps shall not pass through any residential zones or districts.

B. A traffic impact assessment (TIA) report shall be prepared to evaluate a proposed warehouse project's compliance with the City's Measure U traffic system requirements, and shall include an evaluation of the City's streets and Truck Routes that provide vehicular access to the Interstate Freeway System, including, but not limited to: existing right-of-way width; roadway capacity to handle the proposed quantity of truck trips to be generated by the proposed use (including any road widening that may be necessary); roadway design and improvements to handle the weight and frequency of proposed truck trips; intersection operations to freeway ramps and level of service analysis to include the proposed truck trips; truck turn radii at intersections; and other operational elements of the City's street network to serve the proposed use. The TIA may be prepared by a qualified consultant selected and directed by the City (and all consultant costs to be reimbursed by the applicant), or by a qualified traffic consultant selected by the applicant (and all work subject to the direction, review, and approval by the City).

C. Entry gates into the loading dock/truck court area with more than 20 loading docks shall be positioned after a minimum of 140 feet of total available stacking depth inside the property line. The stacking distance shall be increased by 70 feet for every 20 loading docks beyond 50 docks. Queuing, or circling of vehicles, on public streets immediately pre- or post-entry to an industrial commerce facility is strictly prohibited unless queuing occurs in a deceleration lane or right turn lane exclusively serving the facility.

D. Prior to entitlement approval, applicants shall submit to the City, and obtain approval of, all turning templates to verify adequate truck turning movements at entrance and exit driveways as well as street intersections adjacent to industrial buildings. Unless not physically possible, truck entries shall be located on Collector streets or streets of a higher commercial classification, and vehicle entries shall be designed to prevent truck access on streets that are not Collector Streets (or streets of a higher commercial classification), including but not limited to by limiting the width of vehicle entries.

E. Anti-idling signs indicating a five (5) minute restriction on engine idling for diesel trucks shall be posted at warehouses and industrial commerce facilities along entrances to the site and within the dock areas and shall be strictly enforced by the facility operator (13 CCR § 2480).

F. Signs shall be installed at all truck exit driveways directing truck drivers to the truck route as indicated in the Truck Routing Plan to be routed to the Interstate Freeway System.

G. Signs and drive aisle pavement markings shall clearly identify the onsite circulation pattern to minimize unnecessary on-site vehicular travel.

H. Facility operators shall post signs in prominent locations inside and outside of the building indicating that off-site parking for any Medium Heavy-Duty trucks, Heavy Heavy-Duty trucks, truck trailers or cabs, and other operations-related vehicles is strictly prohibited. City may require facility operator to post signs on adjacent and nearby surface or residential streets indicating that off-site truck parking is prohibited by City ordinance.

I. All signs under this Section shall be legible, durable, and weather-proof.

18.156.950: SUSTAINABLE ENERGY:

A. On-site motorized operational equipment shall be zero emission (ZE).

B. All warehouse building roofs shall install photovoltaic (PV) solar collector system or other form of on-site renewable energy, provided such renewable energy source is recognized by the State of California as a renewable resource under the Renewable Portfolio Standard Program. The renewable energy system shall be metered separately from the nonrenewable metered power usage of the building. The renewable energy system shall be built to generate an amount of electricity sufficient to meet the following criteria:

1. Annualized building demand based on the approved use or, if no use is proposed, then the demand for the most energy intensive use that could occupy the building; and

2. Annualized demand required to charge fully electric vehicles and trucks, assuming that all vehicles and trucks to the site are fully electric; and

3. A reasonable rate of efficiency loss over ten years.

C. The warehouse building's rooftop that is not covered with solar panels or other utilities shall be constructed with light colored roofing material with a solar reflective index (SRI) in accordance with current California Energy Code regulations. This material shall be the minimum solar reflective rating of the roof material for the life of the building.

D. The on-site passenger vehicle parking shall include electric vehicle (EV) ready parking spaces in accordance with current requirements of the California Building Code, and at least fifty percent (50%) of the required EV parking spaces shall be equipped with working Level 2 Quick Charge EV charging stations installed and operational, prior to building occupancy. Signage shall be installed indicating EV charging stations and specifying that spaces are reserved for clean air/EV vehicles. Unless superior technology is developed that would replace the EV charging units, facility operator and any successors in interest shall be responsible

for maintaining the EV charging stations in working order for the life of the facility.

E. Unless the owner of the facility records a covenant on the title of the underlying property ensuring that the property cannot be used to provide chilled, cooled, or freezer warehouse space, a conduit shall be installed during construction of the building shell from the electrical room to all (100%) of the loading dock doors that have potential to serve the refrigerated space. When tenant improvement building permits are issued for any refrigerated warehouse space, electric plug-in units shall be installed at every dock door servicing the refrigerated space to allow transport refrigeration units (TRUs) to plug in. Truck operators with TRUs shall be required to utilize electric plug-in units when at loading docks.

18.156.960: OPERATION AND CONSTRUCTION:

A. Cool surface treatments shall be added to all drive aisles and parking areas, or such areas shall be constructed with a solar-reflective cool pavement such as concrete. Solar collectors may be installed on support structures that provide shade over parking areas to achieve minimum requirements.

B. To ensure that warehouse electrical rooms are sufficiently sized to accommodate the potential need for additional electrical panels, either a secondary electrical room shall be provided in the building, or the primary electrical room shall be sized twenty-five percent (25%) larger than is required to satisfy the service requirements of the building or the electrical gear shall be installed with the initial construction with 25% excess demand capacity.

C. All exterior light fixtures (including but not limited to parking lot lighting, wall fixtures, roof fixtures, light poles, etc.) visible from public right-of-way or abutting properties shall have shielding affixed to contain illumination within the subject property and prevent light trespass and glare overspill.

D. The facility operator shall be required to perform regular maintenance of building structures, landscaping, and paved surfaces to ensure good physical condition and appearance.

E. For any sites with warehouses that are abutting or adjacent to any residential properties or properties containing sensitive receptors, any outdoor storage of materials, high-pile storage, or any other manner of storage or staging shall not exceed the height of the perimeter wall.

F. Additional operating conditions may be enacted for an individual Warehouse project pursuant to a Conditional Use Permit (RMC Chapter 18.192) for the purpose of avoiding or reducing potential off-site nuisance effects of the warehouse facility (including but not limited to traffic, parking, noise, vibration, air quality emissions, etc.) on nearby sensitive receptors or residential districts, or to protect the public health, safety, or general welfare."

SECTION 3. Redlands Municipal Code Section 18.100.040, entitled "Permitted Uses," is hereby amended to read as follows:

"Principal permitted uses in the C-M zone include:

A. Auto services: No open service bays shall face a public street, or they shall be screened:

Brake relining.
Glass installation.
Muffler installation.
Painting.
Repair.
Upholstery.

B. Commercial sales and service:

Agricultural supplies and equipment.
Automobile equipment.
Automobile, new and used.
Bicycle, boat and motorcycle.
Building material and hardware.
Cabinet shop.
Camper and mobilehome.
Drive-in stores, such as milk and food, no alcohol beverage sales.
Electrical apparatus and equipment.
Furniture, appliances and carpeting.
Garden and farm supplies.
Interior decorator studios.
Machinery, equipment and supplies.
Nurseries; no outdoor display of merchandise other than plants.
Office equipment.
Paint.
Pet and pet supply.
Plumbing, heating, air conditioning and refrigeration equipment and supplies.
Radio, television and musical instruments.

C. Industrial:

Uses permitted in the M-P planned industrial district.
Recreation and entertainment: The following uses are subject to approval of a conditional use permit if within three hundred feet (300') of a residential area.
Bowling lanes, skating rinks, and sports arenas, no alcohol beverage sales.
Drive-in theaters.

D. Services:

Auction houses.
Auto rental.
Bus terminals and similar transit facilities.

Cleaning and dyeing plants, laundries, linen and towel service.
Furniture upholstery.
Governmental agencies.
Ice manufacture, cold storage, and frozen food lockers.
Mail order houses.
Motels and hotels.
Parcel delivery.
Pest control.
Public scales.
Radio and television broadcasting studios.
Restaurants.
Retreading of tires.
Sign painters.

E. Other uses:

Agricultural uses permitted in the M-P district.
Business, technical, trade or professional schools.
Clubs, lodges, and similar organizations.
Electric distribution substations, public utility buildings and service yards.
Van and storage; self-storage or mini-storage facilities.
Warehousing, ancillary to another primary use (see RMC Chapter 18.156, Article XII).
Warehousing, in buildings with less than 50,000 square-feet in gross floor area, and not more than five truck docks or dock high loading doors.
Wholesalers.

SECTION 4. Redlands Municipal Code Section 18.100.070, entitled "Conditional Uses," is recommended to read as follows:

"18.100.070: CONDITIONAL USES:

The following uses may be permitted in the C-M zone subject to approval of a conditional use permit:

Uses listed in chapter 18.192 of this title.
Ambulance service.
Animal hospitals.
Bowling lanes, skating rinks, and sports arenas, with alcohol beverage sales.
Cocktail lounges and bars.
Drive-in stores, such as milk and food, with alcohol beverage sales.
Equipment rental.
Radio and television transmitter towers higher than fifty feet (50') above ground level.
Regional shopping center containing at least one department store and a minimum gross land area of thirty five (35) acres; uses permitted shall be limited to those contained in the C-3 zone.
Retail store containing a minimum gross leasable area of seventy five thousand (75,000) square feet, subject to the parking requirements for neighborhood commercial districts.
Service stations.
Warehouses and logistics distribution centers, in accordance with chapter 18.156 of this title."

SECTION 5. Redlands Municipal Code Section 18.108.030, entitled "Permitted and Accessory Uses," is recommended to read as follows:

"In the M-1 zone, principal permitted uses shall be as follows:

A. Uses permitted in the M-P, planned industrial district.

B. Accessory uses:

Commercial sales and service incidental to a principal permitted use.
Employee recreational facilities and play areas.
Storage buildings incidental to a permitted use.
Superintendent or caretaker dwelling. One dwelling unit on the same parcel of land as a permitted use needing continual supervision, to be occupied exclusively by a superintendent or a caretaker and his family.
Other accessory uses and buildings customarily appurtenant to a permitted use.

C. Manufacturing:

Manufacture and assembly of electrical equipment and supplies, such as coils, condensers, lamps, switches, wire and cable assembly.

Manufacture of ceramic products, such as pottery, figurines and small glazed tile, utilizing only previously pulverized clay, and provided that kilns are fired only by electricity or gas.

Manufacture of cutlery, hardware, hand tools and kitchen utensils.

Manufacture, processing or treatment of products other than those which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise, vibration or hazard.

Manufacturing, assembling, compounding, packaging and processing of articles or products from the following previously prepared materials: asbestos, bristles, bone, feathers, hair, horns, leather, metal, paints (excluding any boiling process), paper, textiles.

Manufacturing, compounding, processing, canning or packaging of products such as bakery goods, candy and soft drinks, dairy products, food products (excluding fish and meat products, sauerkraut, vinegar, yeast, and the rendering or refining of fats and oils).

Mattress manufacture, repair, rebuildings and recovering.

D. Other uses:

Agricultural supplies and equipment, sales and service.
Agricultural uses, but excluding dairies, stockyards, slaughter of animals, and manufacture of fertilizer.
Automobile accessory and parts sales.
Automobile repair services; no open service bays shall face a public street, or they shall

be screened.
Automobile sales, new and used.
Barbershops.
Boat, mobilehome and camper sales and services.
Building material and hardware sales.
Catering services.
Cleaning and dyeing plants, laundries, linen and towel service.
Creameries.
Electric distribution substations, electric transmission substations, and public utility buildings and service yards.
Furniture upholstery.
Ice manufacture and storage, frozen food lockers, and cold storage plants.
Lumberyards (no planing mills).

E. Machine shops and such uses as the following:

Anodizing shops.
Blacksmith shops.
Cabinet or carpenter shops.
Die and pattern making shops.
Electroplating shops.
Grinding shops.
Metal engraving shops.
Metal finishing and plating shops.
Polishing shops.
Sheet metal shops.
Tinsmith shops.
Welding shops.
Parking lots, commercial.
Petroleum bulk plants.
Plumbing, heating or electrical shops.
Real estate, business and professional offices.
Repair and fix-it shops.
Repair garages, body and fender works and auto painting, providing all work is conducted within a completely enclosed structure.
Retreading and recapping of tires.
Service stations.
Sign painters.
Taxidermy shops.
Tree surgeons.
Volume sales outlets, such as furniture, appliances and carpeting.
Warehousing, ancillary to another primary use (see RMC Chapter 18.156, Article XII).
Warehousing, in buildings with less than 50,000 square-feet in gross floor area, and not more than five truck docks or dock high loading doors.
Wholesaling.

SECTION 6. Redlands Municipal Code Section 18.108.050, entitled "Conditional Uses," is recommended to read as follows:

"The following uses may be permitted in the M-1 zone subject to approval of a conditional use permit:

Animal and pet hospitals, kennels and animal pounds.
Automobile wash, mechanical or self-service.
Building materials storage yards.
Business, technical, trade or professional schools.
Commercial recreation such as bowling lanes and skating rinks.
Contractors' storage yards.
Equipment rentals.
Feed and fuel yards.
Motels.
Outdoor vehicle storage and holding lot, with no dismantling or wrecking permitted.
Restaurants.
Warehouses and logistics distribution centers, in accordance with chapter 18.156 of this title."

SECTION 7. Redlands Municipal Code Section 18.112.030, entitled "Permitted and Accessory Uses," is recommended to read as follows:

"Principal permitted uses in the I-P zone include:

A. Accessory uses:

Commercial sales and service incidental to a principal permitted use.
Employee recreational facilities and play areas.
One dwelling unit on the same parcel of land as a permitted use needing continual supervision, to be occupied exclusively by a superintendent or a caretaker and his family.
Storage buildings incidental to a permitted use.
Other accessory uses and buildings customarily appurtenant to a permitted use.

B. Manufacturing:

Machine tool manufacture, including metal lathes, presses and stamping machines, and woodworking machines.

Machinery manufacture, including electrical, agricultural, construction, mining, air conditioning equipment, dishwashers, dryers, furnaces, heaters, stoves and washing machines.

Manufacture of chemicals and chemical products, except those requiring a conditional use permit.

Manufacture of food products, including such processes as cooking, roasting, refining and extraction involved in the preparation of such products as cereal, chocolate, cider,

coffee, glucose, rice, flour, feed and grain, vegetable oils and yeast; but not including fish or meat products.

Manufacturing and processing of the following, conducted in an enclosed building, except that any outdoor manufacturing or processing operation in this group of uses shall be subject to approval of a conditional use permit:

Abrasives.
Aircraft and aircraft accessories.
Aluminum products.
Asbestos.
Automobiles, trucks and trailers.
Automotive accessories and parts.
Boats.
Candles.
Canvas.
Carpets and rugs.
Cellophane.
Cloth.
Composition wallboard.
Cork.
Felt.
Fiber.
Fur.
Glass, but excluding blast furnaces.
Glazed tile.
Hemp products.
Ink.
Jute products.
Leather.
Linter.
Metal foil.
Metal products.
Missiles and missile components, excluding explosive fuels.
Motors and generators.
Paper.
Plastics.
Porcelain products.
Pulp goods.
Putty.
Railroad equipment.
Rubber products.
Sisal products.
Starch and dextrine.
Structural steel products.
Textiles.
Tile.

Wire and wire products.
Yarns.

Metal fabricating, heat treating, pickling and stamping.

Transit and transportation terminals, repair and storage facilities.

C. Services:

Blueprinting, photocopying and film processing.
Business and research offices related to the administration and operation of the permitted industrial uses.
Electrical distribution substations, electrical transmission substations, public utility service yards and steam electric generating stations.
Laboratories.
Lumberyards.
Newspaper publishing.
Off street parking.
Offices, business and professional.
Petroleum bulk plants.
Printing, lithographing, publishing.
Public buildings.
Public utility offices.
Radio and television broadcasting.
Restaurants operated for employees on the premises.
Trade union halls.
Warehousing, ancillary to another primary use (see RMC Chapter 18.156, Article XII).
Warehousing, in buildings with less than 50,000 square-feet in gross floor area, and not more than five truck docks or dock high loading doors.
Wholesaling."

SECTION 8. Redlands Municipal Code Section 18.112.050, entitled "Conditional Uses," is recommended to read as follows:

"The following uses may be permitted subject to approval of a conditional use permit:

A. Heliports.

B. Manufacturing of:

Acetylene.
Ammonia.
Aniline dyes.
Bleaching powder.
Breweries, distilleries and wineries.
Bronze, babbitt metal and similar alloys.
Carbide.
Carbolic, hydrochloric, picric and sulfuric acid.

Caustic soda.
Cellulose and celluloid.
Chlorine.
Coal, coke or coal tar products.
Exterminating agents.
Film.
Gas.
Lacquer, shellac, turpentine, varnish or calcimine (Kalsomine).
Linoleum or oilcloth.
Matches.
Nitrating of cotton and other materials.
Phenol.
Potash.
Pyroxylin.
Rubber (natural or synthetic).
Soap, tallow, grease and lard.
Radio transmitter towers higher than fifty feet (50') above ground level.

C. Storage of:

Oil or gas in amounts of two thousand five hundred (2,500) barrels or more.
Oil or gas within three hundred feet (300') of any residential zone, school or park.
Recreational vehicles and boats.

D. Warehouses and logistics distribution centers, in accordance with chapter 18.156 of this title."

SECTION 9. Redlands Municipal Code Section 18.116.030, entitled "Permitted Uses," is recommended to read as follows:

"Principal permitted uses in the M-2 zone include:

A. Uses permitted in the M-1 industrial zone.

B. Contractors' yards and shops, including building, masonry, painting, concrete, electrical, plumbing, refrigeration, roofing, heating and air conditioning.

C. Electrical distribution substations, electrical transmission substations, nonnuclear electric generating stations, and public utility buildings, office, and service yards, and steam electric generating stations.

D. Food products manufacture, including such processes as cooking, roasting, refining and extraction involved in the preparation of such products as cereal, chocolate, cider, coffee, glucose, rice, flour, feed and grain, vegetable oils and yeast; but not including fish or meat products.

E. Lumberyards, lumber processing and woodworking, including planing mills, plywood, veneering, wood preserving and laminating.

F. Machine tool manufacture, including metal lathes, presses and stamping machines, and woodworking machines.

G. Machinery manufacture, including electrical, agricultural, construction, mining, air conditioning equipment, dishwashers, dryers, furnaces, heaters, stoves and washing machines.

H. Manufacture of chemicals and chemical products, except those requiring a conditional use permit.

I. Manufacture, storage, reconditioning and exchange of such items as cans, containers, boxes, barrels, bottles and bags.

J. Manufacturing and processing of the following, conducted in an enclosed building, except that any outdoor manufacturing or processing operation in this group of uses shall be subject to approval of a conditional use permit:

Abrasives.
Aircraft and aircraft accessories.
Aluminum products.
Asbestos.
Automobiles, trucks and trailers.
Automotive accessories and parts.
Boats.
Bricks.
Burial vaults and caskets.
Candles.
Canvas.
Carpets and rugs.
Cement products.
Chalk.
Clay pipe and clay products.
Composition wallboard.
Glass, but excluding blast furnaces.
Glazed tile.
Graphite and graphite products.
Hemp products.
Ink.
Jute products.
Linter.
Metal foil.
Metal products.
Missiles and missile components, excluding explosive fuels.
Motors and generators.
Paraffin products.
Plastics.
Porcelain products.
Pulp goods.

Pumice.
Putty.
Railroad equipment.
Rubber products.
Sand and lime products.
Sisal products.
Starch and dextrine.
Steel products.
Stone products.
Structural steel products.
Tile.
Wire and wire products.

K. Metal fabricating, heat treating, pickling and stamping.

L. Storage facilities, except those requiring a conditional use permit.

M. Warehousing, ancillary to another primary use (see RMC Chapter 18.156, Article XII).

N. Warehousing, in buildings with less than 50,000 square-feet in gross floor area, and not more than five truck docks or dock high loading doors."

SECTION 10. Redlands Municipal Code Section 18.116.050, entitled "Conditional Uses," is recommended to read as follows:

"In the M-2 zone, the following uses may be permitted subject to approval of a conditional use permit:

A. Airports, heliports and landing strips.

B. Animal, food or beverage processing of the following kinds:

Breweries, distilleries and wineries.
Meat or fish products packing, canning or processing.
Vinegar, yeast and sauerkraut.

C. Asphalt, concrete and earth products activities of the following kinds:

Asphalt batching plants.
Concrete mixing and batching plants.
Rock crushing plants and aggregate dryers.
Sandblasting plants.
Butane service and filling stations.

D. Commercial and service type uses which the commission, after study and deliberation, finds are needed to serve the M-2 district, and which will not interfere with the orderly development of the industrial area, and which will be compatible with industrial uses.

E. Distilling of:

Alcohol.
Bones.
Coal.
Coal tar.
Coke.
Wood.
Heavy metal works of the following kinds:
Blast furnaces.
Boiler works.
Drop forge industries.
Drop hammers.
Forges, foundries and forging works.
Metal and metal ore reduction or smelting.
Rolling mills.

F. Manufacturing of:

Acetylene.
Ammonia.
Aniline dyes.
Asphalt or asphalt products.
Bleaching powder.
Bronze, babbitt metal and similar alloys.
Carbide.
Carbolic, hydrochloric, picric and sulfuric acid.
Caustic soda.
Cellophane.
Cellulose and celluloid.
Cement, lime, gypsum or plaster of Paris.
Charcoal, lampblack or fuel briquettes.
Chlorine.
Coal, coke or coal tar products.
Creosote.
Exterminating agents.
Fertilizer.
Film.
Gas.
Lacquer, shellac, turpentine, varnish or calcimine (kalsomine).
Linoleum or oilcloth.
Matches.
Nitrating of cotton and other materials.
Phenol.
Potash.
Pyroxylin.
Rubber (natural or synthetic).

Soap, tallow, grease and lard.
Radio transmitter towers, higher than fifty feet (50') above ground level.

G. Refining of:

Fats and oils.
Metals and metal ores.
Petroleum and petroleum products.
Sugar.
Salvage, wrecking and disposal activities of the following kind:
Automobile wrecking and salvage.
Building wrecking and salvage.
Dumps, including garbage and trash disposal.
Industrial waste material salvage, waste metal, rag, clothing, glass and paper salvage operations.
Sewer farm or sewage disposal plants.

H. Storage of:

Automobiles and other vehicles purchased for wrecking operations.
Fertilizer or manure.
House movers' equipment and buildings moved from other locations.
Oil or gas in amounts of two thousand five hundred (2,500) barrels or more.
Oil or gas within three hundred feet (300') of any residential zone, school or park.
Sand, gravel, rock or decomposed granite in amounts of two thousand (2,000) tons or more.
Used building materials or secondhand buildings.

I. Warehouses and logistics distribution centers, in accordance with chapter 18.156 of this title."

SECTION 11. The Mayor shall sign this ordinance and the City Clerk shall certify to the adoption of this ordinance and shall cause it, or a summary of it, to be published once in the Redlands Daily Facts, a newspaper of general circulation within the City, and thereafter, this ordinance shall take effect as provided by law.

_____
Eddie Tejeda, Mayor

ATTEST:

_____
Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, City Clerk, City of Redlands, hereby certify that the foregoing Ordinance was duly adopted by the City Council at the regular meeting thereof, held on the 21st day of February, 2023, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Jeanne Donaldson, City Clerk

ORDINANCE NO. 2955

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING TITLE 18 (ZONING REGULATIONS) OF THE REDLANDS MUNICIPAL CODE, CHAPTER 18.156, IMPLEMENTING NEW WAREHOUSE DEVELOPMENT STANDARDS, AND AMENDING OTHER CHAPTERS OF TITLE 18 TO REQUIRE A CONDITIONAL USE PERMIT FOR NEW WAREHOUSE DEVELOPMENT PROJECTS, AS DEFINED, IN THE COMMERCIAL INDUSTRIAL (C-M), LIGHT INDUSTRIAL (M-1), GENERAL INDUSTRIAL (M-2), AND INDUSTRIAL (I-P) ZONING DISTRICTS.

WHEREAS, Ordinance No. 2955 (Ordinance Text Amendment No. 365) would amend Chapter 18.156 (Development Provisions for Specific Uses) of Title 18 (the City's "Zoning Ordinance") of the Redlands Municipal Code to implement new development standards for warehouse development projects, as defined, and to amend the list of permitted and conditionally permitted uses in the Commercial Industrial (C-M), Light Industrial (M-1), General Industrial (M-2), and Industrial (I-P) zones to require a Conditional Use Permit for new warehouses, as defined; and

WHEREAS, on December 13, 2022, the Planning Commission held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, Ordinance Text Amendment No. 365 and at which the Planning Commission continued the public hearing to January 24, 2023; and

WHEREAS, on January 24, 2023, the Planning Commission held a continued public hearing at which interested persons had an opportunity to testify in support of, or opposition to, Ordinance Text Amendment No. 365 and at which the Planning Commission considered Ordinance Text Amendment No. 365; and

WHEREAS, the proposed Ordinance No. 2955 is exempt from environmental review in accordance with Sections 15061(b)(3), 15308, and 15378(b)(5) of the California Environmental Quality Act Guidelines; and

WHEREAS, following the public hearing on January 24, 2023, the Planning Commission determined that Ordinance Text Amendment No. 365 would be in conformity with the 2035 General Plan, and would be consistent with goals of the General Plan for transportation, connectivity, compatibility and harmonious relationship of different land uses, and energy sustainability; and

WHEREAS, on January 24, 2023, the Planning Commission recommended to the City Council that proposed Ordinance No. 2955 be approved; and

WHEREAS, in accordance with Government Code section 65090, on or about February 10, 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. 2955 would be considered by City Council; and

WHEREAS, on February 21, 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. 2955.

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

SECTION 1. California Environmental Quality Act. The proposed Ordinance Text Amendment does not require environmental review in accordance with Sections 15061(b)(3), 15308, and 15378(b)(5) of the California Environmental Quality Act Guidelines. Pursuant to Section 15378(b)(5) of the California Environmental Quality Act ("CEQA"), this proposal is an organizational or administrative activity of the City that will not result in direct or indirect physical changes in the environment, and therefore not a project. Additionally, pursuant to CEQA Guidelines Section 15061(b)(3), this proposal is exempt from CEQA review because there is no possibility that the zoning code amendment may have a significant effect on the environment, insofar as it would impose additional construction and operational requirements on certain warehouse and distribution facilities within the City. Furthermore, even if the proposal is considered a project, the proposed zoning code amendment is categorically exempt under CEQA Guidelines Section 15308, because it is clear that it will not create an environmental impact and the action will assure the maintenance, enhancement, or protection of the environment through the adoption of regulations and development standards on such warehouse and distribution facilities. Accordingly, no further environmental review is necessary.

SECTION 2. Chapter 18.156 of the Redlands Municipal Code, entitled "Development Provisions for Specific Uses," is hereby amended to add Article XII. Warehouses and Logistics Distribution Centers, to read as follows:

"**ARTICLE XII. Warehouses and Logistics Distribution Centers**

18.156.900: DEFINITIONS:

A. *Warehouse* means warehouse/distribution facilities primarily used for the storage and/or consolidation of manufactured goods before their distribution to retail locations or other warehouses. Warehouse/distribution centers are fifty thousand (50,000) square-feet or more in gross floor area or contain six (6) or more truck docks or dock high loading doors. They are characterized by dock high loading doors and could be on opposing sides of the building (cross dock facility); may include grade-level loading doors; interior clear heights a minimum of 28 to 36 feet to ceiling for the warehousing floor area; significant movement and storage of products, materials, or equipment; may include receiving, sorting, re-packaging, and/or re-distribution; truck activities frequently outside of the peak hour of the adjacent street system; and need freeway access. Warehousing and distribution facilities include, but are not limited to, the following types of uses:

- Warehousing distribution/high cube distribution centers
- Parcel delivery terminals or truck terminals
- Parcel sorting and distribution facilities
- Package allocation for delivery drivers or independent delivery contractors

- Parcel hub or high cube fulfillment center
- Freight yards or forwarding terminals
- Moving agencies
- Shipping/receiving yards

B. *Warehousing, ancillary,* means the use of a portion of a building for the related storage of goods of any type by one or two businesses and used for the sale or distribution of those goods directly to their customers. A manufacturing, assembly, service commercial, or other type of commercial or industrial use (i.e., primary use) manufactures and/or stores and distributes the goods or components that are produced or contained on-site, and therefore includes the related storage of those goods or items. Ancillary storage or warehousing is subordinate and incidental to the primary land use (e.g., manufacturing, assembly, service commercial, or other type of primary commercial or industrial use). Ancillary storage or warehousing may include ground level loading doors on one or more sides of the building, or not more than five (5) dock high loading doors on one side of the building only.

18.156.910: APPLICABILITY:

The provisions of this section shall apply to the following types of development projects:

A. New warehouse development projects that meet one of the following criteria:

1) Gross floor area of fifty thousand (50,000) square-feet or more; or,
2) A structure with six (6) or more truck docks or dock high loading doors (does not include grade-level loading doors or loading spaces).

B. Development or redevelopment projects for existing or proposed warehouse facilities involving demolition, reconstruction, repairing, or rebuilding that exceed fifty percent (50%) of the reasonable replacement value of the existing structure or property.

1. Estimates for this purpose shall be reviewed and approved by the building official and the Development Services Director, or their respective designees, and shall be based on the minimum cost of construction in compliance with the California Building Code.
2. For the purpose of this section, "assessed value" shall mean the assessed value of the structure as shown on the County of San Bernardino property assessment roll in effect at the time of the occurrence of the casualty, or at the time the repair and maintenance is first conducted.
3. Redevelopment of a property and/or building shall include the feasible provisions of Section 18.156.930 through 18.156.960 of this Article, as determined by the Planning Commission.

C. Required Compliance. No new warehouse development project shall be constructed, no redevelopment or reconstruction of a property for warehouse use,

and no existing warehouse shall be moved, altered, or enlarged, except in accordance with the applicable development standards of this Article.

18.156.920: SITE LOCATION REQUIREMENT:

A. No warehouses shall be located on a project site more than one mile (5,280 feet) from a freeway entrance/exit ramp to the Interstate Freeway System (Interstate 10 and Interstate 210). For purposes of this requirement, the linear distance shall be measured as a radius from a freeway ramp to any part of the subject property.

18.156.930: SCREENING AND BUFFERING REQUIREMENTS:

A. Warehouse developments shall provide a solid decorative wall(s) of at least ten feet (10') in height when abutting any sensitive receptors. Sensitive receptors for purposes of this section shall be defined as any residence including private homes, condominiums, apartments, and living quarters, schools, preschools, daycare centers, in-home daycares, hospitals, long-term care facilities, retirement and nursing homes, community centers, places of worship, parks (excluding trails), and dormitories. The exterior treatment of the wall(s) shall be decorative or painted.

B. Unless physically impossible, loading docks and truck entries shall be oriented away from abutting sensitive receptors. To the greatest extent feasible, loading docks, truck entries, and truck drive aisles shall be located away from nearby sensitive receptors. In making feasibility decisions, the City must comply with existing laws and regulations and balance public safety and the site development's potential impacts to nearby sensitive receptors. Therefore, loading docks, truck entries, and drive aisles may be located nearby sensitive receptors at the discretion of the Planning Commission, but any such site design shall include measures designed to minimize overall impacts to nearby sensitive receptors.

C. Trees shall be used as part of the solid screen buffering treatment for any adjacent residential properties or properties with sensitive receptors. Trees used for this purpose shall be evergreen, drought-tolerant, minimum 36-inch box size, and shall be spaced no greater than 40-feet on center. Palm trees shall not be used for screening purposes. The property owner and any successors in interest shall maintain these trees for the duration of ownership ensuring any unhealthy or dead trees are replaced timely as needed.

D. Trees shall be installed in automobile (passenger vehicle) parking areas to provide at least thirty five percent (35%) shade cover of parking areas within fifteen (15) years. This requirement is in addition to the applicable standard design requirements for parking lot landscape and related improvements. Trees shall be planted that are capable of implementing this requirement.

18.156.940: TRAFFIC PATTERNS AND SIGN REQUIREMENTS:

A. Applicants for entitlements shall prepare and submit a Truck Routing Plan demonstrating the most direct route(s) to and from the Interstate Freeway System based on the city's latest Truck Route Map. Routes to or from freeway ramps shall not pass through any residential zones or districts.

B. A traffic impact assessment (TIA) report shall be prepared to evaluate a proposed warehouse project's compliance with the City's Measure U traffic system requirements, and shall include an evaluation of the City's streets and Truck Routes that provide vehicular access to the Interstate Freeway System, including, but not limited to: existing right-of-way width; roadway capacity to handle the proposed quantity of truck trips to be generated by the proposed use (including any road widening that may be necessary); roadway design and improvements to handle the weight and frequency of proposed truck trips; intersection operations to freeway ramps and level of service analysis to include the proposed truck trips; truck turn radii at intersections; and other operational elements of the City's street network to serve the proposed use. The TIA may be prepared by a qualified consultant selected and directed by the City (and all consultant costs to be reimbursed by the applicant), or by a qualified traffic consultant selected by the applicant (and all work subject to the direction, review, and approval by the City).

C. Entry gates into the loading dock/truck court area with more than 20 loading docks shall be positioned after a minimum of 140 feet of total available stacking depth inside the property line. The stacking distance shall be increased by 70 feet for every 20 loading docks beyond 50 docks. Queuing, or circling of vehicles, on public streets immediately pre- or post-entry to an industrial commerce facility is strictly prohibited unless queuing occurs in a deceleration lane or right turn lane exclusively serving the facility.

D. Prior to entitlement approval, applicants shall submit to the City, and obtain approval of, all turning templates to verify adequate truck turning movements at entrance and exit driveways as well as street intersections adjacent to industrial buildings. Unless not physically possible, truck entries shall be located on Collector streets or streets of a higher commercial classification, and vehicle entries shall be designed to prevent truck access on streets that are not Collector Streets (or streets of a higher commercial classification), including but not limited to by limiting the width of vehicle entries.

E. Anti-idling signs indicating a five (5) minute restriction on engine idling for diesel trucks shall be posted at warehouses and industrial commerce facilities along entrances to the site and within the dock areas and shall be strictly enforced by the facility operator (13 CCR § 2480).

F. Signs shall be installed at all truck exit driveways directing truck drivers to the truck route as indicated in the Truck Routing Plan to be routed to the Interstate

Freeway System.

G. Signs and drive aisle pavement markings shall clearly identify the onsite circulation pattern to minimize unnecessary on-site vehicular travel.

H. Facility operators shall post signs in prominent locations inside and outside of the building indicating that off-site parking for any Medium Heavy-Duty trucks, Heavy Heavy-Duty trucks, truck trailers or cabs, and other operations-related vehicles is strictly prohibited. City may require facility operator to post signs on adjacent and nearby surface or residential streets indicating that off-site truck parking is prohibited by City ordinance.

I. All signs under this Section shall be legible, durable, and weather-proof.

18.156.950: SUSTAINABLE ENERGY:

A. On-site motorized operational equipment shall be zero emission (ZE).

B. All warehouse building roofs shall install photovoltaic (PV) solar collector system or other form of on-site renewable energy, provided such renewable energy source is recognized by the State of California as a renewable resource under the Renewable Portfolio Standard Program. The renewable energy system shall be metered separately from the nonrenewable metered power usage of the building. The renewable energy system shall be built to generate an amount of electricity sufficient to meet the following criteria:

1. Annualized building demand based on the approved use or, if no use is proposed, then the demand for the most energy intensive use that could occupy the building; and

2. Annualized demand required to charge fully electric vehicles and trucks, assuming that all vehicles and trucks to the site are fully electric; and

3. A reasonable rate of efficiency loss over ten years.

C. The warehouse building's rooftop that is not covered with solar panels or other utilities shall be constructed with light colored roofing material with a solar reflective index (SRI) in accordance with current California Energy Code regulations. This material shall be the minimum solar reflective rating of the roof material for the life of the building.

D. The on-site passenger vehicle parking shall include electric vehicle (EV) ready parking spaces in accordance with current requirements of the California Building Code, and at least fifty percent (50%) of the required EV parking spaces shall be equipped with working Level 2 Quick Charge EV charging stations installed and operational, prior to building occupancy. Signage shall be installed indicating EV charging stations and specifying that spaces are reserved for clean air/EV

vehicles. Unless superior technology is developed that would replace the EV charging units, facility operator and any successors in interest shall be responsible for maintaining the EV charging stations in working order for the life of the facility.

E. Unless the owner of the facility records a covenant on the title of the underlying property ensuring that the property cannot be used to provide chilled, cooled, or freezer warehouse space, a conduit shall be installed during construction of the building shell from the electrical room to all (100%) of the loading dock doors that have potential to serve the refrigerated space. When tenant improvement building permits are issued for any refrigerated warehouse space, electric plug-in units shall be installed at every dock door servicing the refrigerated space to allow transport refrigeration units (TRUs) to plug in. Truck operators with TRUs shall be required to utilize electric plug-in units when at loading docks.

18.156.960: OPERATION AND CONSTRUCTION:

A. Cool surface treatments shall be added to all drive aisles and parking areas, or such areas shall be constructed with a solar-reflective cool pavement such as concrete. Solar collectors may be installed on support structures that provide shade over parking areas to achieve minimum requirements.

B. To ensure that warehouse electrical rooms are sufficiently sized to accommodate the potential need for additional electrical panels, either a secondary electrical room shall be provided in the building, or the primary electrical room shall be sized twenty-five percent (25%) larger than is required to satisfy the service requirements of the building or the electrical gear shall be installed with the initial construction with 25% excess demand capacity.

C. All exterior light fixtures (including but not limited to parking lot lighting, wall fixtures, roof fixtures, light poles, etc.) visible from public right-of-way or abutting properties shall have shielding affixed to contain illumination within the subject property and prevent light trespass and glare overspill.

D. The facility operator shall be required to perform regular maintenance of building structures, landscaping, and paved surfaces to ensure good physical condition and appearance.

E. For any sites with warehouses that are abutting or adjacent to any residential properties or properties containing sensitive receptors, any outdoor storage of materials, high-pile storage, or any other manner of storage or staging shall not exceed the height of the perimeter wall.

F. Additional operating conditions may be enacted for an individual Warehouse project pursuant to a Conditional Use Permit (RMC Chapter 18.192) for the purpose of avoiding or reducing potential off-site nuisance effects of the warehouse facility (including but not limited to traffic, parking, noise, vibration,

air quality emissions, etc.) on nearby sensitive receptors or residential districts, or to protect the public health, safety, or general welfare."

SECTION 3. Redlands Municipal Code Section 18.100.040, entitled "Permitted Uses," is hereby amended to read as follows:

"Principal permitted uses in the C-M zone include:

A. Auto services: No open service bays shall face a public street, or they shall be screened:

Brake relining.
Glass installation.
Muffler installation.
Painting.
Repair.
Upholstery.

B. Commercial sales and service:

Agricultural supplies and equipment.
Automobile equipment.
Automobile, new and used.
Bicycle, boat and motorcycle.
Building material and hardware.
Cabinet shop.
Camper and mobilehome.
Drive-in stores, such as milk and food, no alcohol beverage sales.
Electrical apparatus and equipment.
Furniture, appliances and carpeting.
Garden and farm supplies.
Interior decorator studios.
Machinery, equipment and supplies.
Nurseries; no outdoor display of merchandise other than plants.
Office equipment.
Paint.
Pet and pet supply.
Plumbing, heating, air conditioning and refrigeration equipment and supplies.
Radio, television and musical instruments.

C. Industrial:

Uses permitted in the M-P planned industrial district.
Recreation and entertainment: The following uses are subject to approval of a conditional use permit if within three hundred feet (300') of a residential area.
Bowling lanes, skating rinks, and sports arenas, no alcohol beverage sales.
Drive-in theaters.

D. Services:

Auction houses.
Auto rental.
Bus terminals and similar transit facilities.
Cleaning and dyeing plants, laundries, linen and towel service.
Furniture upholstery.
Governmental agencies.
Ice manufacture, cold storage, and frozen food lockers.
Mail order houses.
Motels and hotels.
Parcel delivery.
Pest control.
Public scales.
Radio and television broadcasting studios.
Restaurants.
Retreading of tires.
Sign painters.

E. Other uses:

Agricultural uses permitted in the M-P district.
Business, technical, trade or professional schools.
Clubs, lodges, and similar organizations.
Electric distribution substations, public utility buildings and service yards.
Van and storage; self-storage or mini-storage facilities.
~~Warehouses and wholesalers.~~
Warehousing, ancillary to another primary use (see RMC Chapter 18.156, Article XII).
Warehousing, in buildings with less than 50,000 square-feet in gross floor area, and not more than five truck docks or dock high loading doors.
Wholesalers.

SECTION 4. Redlands Municipal Code Section 18.100.070, entitled "Conditional Uses," is recommended to read as follows:

"18.100.070: CONDITIONAL USES:

The following uses may be permitted in the C-M zone subject to approval of a conditional use permit:

Uses listed in chapter 18.192 of this title.
Ambulance service.
Animal hospitals.
Bowling lanes, skating rinks, and sports arenas, with alcohol beverage sales.
Cocktail lounges and bars.
Drive-in stores, such as milk and food, with alcohol beverage sales.
Equipment rental.
Radio and television transmitter towers higher than fifty feet (50') above ground level.
Regional shopping center containing at least one department store and a minimum gross land area of thirty five (35) acres; uses permitted shall be limited to those contained in the C-3 zone.

Retail store containing a minimum gross leasable area of seventy five thousand (75,000) square feet, subject to the parking requirements for neighborhood commercial districts.
Service stations.
Warehouses and logistics distribution centers, in accordance with chapter 18.156 of this title."

SECTION 5. Redlands Municipal Code Section 18.108.030, entitled "Permitted and Accessory Uses," is recommended to read as follows:

"In the M-1 zone, principal permitted uses shall be as follows:

A. Uses permitted in the M-P, planned industrial district.

B. Accessory uses:

Commercial sales and service incidental to a principal permitted use.
Employee recreational facilities and play areas.
Storage buildings incidental to a permitted use.
Superintendent or caretaker dwelling. One dwelling unit on the same parcel of land as a permitted use needing continual supervision, to be occupied exclusively by a superintendent or a caretaker and his family.
Other accessory uses and buildings customarily appurtenant to a permitted use.

C. Manufacturing:

Manufacture and assembly of electrical equipment and supplies, such as coils, condensers, lamps, switches, wire and cable assembly.

Manufacture of ceramic products, such as pottery, figurines and small glazed tile, utilizing only previously pulverized clay, and provided that kilns are fired only by electricity or gas.

Manufacture of cutlery, hardware, hand tools and kitchen utensils.

Manufacture, processing or treatment of products other than those which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise, vibration or hazard.

Manufacturing, assembling, compounding, packaging and processing of articles or products from the following previously prepared materials: asbestos, bristles, bone, feathers, hair, horns, leather, metal, paints (excluding any boiling process), paper, textiles.

Manufacturing, compounding, processing, canning or packaging of products such as bakery goods, candy and soft drinks, dairy products, food products (excluding fish and meat products, sauerkraut, vinegar, yeast, and the rendering or refining of fats and oils).

Mattress manufacture, repair, rebuildings and recovering.

D. Other uses:

Agricultural supplies and equipment, sales and service.
Agricultural uses, but excluding dairies, stockyards, slaughter of animals, and manufacture of fertilizer.
Automobile accessory and parts sales.
Automobile repair services; no open service bays shall face a public street, or they shall be screened.
Automobile sales, new and used.
Barbershops.
Boat, mobilehome and camper sales and services.
Building material and hardware sales.
Catering services.
Cleaning and dyeing plants, laundries, linen and towel service.
Creameries.
Electric distribution substations, electric transmission substations, and public utility buildings and service yards.
Furniture upholstery.
Ice manufacture and storage, frozen food lockers, and cold storage plants.
Lumberyards (no planing mills).

E. Machine shops and such uses as the following:

Anodizing shops.
Blacksmith shops.
Cabinet or carpenter shops.
Die and pattern making shops.
Electroplating shops.
Grinding shops.
Metal engraving shops.
Metal finishing and plating shops.
Polishing shops.
Sheet metal shops.
Tinsmith shops.
Welding shops.
~~Parcel delivery service.~~
Parking lots, commercial.
Petroleum bulk plants.
Plumbing, heating or electrical shops.
Real estate, business and professional offices.
Repair and fix-it shops.
Repair garages, body and fender works and auto painting, providing all work is conducted within a completely enclosed structure.
Retreading and recapping of tires.
Service stations.
Sign painters.
Taxidermy shops.
Tree surgeons.
Volume sales outlets, such as furniture, appliances and carpeting.

~~Warehouses and wholesaling.~~
Warehousing, ancillary to another primary use (see RMC Chapter 18.156, Article XII).
Warehousing, in buildings with less than 50,000 square-feet in gross floor area, and not more than five truck docks or dock high loading doors.
Wholesaling.

SECTION 6. Redlands Municipal Code Section 18.108.050, entitled "Conditional Uses," is recommended to read as follows:

"The following uses may be permitted in the M-1 zone subject to approval of a conditional use permit:

Animal and pet hospitals, kennels and animal pounds.
Automobile wash, mechanical or self-service.
Building materials storage yards.
Business, technical, trade or professional schools.
Commercial recreation such as bowling lanes and skating rinks.
Contractors' storage yards.
Equipment rentals.
Feed and fuel yards.
Motels.
Outdoor vehicle storage and holding lot, with no dismantling or wrecking permitted.
Restaurants.
Warehouses and logistics distribution centers, in accordance with chapter 18.156 of this title."

SECTION 7. Redlands Municipal Code Section 18.112.030, entitled "Permitted and Accessory Uses," is recommended to read as follows:

"Principal permitted uses in the I-P zone include:

A. Accessory uses:

Commercial sales and service incidental to a principal permitted use.
Employee recreational facilities and play areas.
One dwelling unit on the same parcel of land as a permitted use needing continual supervision, to be occupied exclusively by a superintendent or a caretaker and his family.
Storage buildings incidental to a permitted use.
Other accessory uses and buildings customarily appurtenant to a permitted use.

B. Manufacturing:

Machine tool manufacture, including metal lathes, presses and stamping machines, and woodworking machines.

Machinery manufacture, including electrical, agricultural, construction, mining, air conditioning equipment, dishwashers, dryers, furnaces, heaters, stoves and washing machines.

Manufacture of chemicals and chemical products, except those requiring a conditional use permit.

Manufacture of food products, including such processes as cooking, roasting, refining and extraction involved in the preparation of such products as cereal, chocolate, cider, coffee, glucose, rice, flour, feed and grain, vegetable oils and yeast; but not including fish or meat products.

Manufacturing and processing of the following, conducted in an enclosed building, except that any outdoor manufacturing or processing operation in this group of uses shall be subject to approval of a conditional use permit:

Abrasives.
Aircraft and aircraft accessories.
Aluminum products.
Asbestos.
Automobiles, trucks and trailers.
Automotive accessories and parts.
Boats.
Candles.
Canvas.
Carpets and rugs.
Cellophane.
Cloth.
Composition wallboard.
Cork.
Felt.
Fiber.
Fur.
Glass, but excluding blast furnaces.
Glazed tile.
Hemp products.
Ink.
Jute products.
Leather.
Linter.
Metal foil.
Metal products.
Missiles and missile components, excluding explosive fuels.
Motors and generators.
Paper.
Plastics.
Porcelain products.
Pulp goods.
Putty.
Railroad equipment.
Rubber products.

Sisal products.
Starch and dextrine.
Structural steel products.
Textiles.
Tile.
Wire and wire products.
Yarns.

Metal fabricating, heat treating, pickling and stamping.

Transit and transportation terminals, repair and storage facilities.

C. Services:

Blueprinting, photocopying and film processing.
Business and research offices related to the administration and operation of the permitted industrial uses.
Electrical distribution substations, electrical transmission substations, public utility service yards and steam electric generating stations.
Laboratories.
Lumberyards.
Newspaper publishing.
Off street parking.
Offices, business and professional.
~~Parcel delivery.~~
Petroleum bulk plants.
Printing, lithographing, publishing.
Public buildings.
Public utility offices.
Radio and television broadcasting.
Restaurants operated for employees on the premises.
Trade union halls.
~~Warehouses and wholesaling.~~
Warehousing, ancillary to another primary use (see RMC Chapter 18.156, Article XII).
Warehousing, in buildings with less than 50,000 square-feet in gross floor area, and not more than five truck docks or dock high loading doors.
Wholesaling."

SECTION 8. Redlands Municipal Code Section 18.112.050, entitled "Conditional Uses," is recommended to read as follows:

"The following uses may be permitted subject to approval of a conditional use permit:

A. Heliports.

B. Manufacturing of:

Acetylene.
Ammonia.

Aniline dyes.
Bleaching powder.
Breweries, distilleries and wineries.
Bronze, babbitt metal and similar alloys.
Carbide.
Carbolic, hydrochloric, picric and sulfuric acid.
Caustic soda.
Cellulose and celluloid.
Chlorine.
Coal, coke or coal tar products.
Exterminating agents.
Film.
Gas.
Lacquer, shellac, turpentine, varnish or calcimine (Kalsomine).
Linoleum or oilcloth.
Matches.
Nitrating of cotton and other materials.
Phenol.
Potash.
Pyroxylin.
Rubber (natural or synthetic).
Soap, tallow, grease and lard.
Radio transmitter towers higher than fifty feet (50') above ground level.

C. Storage of:

Oil or gas in amounts of two thousand five hundred (2,500) barrels or more.
Oil or gas within three hundred feet (300') of any residential zone, school or park.
Recreational vehicles and boats.

D. Warehouses and logistics distribution centers, in accordance with chapter 18.156 of this title."

SECTION 9. Redlands Municipal Code Section 18.116.030, entitled "Permitted Uses," is recommended to read as follows:

"Principal permitted uses in the M-2 zone include:

A. Uses permitted in the M-1 industrial zone.

B. Contractors' yards and shops, including building, masonry, painting, concrete, electrical, plumbing, refrigeration, roofing, heating and air conditioning.

C. Electrical distribution substations, electrical transmission substations, nonnuclear electric generating stations, and public utility buildings, office, and service yards, and steam electric generating stations.

D. Food products manufacture, including such processes as cooking, roasting, refining and extraction involved in the preparation of such products as cereal, chocolate, cider, coffee,

glucose, rice, flour, feed and grain, vegetable oils and yeast; but not including fish or meat products.

E. Lumberyards, lumber processing and woodworking, including planing mills, plywood, veneering, wood preserving and laminating.

F. Machine tool manufacture, including metal lathes, presses and stamping machines, and woodworking machines.

G. Machinery manufacture, including electrical, agricultural, construction, mining, air conditioning equipment, dishwashers, dryers, furnaces, heaters, stoves and washing machines.

H. Manufacture of chemicals and chemical products, except those requiring a conditional use permit.

I. Manufacture, storage, reconditioning and exchange of such items as cans, containers, boxes, barrels, bottles and bags.

J. Manufacturing and processing of the following, conducted in an enclosed building, except that any outdoor manufacturing or processing operation in this group of uses shall be subject to approval of a conditional use permit:

Abrasives.
Aircraft and aircraft accessories.
Aluminum products.
Asbestos.
Automobiles, trucks and trailers.
Automotive accessories and parts.
Boats.
Bricks.
Burial vaults and caskets.
Candles.
Canvas.
Carpets and rugs.
Cement products.
Chalk.
Clay pipe and clay products.
Composition wallboard.
Glass, but excluding blast furnaces.
Glazed tile.
Graphite and graphite products.
Hemp products.
Ink.
Jute products.
Linter.
Metal foil.
Metal products.
Missiles and missile components, excluding explosive fuels.

Motors and generators.
Paraffin products.
Plastics.
Porcelain products.
Pulp goods.
Pumice.
Putty.
Railroad equipment.
Rubber products.
Sand and lime products.
Sisal products.
Starch and dextrine.
Steel products.
Stone products.
Structural steel products.
Tile.
Wire and wire products.

K. Metal fabricating, heat treating, pickling and stamping.

L. Storage facilities, except those requiring a conditional use permit.

~~Transit and transportation terminals, repair and storage facilities.~~

M. Warehousing, ancillary to another primary use (see RMC Chapter 18.156, Article XII).

N. Warehousing, in buildings with less than 50,000 square-feet in gross floor area, and not more than five truck docks or dock high loading doors."

SECTION 10. Redlands Municipal Code Section 18.116.050, entitled "Conditional Uses," is recommended to read as follows:

"In the M-2 zone, the following uses may be permitted subject to approval of a conditional use permit:

A. Airports, heliports and landing strips.

B. Animal, food or beverage processing of the following kinds:

Breweries, distilleries and wineries.
Meat or fish products packing, canning or processing.
Vinegar, yeast and sauerkraut.

C. Asphalt, concrete and earth products activities of the following kinds:

Asphalt batching plants.
Concrete mixing and batching plants.
Rock crushing plants and aggregate dryers.

Sandblasting plants.
Butane service and filling stations.

D. Commercial and service type uses which the commission, after study and deliberation, finds are needed to serve the M-2 district, and which will not interfere with the orderly development of the industrial area, and which will be compatible with industrial uses.

E. Distilling of:

Alcohol.
Bones.
Coal.
Coal tar.
Coke.
Wood.
Heavy metal works of the following kinds:
Blast furnaces.
Boiler works.
Drop forge industries.
Drop hammers.
Forges, foundries and forging works.
Metal and metal ore reduction or smelting.
Rolling mills.

F. Manufacturing of:

Acetylene.
Ammonia.
Aniline dyes.
Asphalt or asphalt products.
Bleaching powder.
Bronze, babbitt metal and similar alloys.
Carbide.
Carbolic, hydrochloric, picric and sulfuric acid.
Caustic soda.
Cellophane.
Cellulose and celluloid.
Cement, lime, gypsum or plaster of Paris.
Charcoal, lampblack or fuel briquettes.
Chlorine.
Coal, coke or coal tar products.
Creosote.
Exterminating agents.
Fertilizer.
Film.
Gas.
Lacquer, shellac, turpentine, varnish or calcimine (kalsomine).
Linoleum or oilcloth.

Matches.
Nitrating of cotton and other materials.
Phenol.
Potash.
Pyroxylin.
Rubber (natural or synthetic).
Soap, tallow, grease and lard.
Radio transmitter towers, higher than fifty feet (50') above ground level.

G. Refining of:

Fats and oils.
Metals and metal ores.
Petroleum and petroleum products.
Sugar.
Salvage, wrecking and disposal activities of the following kind:
Automobile wrecking and salvage.
Building wrecking and salvage.
Dumps, including garbage and trash disposal.
Industrial waste material salvage, waste metal, rag, clothing, glass and paper salvage operations.
Sewer farm or sewage disposal plants.

H. Storage of:

Automobiles and other vehicles purchased for wrecking operations.
Fertilizer or manure.
House movers' equipment and buildings moved from other locations.
Oil or gas in amounts of two thousand five hundred (2,500) barrels or more.
Oil or gas within three hundred feet (300') of any residential zone, school or park.
Sand, gravel, rock or decomposed granite in amounts of two thousand (2,000) tons or more.
Used building materials or secondhand buildings.

I. Warehouses and logistics distribution centers, in accordance with chapter 18.156 of this title."

SECTION 11. The Mayor shall sign this ordinance and the City Clerk shall certify to the adoption of this ordinance and shall cause it, or a summary of it, to be published once in the Redlands Daily Facts, a newspaper of general circulation within the City, and thereafter, this ordinance shall take effect as provided by law.

_____
Eddie Tejeda, Mayor

ATTEST:

_____
Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, City Clerk, City of Redlands, hereby certify that the foregoing Ordinance was duly adopted by the City Council at the regular meeting thereof, held on the 21st day of February, 2023, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Jeanne Donaldson, City Clerk

City Council Meeting **K. 2.**

DATE: 02/21/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Appeal of Planning Commission's decision regarding entitlements for warehouse development located at 1980 West Park Avenue, Redlands (APN: 0292-153-20-000) By Appellant Lozeau Drury, LLP
(Mayor to declare meeting open as a public hearing)

a. Public hearing to consider an appeal of the Planning Commission's decision to approve the following entitlements for a warehouse development project on a 2.56-acre lot located at 1980 West Park Avenue, at the northeast corner of West Park Avenue and New Jersey Street (APN: 0292-153-20-0000), in the Commercial Industrial (EV/IC) district of the East Valley Corridor Specific Plan.

1. A Socio-Economic Cost/Benefit Study prepared for the proposed project in accordance with Measure U.

2. Commission Review & Approval No. 949 to construct a new warehouse building totaling 48,079 square feet (42,579 square feet of warehouse space and 5,500 square feet of office space), and related site improvements including parking lot, driveways, landscape, lighting, walls, and utility connections. The project is exempt from environmental review in accordance with Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

3. Street Vacation No. 190 – A request to vacate excess public right-of-way that is two (2) feet wide and approximately 361.45 feet in length, along the western property line of the subject property along New Jersey Street. The street vacation proposal is exempt from environmental review in accordance with Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.
(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 deems it appropriate, staff recommends the following motion.

I move to deny the Appeal and uphold the Planning Commission's approval of Commission Review and Approval No. 949, the adoption of the Socio-Economic Cost/Benefit Study prepared for the project, and the recommendation for Street Vacation No. 190.

COMMISSION RECOMMENDATION:

On December 13, 2022, the Planning Commission adopted Resolution No. 1605 approving Commission Review & Approval (CRA) No. 949 and the Socio-Economic Cost/Benefit Study for the proposed project. In addition, the Planning Commission adopted Resolution No. 1606 making a determination of General Plan conformity for Street Vacation No. 190, and recommended that City Council approve the Street Vacation, which is part of the overall entitlement package.

If the City Council denies the appeal and upholds the Planning Commission's decision, then Commission Review & Approval (CRA) No. 949 will stand as approved. The Commission also recommended that City Council approve Street Vacation No. 190, therefore, the decision on the Street Vacation will need to be made by the City Council at a later date.

BACKGROUND:

A) Project Description

The Project proposes to construct a new warehouse building totaling 48,079 square feet (to include 42,579 square feet of warehouse space and 5,500 square feet of office space) and related site improvements including parking lot, driveways, landscape, lighting, walls, and utility connections, at a vacant 2.56-acre lot located at 1980 West Park Avenue, at the northeast corner of West Park Avenue and New Jersey Street (APN: 0292-153-20-0000).

The Planning Commission staff report and resolutions are included as Attachment A, Attachment B, and Attachment C. On December 13, 2022, the Planning Commission approved CRA No. 949 and the Socio-Economic Cost/Benefit Study for the proposed project. The Commission also made a determination of General Plan conformity for Street Vacation No. 190, and recommended that City Council approve the Street Vacation (note that the decision on Street Vacation No. 190 will be made by the City Council at a later date). The attached project plans include the approved Site Plan (Attachment E), Floor Plan (Attachment F), Elevations and Color Renderings (Attachment G), as well as the Landscape Plan (Attachment H).

B) Appeal Filing

Following approval by the Planning Commission on December 13, 2022, the law firm Lozeau Drury, LLP, filed an appeal within ten days of the decision as required by RMC Section 18.192.070. Lozeau Drury, LLP, frequently represents Supporters Alliance for Environmental Responsibility (SAFER) and submitted their appeal on September 19, 2022 (Attachment I). As indicated on the appeal form, the appellant's Grounds for Appeal states, "The City incorrectly applied CEQA's Class 32 In-Fill Development categorical exemption to the project and thus a full CEQA analysis is required."

Further, the appellant's letter stated, "The Class 32 Exemption does not apply on its face," and expressed concerns about the following topics:

1. The appellant alleges the project will have significant indoor air quality impacts due to the potential use of formaldehyde in the building construction, therefore precluding reliance on the Class 32 Exemption.
2. The appellant alleges that the evidence supporting a Class 32 Exemption is inadequate, particularly as it relates to evidence that the approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

C) Staff Response

1. Indoor Air Quality

In terms of the appellant's claim regarding the Project's indoor air quality impacts due to the potential use of formaldehyde in the building construction, the proposed new warehouse building would be required to comply with the California Green Building Standards Code (CALGreen) Sections 4.504.5 and 5.504.4.5. Furthermore, composite wood products used within the Project must be compliant with the California Air Resource Board (CARB) Airborne Toxic Control Measures Phase II or Toxic Substances Control Act (TSCA) Title VI. These state regulations along with Cal/OSHA are the main regulators of indoor formaldehyde products. The comment does not describe how the asserted formaldehyde related cancer risk of 17.7 per million would occur and does not identify any Project-specific conditions (other than the fact that the Project' s construction may use wood building materials) that would lead to impacts.

Current federal and state regulations exist which limit the potential formaldehyde emissions from building materials. On June 1, 2018, the U. S. Toxic Substances Control Act (TSCA) Title VI was implemented, which requires composite wood products sold, supplied, offered for sale, manufactured, or imported in the United States are required to meet new emission standards for formaldehyde from composite wood products to reduce exposures to formaldehyde and avoid adverse health effects. Typical composite wood products include hardwood plywood, medium-density fiberboard, and particleboard, as well as household and other finished goods containing these products. The new emission limits include the following:

- Hardwood Plywood: 0.05 parts per million (ppm)
- Particleboard: 0.09 ppm
- Medium - density fibreboard: 0.11 ppm
- Thin Medium -density fibreboard: 0.13 ppm

These emission levels were determined to be in compliance with and result in less exposure (e.g., daily intake) than the California Proposition 65 safe harbor level for formaldehyde (40 µg/ day), which is based on Proposition 65's risk criterion of 1 in 100,000. Thus, products manufactured to TSCA Title VI and California Proposition 65 safe harbor standards (which is now required by the U.S. EPA for all products manufactured or imported into the United States) would not generate formaldehyde emissions that would exceed the SCAQMD significance threshold of 10 per million. CARB states that these standards are projected to lead to a reduction in statewide formaldehyde emissions of 500 tons per year. Reduced risk of cancer from formaldehyde exposure is also a resulting benefit, and implementation of these standards is estimated to reduce excess cancer cases per million people from formaldehyde exposure by about 40 percent. The CalGreen Building Code also includes similar formaldehyde limits

for building products.

The project would be implemented pursuant to these formaldehyde requirements, as all products manufactured or imported in the United States would be required to meet these regulations. This would limit the potential of human health and cancer risks to a less than significant level pursuant to the SCAQMD significance threshold of 10 per million. Thus, building material manufacturer's compliance with existing regulations would avoid any potentially significant impacts related to formaldehyde. Therefore, the project's impacts will remain less than significant, and no further environmental analysis is warranted.

2. CEQA Exemption

CEQA Guidelines Section 15332 pertains to infill development projects on infill sites, and the proposal meets all criteria for exemption as discussed below.

a. The project is consistent with the applicable General Plan designation and all applicable general plan policies as well as with applicable zoning designations and regulations;

b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;

c. The project site has no value as habitat for endangered, rare or threatened species;

d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and

e. The site can be adequately served by all required utilities and public services.

The proposed warehouse use is consistent with the General Plan land use designation, the analysis in the General Plan EIR, as well as the zoning designation (EV/IC) of the subject property. The proposed site plan and architectural design meets all development standards for the zone. The project site is less than five (5) acres in size, and is surrounded by urban uses on developed properties, as required by the exemption criteria. The project site was a small orange grove until 1994 when the citrus trees were removed, and the property has had a residential dwelling since 1994. The project site and vicinity has no value as habitat for endangered, rare, or threatened species. Also, the project site as well as the surrounding properties have been adequately served with all required public and private utilities and public services. Therefore, the effects of the project will have no impact or will remain less than significant, and no further environmental analysis is warranted.

In terms of the Project’s impact relating to traffic, noise, air quality, or water

quality, the proposed warehouse use will comply with applicable development standards and operating regulations. The city's Development Review Committee previously reviewed the project plans for compliance with applicable noise, air quality, and water quality standards. Staff prepared an air quality screening report using the standard California Emissions Estimator Model (CalEEMod) and the project will not generate any air quality impacts that exceed any significance thresholds for any of the criteria pollutants (such as nitric oxide, carbon monoxide, sulfur dioxide, particulate matter 10 and 2.5, reactive organic compounds, etc.). The project will comply with applicable stormwater, drainage, NPDES, and other water quality standards. There is no information or evidence that suggests the project may result in any potentially significant impacts on the environment (and speculation, argumentation, or controversy does not constitute substantial evidence under CEQA). In addition, Conditions of Approval are included with the project to ensure compliance with applicable regulations.

In terms of traffic impacts, the proposed warehouse use is consistent with the General Plan and General Plan EIR. The proposal is exempt from Vehicle Miles Traveled (VMT) analysis under CEQA according to the City’s adopted Local CEQA Thresholds for VMT Analysis. The city's local exemption criteria for warehouse projects is 463,600 square-feet, and the proposal is well under the threshold with a proposed building size of 48,079 square feet. VMT analysis was not required to be prepared and the proposed CEQA exemption is appropriate for this project. Therefore, the effects of the project will have no impact or will remain less than significant, and no further environmental analysis is warranted.

Staff recommends that the use of the Section 15332 (Class 32) exemption for Infill Development Projects is appropriate and meets the purpose and intent of this exemption as provided by CEQA. Preparation and circulation of an Initial Study, or preparation of multiple technical reports to justify an exemption, is not required or recommended by CEQA in order to properly utilize one of the exemptions as provided by CEQA.

ENVIRONMENTAL REVIEW:

The proposed Project qualifies for categorical exemption from environmental review pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines. Section 15332 pertains to infill development sites and the proposal meets all the conditions for the exemption, as discussed above.

ALTERNATIVES:

1. The City Council may request additional information and continue the public hearing to a date certain; or,

2. The City Council may uphold the Appeal and overturn the Planning Commission’s approval of the project, and direct staff to prepare additional

environmental review documents such as an Initial Study to be reviewed at a public hearing before the City Council at a later date.

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:
Catherine Lin, Principal Planner

Attachments

Attachment A: PC Staff Report dated December 13, 2022
Attachment B: PC Resolution 1605 (CRA No. 949 Approval)
Attachment C: PC Resolution 1606 (Recommendation for SV No. 190)
Attachment D: Location Map and Aerial Photo
Attachment E: Site Plan
Attachment F: Floor Plan
Attachment G: Elevation and Color Renderings
Attachment H: Landscape Plan
Attachment I: Appeal Application and Attachments
Attachment J: Resolution No. 8442

City of Redlands
REQUEST FOR PLANNING COMMISSION ACTION

Planning Commission Agenda Item NO. 4.C.
Meeting Date: 12/13/2022

APPLICANT:
UCR Group, LLC
(PROJECT PLANNER: CATHERINE LIN, PRINCIPAL PLANNER)

PUBLIC HEARING to consider the following development applications for a vacant 2.56-acre lot located at 1980 West Park Avenue, at the northeast corner of West Park Avenue and New Jersey Street (APN: 0292-153-20-0000), in the Commercial Industrial (EV/IC) district of the East Valley Corridor Specific Plan.

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

2. Consideration of **Commission Review and Approval No. 949** – A request to construct a new warehouse building totaling 48,079 square feet to include 42,579 square foot of warehouse space and 5,500 square foot of office space, and related site improvements including parking lot, driveways, landscape, lighting, walls, and utility connections. The proposed project qualifies for exemption from environmental review in accordance with Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

3. Consideration of **Street Vacation No. 190** – A request to vacate excess public right-of-way that is 2 feet wide and approximately 361.45 feet in length, along the western property line of the subject property along New Jersey Street. The street vacation proposal qualifies for exemption from environmental review in accordance with Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.

SYNOPSIS

1. General Plan Designation:	Commercial/Industrial
2. Existing Zoning:	Commercial Industrial (EV/IC) District of the East Valley Corridor Specific Plan
3. Surrounding Zoning:	EV/IC District to the north, south, east, and west
4. Existing Land Use:	There are presently two residential homes, a detached garage, and RV storage on the property.
5. Surrounding Land Use:	North: Multi-tenant office and light industrial uses South: Office and warehouse uses West: Office and light industrial uses East: Office and light industrial uses
6. Area/Topography:	The parcel is generally flat in topography.
7. Environmental Determination:	Exempt from CEQA Guidelines pursuant to Section 15332 (In-Fill Development Projects)
8. Socio-Economic/Cost Benefit Study:	A Socio-Economic Cost/Benefit Study was prepared, and the project has a positive ratio of +14.71.

9. Planning Commission Submittal Dates:	(A) Date Submitted: (B) Date Accepted As Complete: (C) Planning Commission Meeting:	May 26, 2022 October 14, 2022 December 13, 2022

PROPOSAL

The applicant proposes to construct a new warehouse building totaling 48,079 square feet, to include 41,579 square feet of warehouse space and 5,500 square feet of office space, on a 2.56 acre property located at 1980 W. Park Avenue (APN: 0292-153-20) (see Attachment A – Location Map and Aerial Photo). Also, the developer requests to vacate excess public right-of-way 2 feet in width and 361.45 feet in length, along the western frontage of the property. The development includes necessary on-site improvements including parking, landscaping, sidewalk, parkway, streetlights, curb and gutter (see Attachment B - Site Plan).

BACKGROUND

The property and surrounding sites were used for citrus production until the 1980s. According to historic aerial photographs, the citrus groves on the site were removed by 1994, and the site has been utilized as a residential use since. Adjacent properties to the north, south, and east have been developed as warehouse uses, while the adjacent property to the west was developed as an office complex. The project site is located within the East Valley Commercial Industrial (EV/IC) District.

ANALYSIS

A) General Plan

The project site has a land use designation as Commercial/Industrial on the General Plan Land Use Map, which is intended for a compatible mix of commercial, manufacturing, and light industrial uses (see Attachment C – General Plan Land Use Map). The 2035 General Plan states that this land use category includes flex commercial space as well as business parks, and supports uses such as commercial retail, services, and manufacturing. The proposed speculative warehouse building would be consistent with the Commercial/Industrial land use designation. The proposed use is consistent with the applicable goals and polices of the General Plan as listed below.

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

4-P.19: Provide lands to accommodate a wide range of light industrial uses including research and development, manufacturing, agricultural processing, and logistics near transportation corridors in areas where low- to moderate-intensity operations would be sufficiently buffered.

4-P.20: Provide for the concentration of office, industrial, and commercial uses in appropriate locations near transportation corridors to encourage the development of employment centers and reduce the potential for land use conflicts with sensitive uses.

B) East Valley Corridor Specific Plan

The site is located within the Commercial Industrial (EV/IC) District of the East Valley Corridor Specific Plan, which is intended to serve a regional area with a wide variety of wholesale, warehouse, light manufacturing, retail and service uses (see Attachment D – Zone Map). The proposed warehouse building will be consistent with the intent of the EV/IC District. The proposed project will meet all applicable development standards of the EV/IC District (see Attachment E – Table of EV/IC Zoning Standards), as summarized in Table 1.

Table 1 - Summary of Development Standards for the EVIC/District

Development Standard	*Requirement*	*Proposed*	*Complies*
Lot Area	12,000 sq. ft.	111,513 sq. ft.	Yes
Lot Width	100 ft.	380 ft.	Yes
Lot Depth	150 ft.	295 ft.	Yes
Floor Area Ratio	0.8 max.	0.43	Yes
Building Height	50 ft.	38.5 ft.	Yes
Front Setback	25 ft.	25'- New Jersey St. 25' - W. Park Ave	Yes
Side Setback	0 ft.	Side (North): 6 ft.	Yes
Rear Setback	0 ft.	Rear (South): 5.5 ft.	Yes
Lot Coverage	50% max.	39%	Yes
Site Landscaping	15% min.	16%	Yes
Parking Lot Landscaping	Min. 7% of total area	15%	Yes

C) Commission Review and Approval

Proposed Use: The proposed development is a new warehouse totaling 48,079 square feet. The intended tenant of the proposed warehouse also has facilities in nearby warehouses, and the proposed warehouse will support the company's expansion. In terms of business hours, two work shifts are anticipated. The first shift is anticipated to run from 7:00 a.m. to 5:00 p.m., while the second shift is anticipated to run from 4:00 p.m. to midnight. The anticipated employment of the facility is anticipated to range between 87 to 100 full-time employees.

Elevations and Building Design: The architectural design incorporates pop-ups and recessed elements, as well as roof parapets at varying heights. The building will incorporate a color palette consisting of three shades of grey and white colors at the indented concrete panels to create visual interest and variation. In addition, the applicant is proposing to use blue reflective glazing for the windows, as well as for both floors at the street corner and at the entrance to the parking lot to allow light into the building, and to create a sense of opening. Furthermore, painted metal louver will be installed along the west elevation facing New Jersey Street, as well as at the street corner of W. Park Avenue and New Jersey Street. Finally, the design also incorporates trellis to accommodate vines. See Attachment B-3 - Elevations & Renderings.

Parking and Circulation: The proposed project will provide 85 spaces and complies with the requirement for 85 spaces. The parking stall dimensions proposed for the standard parking spaces are 9 feet in width by 18 feet in depth with a 1-foot clear area for overhang. As indicated in Table 2, the project complies with the minimum parking requirements.

Table 2. Parking Requirement

Parking Requirement	*Spaces Required*	*Spaces Provided*
Office: 1 space/250 square feet of gross floor area	22 spaces	22 spaces
Warehouse: 1 space/500 square feet of gross floor area up to 20,000 square feet	40 spaces	40 spaces

Warehouse: 1 space/1,000 square feet of gross floor area over 20,000 square feet	23 spaces	23 spaces
TOTAL	85 spaces	85 spaces

Proposed parking spaces are either to be located behind the building, or are sufficiently setback from the streets. A total of four dock doors are proposed along the rear/west elevation of the building (i.e., not visible from public right-of-way) for truck deliveries.

Walls & Fences: In order to maintain an open front yard setback consistent with surrounding properties, the applicant is not proposing any fencing within the front yard areas facing Park Avenue and New Jersey Street. Along the northerly property line (an adjacent warehouse use), a six-foot high block wall will be constructed to secure the property. Along the westerly property line (adjacent to another existing warehouse use), the applicant is proposing to keep the existing six-foot high chain link fence in place.

Landscaping: The proposed plant palette consists of a combination of trees, shrubs, accent plants, and ground cover (see Attachment B-4 – Landscape Plans). The minimum landscaping requirement is 15% for industrial uses, and the proposed project provides 16% (or 18,514 square feet) of landscaping. In addition, a minimum of 7% of landscaping is required for the parking area, and the project provides 11% (or 5,738 square feet).

The trees that were selected were reviewed and approved by the Facilities & Community Services Department. The selected species include Weeping Bottlebrush, Shademaster Locust, Flaxleaf Paperbark, Keith Davey Chinese Pistache, and Long Leafed Yellow Wood Column. Furthermore, 82% of the trees proposed to be planted within the parking lot area are evergreen trees, therefore meeting the requirement of at least 50% evergreen trees for the parking lot area.

D) Architectural Review Criteria

It is intended that design submittals be compatible with the character of adjacent and surrounding developments, and that they be of comparable composition, materials, textures and colors. Conformance is evaluated based on the following seven criteria. The proposal will also comply with the applicable architectural design guidelines for commercial buildings (see Attachment F – Table of Architectural Design Guidelines).

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

The proposed site layout, building orientation, location of structures and relationship to one another are physically suitable in size and shape to support the development. The site will be accessed via three two-way driveways – one facing New Jersey Street and two facing W. Park Avenue. The site layout and driveway design meets all applicable development standards of the EVCSP.

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

The project site is surrounded by light industrial development to the north, south, and east, as well as an office complex to the west. The proposed building and use are compatible with the context of the area which is primarily composed of light industrial uses.

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

The proposed project meets all applicable development standards of the Commercial Industrial (EV/IC) District of the EVCSP including floor-area ratio, setbacks, building height, and lot coverage.

The proposed building will have an overall height of approximately 38.5 feet and any proposed roof-mounted mechanical equipment will be screened from the public right-of-way through the incorporation of parapet walls. In addition, the loading dock area will be screened through the placement of the building from the public right-of-way.

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

The proposed architectural design of the building is consistent with the surrounding development in terms of material, color, and scale. The design of the building provides variation in parapet height, pop outs, as well as use of glass materials along all four elevations of the building particularly the street corner. A white and grey-scale color palette was selected consisting of six shades of gradient from white to nightfall metallic grey. In addition, metal louvers are proposed along the west elevation facing New Jersey Street to create visual interest. The applicant is also proposing to install multiple trellises for growing vines. The proposed building material and selected colors are in harmony with each other. And relates well with the proposed architecture.

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

Landscaping is proposed along the front yard setback area facing W. Park Avenue and New Jersey Street, as well as within the proposed parking lot area. The proposed landscaping consists of groundcovers, shrubs, vines, and trees. A total of 51 trees are proposed to be planted. The proposal meets the landscaping requirements of the East Valley Corridor Specific Plan in terms of the landscaping requirement within parking areas and the requirements for street trees. Industrial uses that are located within the EVCSP are required to provide a minimum of 15% of landscaping. The project provides 18,514 square feet (or 16%) of landscaping.

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

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

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

The project proposes the use of blue reflective glazing. To ensure compliance with the EV/IC District development standards, a condition of approval has been added to the project that glazing or image reflective surfaces (specular reflectance) shall be limited to a maximum reflectance of 25%.

E) Street Vacation

The developer is requesting that the City vacate a portion of excess right-of-way along the project's frontage along the westerly side along New Jersey Street (see Attachment G – Street Vacation Exhibit). The proposal will vacate two feet (2'0") of right-of-way, approximately 361 linear feet in length, on the east side of New Jersey Street. California Government Code Section 65402(a) requires that prior to considering a vacation or abandonment of public right-of-way, the planning agency (Planning Commission) shall review the matter and render its report as to the vacation being in conformity with the City's General Plan.

The vacation will allow the applicant to maintain the required 25-foot front yard setback, and maintain the excess public street right-of-way as landscaping improvement for the proposed

warehouse. The Municipal Utilities & Engineering Department has reviewed the street vacation and dedication plans for consistency, and has expressed no concerns regarding the street vacation.

General Plan Conformity: The 2035 General Plan, Chapter 5 (Figure 5-5: Roadway Classification), designates New Jersey Street as a local road. In accordance with Figure 5-6 (Illustrative Street Sections), local streets shall have a minimum half-width of 33 feet and a full width of 64 feet for the public right-of-way. Figure 5-6 also indicates that the street sections are illustrative only, and that minor variations and deviations from dimensions are permitted and would therefore not require a General Plan Amendment. The proposal is consistent with the following General Plan policies.

Policy 5.P-11: Implement standards for pavement design and roadway and intersection striping so streets are accessible by all users and all modes, and safety is improved.

Policy 5-A.52: Allow the City Engineer to require additional right-of-way and pavement width for local and collector roads in the Commercial, Commercial/Industrial, Light Industrial, and Public/Institutional land use designations based on existing street sections, traffic volumes, and truck traffic.

F) Socio-Economic Cost/Benefit Study

A Socio-Economic Cost/Benefit Study was prepared for this project (see Attachment H-1) per Measure U. According to the Cost/Benefit Model used by the City, the project is expected to result in annual non-residential revenues of $18.98 per square-foot to the City upon project implementation, and annual ongoing costs of $1.29 per square foot. The surplus is $17.69 per square foot, for a cost/benefit ratio of +14.71. The complete Cost/Benefit Model results are attached herein (see Attachment H-2).

ENVIRONMENTAL REVIEW

The project qualifies for categorical exemption from environmental review pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines. Section 15332 pertains to infill development sites and the proposal meets all the conditions for the exemption, as discussed below.

a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designations and regulations;
b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
c. The project site has no value as habitat for endangered, rare or threatened species;
d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
e. The site can be adequately served by all required utilities and public services.

The proposal meets all criteria above to utilize Section 15332 for infill development projects. The project complies with the General Plan land use designation as “Commercial/Industrial” as well as the EV/IC zoning designation and applicable development standards. The subject lot is located is 2.56 acres in size and surrounded by urban uses. The site is surrounded by other industrial developments and has no value as habitat for endangered, rare or threatened species. The proposed warehouse use is consistent with the General Plan and zoning, and there is no information or evidence that the project is likely to result in any significant effects relating to traffic, noise, air quality, or water quality. The project site, as well as parcels in the surrounding area, currently receive utilities and public services from the City. In conclusion, the proposed project meets all of the

criteria for categorical exemption from environmental review pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

FINDINGS

Commission Review and Approval

1. The site for the intended use is adequate in size and shape to accommodate the use, and all of the required yards, setbacks, walls or fences, landscaping and other features will adjust the use to those existing or permitted future uses of land in the neighborhood.

The project site will be developed with a concrete tilt-up warehouse building, and the proposed use is permitted in the zoning district. The project meets the applicable development standards of the Commercial Industrial (EV/IC) District including setbacks, lot coverage, and floor area ratio. The proposed use will be compatible with the surrounding uses that are located in the vicinity of the project site, which primarily consist of light industrial uses.

2. The site for the proposed use relates to streets and highways which are properly designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use.

The site has access to local streets and highways which are designed to carry the type and quantity of traffic that will be generated by the proposed use. The site will have access via three two-way driveways (one facing New Jersey Street and two facing W. Park Avenue). Access to the project site vicinity can be provided via nearby major arterials including Redlands Boulevard, California Street, and Alabama Street.

3. The conditions set forth in the approval and those shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare.

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

Request to Waive Undergrounding Utilities (RMC 17.17.020)

4. The subdivision is within an area where existing utilities have not been undergrounded and that deferral will be allowed because underground is impractical due to physical constraints, or the surrounding neighborhood is absent of similar improvements.

The applicant is requesting to waive the requirement to underground one overhead fiber optic pole along West Park Avenue. The project site is in an area where existing utilities have not been undergrounded, as utilities poles on both sides of West Park Avenue to the west of the project site have not been undergrounded, and only partial undergrounding of utilities have been completed for the segment of West Park Avenue to the east of the project site. In addition, this segment of New Jersey Street has similar condition as West Park Avenue where most of the utilities poles have not been undergrounded. Therefore, this finding may be made.

5. Overhead utilities will have no significant visual impact.

The visual character and quality of West Park Avenue along the project's frontage and the surrounding area will not be detrimentally affected by deferring the undergrounding of utility lines. The applicant is required to pay the estimated cost of undergrounding along the project frontages.

Fees collected in lieu of undergrounding are to be used by the City to fund undergrounding of utilities in the future. Deferring the undergrounding is not expected to result in any significant visual impacts since the aforementioned utility lines will remain as-is surrounding the subject property, and the project will not contribute to any additional visual impact. Therefore, this finding may be made.

RECOMMENDATIONS

Staff recommends that the Planning Commission adopt Resolution No. 1605 and approve Commission Review & Approval No. 949 and the Socio-Economic Cost/Benefit Study prepared for the project. Further, staff recommends that the Planning Commission adopt Resolution No. 1606 to determine that Street Vacation No. 190 is in conformance with the City's General Plan.

MOTIONS

If the Planning Commission concurs with Staff's recommendation, the following motions have been provided:

"I move that the Planning Commission adopt Resolution No. 1605 to approve the Socio-Economic Cost/Benefit Study for the project and approve Commission Review & Approval No. 949, based on the findings contained in the staff report, and subject to the attached Conditions of Approval."

"I move that the Planning Commission adopt Resolution No. 1606 and determine that Street Vacation No. 190 is in conformance with the City's General Plan."

Attachments
Attachment A: Location Map & Aerial Photo
Attachment B-1: Site Plan
Attachment B-2: Floor Plan
Attachment B-3: Elevation & Color Renderings
Attachment B-4: Landscape Plan
Attachment C: General Plan Land Use Map
Attachment D: Zone Map
Attachment E: Table of EV/IC Zoning Standards
Attachment F: Table of Architectural Guidelines
Attachment G: Street Vacation legal description & exhibit
Attachment H-1: Socio-Economic Cost/Benefit Study
Attachment H-2: Socio-Economic Cost/Benefit Model
Attachment I-1: Resolution No. 1605 (Commission Review & Approval)
Attachment I-2: Engineering Conditions of Approval
Attachment J: Resolution No. 1606 (Street Vacation)

RESOLUTION NO. 1605

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDLANDS APPROVING COMMISSION REVIEW & APPROVAL NO. 949 AND ADOPTING THE ASSOCIATED SOCIO-ECONOMIC COST/BENEFIT STUDY TO CONSTRUCT A 48,079 SQUARE-FOOT AND WAREHOUSE BUILDING ON 2.56 ACRES. THE PROJECT SITE IS LOCATED AT THE NORTHEAST CORNER OF WEST PARK AVENUE AND NEW JERSEY STREET (APN: 0292-153-20-0000), WITHIN THE COMMERCIAL INDUSTRIAL (EV/IC) DISTRICT OF THE EAST VALLEY CORRIDOR SPECIFIC PLAN.

WHEREAS, UCR Group, LLC, has submitted an application for Commission Review and Approval No. 949 to construct a 48,079 square foot warehouse building with ancillary office space on a 2.56-acre vacant parcel located at the north east corner of New Jersey Street and West Park Avenue (APN: 0292-153-20-0000) in the Commercial Industrial (EV/IC) District of the East Valley Corridor Specific Plan; and

WHEREAS, on December 2, 2022, notice of the Planning Commission's public hearing for consideration of approval of a Socio-Economic Cost/Benefit Study and related Commission Review and Approval No. 949 was published in the Redlands Daily Facts; and

WHEREAS, on December 13, 2022, the Planning Commission held a public hearing and considered the staff report, oral report, the testimony and the written evidence submitted by and on behalf of the applicant and by members of the public; and

WHEREAS, California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects) provides an exemption for in-fill development projects and the proposal meets all criteria for exemption; and

WHEREAS, following the hearing for Commission Review & Approval No. 949, the Planning Commission determined that approval of the requested Commission Review & Approval is in the best interests of the public health, safety, and general welfare.

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

SECTION 1. CALIFORNIA ENVIRONMENTAL QUALITY ACT. The proposed project is exempt from environmental review in accordance with Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act, and meets all criteria for the exemption.

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

SECTION 3: FINDINGS FOR APPROVAL OF COMMISSION REVIEW AND APPROVAL NO. 949. The Planning Commission hereby approves Commission Review & Approval No. 949 and approves waiving of undergrounding utilities based upon the following

findings, and subject to the Conditions of Approval attached hereto as Exhibit "A" and "Exhibit "B";

1. *The site for the intended use is adequate in size and shape to accommodate the use, and all of the required yards, setbacks, walls or fences, landscaping and other features will adjust the use to those existing or permitted future uses of land in the neighborhood.*

The project site will be developed with a concrete tilt-up warehouse building, and the proposed use is permitted in the zoning district. The project meets the applicable development standards of the Commercial Industrial (EV/IC) District including setbacks, lot coverage, and floor area ratio. The proposed use will be compatible with the surrounding uses that are located in the vicinity of the project site, which primarily consist of light industrial uses.

2. *The site for the proposed use relates to streets and highways which are properly designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use.*

The site has access to local streets and highways which are designed to carry the type and quantity of traffic that will be generated by the proposed use. The site will have access via three two-way driveways – one facing New Jersey Street and two facing W. Park Avenue. Access to the project site vicinity can be provided via nearby major arterials including Redlands Boulevard, California Street, and Alabama Street.

3. *The conditions set forth in the approval and those shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare.*

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

SECTION 4. FINDINGS FOR REQUEST TO WAIVE UNDERGROUNDING UTILITIES (RMC 17.17.020).

4. The subdivision is within an area where existing utilities have not been undergrounded and that deferral will be allowed because underground is impractical due to physical constraints, or the surrounding neighborhood is absent of similar improvements.

The applicant is requesting to waive the requirement to underground one overhead fiber optic pole along West Park Avenue. The project site is in an area where existing utilities have not been undergrounded, as utilities poles on both sides of West Park Avenue to the west of the project site have not been undergrounded, and only partial undergrounding of

utilities have been completed for the segment of West Park Avenue to the east of the project site. In addition, this segment of New Jersey Street has similar condition as West Park Avenue where most of the utilities poles have not been undergrounded. Therefore, this finding may be made.

5. Overhead utilities will have no significant visual impact.

The visual character and quality of West Park Avenue along the project's frontage and the surrounding area will not be detrimentally affected by deferring the undergrounding of utility lines. The applicant is required to pay the estimated cost of undergrounding along the project frontages. Fees collected in lieu of undergrounding are to be used by the City to fund undergrounding of utilities in the future. Deferring the undergrounding is not expected to result in any significant visual impacts since the aforementioned utility lines will remain as-is surrounding the subject property, and the project will not contribute to any additional visual impact. Therefore, this finding may be made.

ADOPTED, SIGNED AND APPROVED this 13th day of December. 2022.

Steven Frasher, Chair
Planning Commission

ATTEST:

Linda McCasland, Secretary to the Planning Commission

I, Linda McCasland, Secretary to the Planning Commission of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the Planning Commission at a regular meeting thereof held on the 13th day of December, 2022, by the following vote:

AYES: 6
NOES: 1
ABSENT: 0
ABSTAIN: 0

Linda McCasland
Secretary to the Planning Commission

EXHIBIT A
CONDITIONS OF APPROVAL
COMMISSION REVIEW & APPROVAL NO. 949

1. This approval is for Commission Review & Approval No. 949 to construct a 48,079 square foot concrete tilt-up warehousing building and related on-site improvements including parking lot, landscaping, and lighting on a 2.56-acre parcel. The project site is a vacant parcel located at the northeast corner of West Park Avenue and New Jersey Street, in the Commercial Industrial (EV/IC) District of the East Valley Corridor Specific Plan (APN: 0292-153-20-0000).

2. Unless construction has commenced pursuant to the issuance of a building permit, or a time extension is granted in accordance with the Redlands Municipal Code, this approval shall expire two (2) years from the date of Planning Commission approval (will expire December 13, 2024).

3. This permit is granted for the plans dated November 28, 2022 ("the plans") on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions. The Development Services Director is authorized to approve minor modifications to the approved project plans or any of the conditions of approval if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.

4. The property owner and applicant and their successors and assigns, shall defend, by paying for the defense costs of the City of Redlands (for counsel retained by the City), indemnify and hold harmless the City of Redlands, and its elected officials, officers, employees, and agents, from and against any and all claims, actions, and proceedings (collectively "Claims") to attack, set aside, void or annul the approval of this Conditional Use Permit by the City, or Claims brought against the City due to acts or omissions in any way connected to the applicant's project that is the subject of this permit. This indemnification shall include, but not be limited to, damages, fees, costs, liabilities, and expenses incurred in such actions or proceedings, including damages for the injury to property or persons, including death of a person, and any award of costs or attorneys' fees. In the event any such action is commenced to attack, set aside, void or annul all, or any, provisions of this permit, or is commenced for any other reason against the City for acts or omissions relating to the applicant's project, within fourteen (14) City business days following notice of such action from the City, the applicant shall file with the City a performance bond or irrevocable letter of credit, or other form of security satisfactory to the City (the "Security") in a form satisfactory to the City, and in the amount of $300,000, to ensure applicant's performance of its defense and indemnity obligations under this condition. The Security amount shall not limit the total indemnity obligation of the applicant pursuant to this condition. The failure of the applicant to provide the Security shall be deemed an express acknowledgement and agreement by the applicant that the City shall have the authority and right, without objection by the applicant, to revoke all entitlements granted for the project pursuant to this permit. The City shall have no liability to the applicant for the exercise of City's right to revoke this permit.

5. 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.

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

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

8. All plans submitted to the City shall reflect the Planning Commission approval and any other changes required by the Commission and/or staff. This condition applies to the site plan, landscape plans, building elevations and materials, and all other illustrations, text, or plans submitted to the City in connection with this project.

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

10. A copy of the approved Conditions of Approval shall be included on the cover page(s) of the construction plans submitted to the Building Division.

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

12. All fences and walls shall comply with the applicable East Valley Corridor Specific Plan requirements. A Minor Exception Permit will be required for any fences and/or walls that exceed the stated height limits of the EVCSP.

13. Plans submitted by Developer with building permit applications shall show on the building elevation sheets all exterior building materials and colors, including product and finish manufacturer name, color name and number, and surface finish type to be used in construction.

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

15. During the plan check review process, the Developer shall provide a lighting plan that provides design details (light standards, bollards, wall mounted packs, etc.) and illumination site information within pathways, streetscapes, and open spaces proposed

throughout the development. An electrical engineer shall prepare the site lighting and/or photometric plan. The illumination within the parking lot shall be a minimum of 0.5-foot candle and illumination along all property lines of the project site shall not exceed 0.5-foot candle. Walkway lighting shall have a maximum height of 12 feet and all parking lot lighting shall have a maximum height of 30 feet.

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

17. Prior to issuance of building permits, Developer shall demonstrate that light standards will not conflict with tree locations. Developer shall submit a plan showing both the lighting and landscape on the same sheet.

18. All landscaped areas noted on the site plan shall be permanently maintained with healthy planting material, and whenever necessary shall be replanted with suitable vegetation.

19. Landscape and Irrigation Plans shall provide water use calculations on the submitted plans, and Developer shall demonstrate compliance with the Model Water Efficient Landscape Ordinance (Redlands Code Chapter 15.54, Water Efficient Landscape Requirements) prior to permit issuance. The plans shall be prepared by a California-licensed landscape architect.

20. The Final Landscape Plans shall incorporate the following:

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

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

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

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

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

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

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

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

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

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

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

k. A solid hedge row to be maintained at a minimum height of 3 feet, upon maturity, shall be planted along the New Jersey Street frontage, where adjacent to the public right-of-way to screen the front parking lot. Developer may also install a landscaped berm to achieve screening.

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

22. Transformer cabinets and commercial gas meters shall not be located within required setbacks and shall be screened from public view either by architectural treatment or with landscaping. Multiple electrical meters and panels shall be fully enclosed and incorporated into the overall architectural design of the building(s). Backflow preventers shall be enclosed with landscaping that will provide complete screening upon maturity. The location and method of enclosure or screening of this equipment shall be shown on the construction plans and landscape plans prior to building permit issuance. Location of said equipment shall be coordinated with appropriate utility company (e.g., Southern California Gas Company or Southern California Edison Company). The applicant shall submit plans showing details of screening subject to

review and approval by the Development Services Director, prior to issuance of building permits.

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

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

25. Prior to the issuance of building permits, the applicant shall submit plans detailing that roof screening is of adequate height to screen any roof-top equipment from public view on all sides, subject to review and approval by the Development Services Director. Screening of air conditioning units and other equipment on the buildings shall be incorporated into or compatible with the architectural design of the buildings. All equipment shall be screened from public view of adjacent roadways and freeways.

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

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

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

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

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

    b. Where the following conditions occur, the landowner or his/her authorized representative shall rebury the Native American human remains and associated

grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendent or on the project area in a location not subject to further subsurface disturbance:

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

30. Prior to issuance of a building permit, the applicant shall be required to obtain approval of a construction site safety plan by the Redlands Police Department providing adequate security measures such as lights, video cameras, vehicle transponders, locks, alarms, trained security personnel, fencing etc. The nature of the measures will depend on the specific requirements of the site and may vary with the different stages of construction. The applicant shall be responsible for the compliance of all sub-contractors working on the site.

31. In accordance with Section 18.224.020(A) of the Redlands Municipal Code, the applicant shall construct bicycle racks or secured lockers at a rate of one per thirty (30) parking spaces with a minimum of a three (3) space bicycle rack.

32. Prior to the issuance of a grading permit, the applicant shall obtain approval from the Historic and Scenic Preservation Commission for demolition of the residential and garage structures over 50 years of age.

Building & Safety Division

33. When the Entitlement Review is approved submit complete construction drawings including structural calculations, energy calculations and soils report to Building and Safety for plan review in accordance with the current edition of the California Building and Fire Codes including all local ordinances and standards which are effective at the time of Plan Check Submittal.

34. The new structure is required to be equipped with automatic fire sprinklers per the CBC/CFC, NFPA 13 and the current Redlands Municipal Code.

35. Accessible EVC parking spaces for future EVCS as per the California Green Code is required.

36. Disabled access for the site and buildings must be in accordance with the State of California and ADA regulations.

Other Departments

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 (Exhibit B)

Brian Desatnik
Development Services Director

EXHIBIT B
Land Use Engineering
Division Conditions of
Approval

(Attached)

REDLANDS DEVELOPMENT SERVICES DEPARTMENT
LAND USE ENGINEERING
DEVELOPMENT REQUIREMENTS
COMMISSION REVIEW AND APPROVAL NO. 949

Date of P.C. Meeting:	**December 13, 2022**
Applicant:	**UCR Group, LLC**
Location:	**1980 West Park Avenue**
Project Description:	**Construct an Approximately 48,079 Square Foot Manufacturing Building**

The applicant shall comply with the following engineering requirements to allow for the orderly development of the surrounding area and for public health and safety.

All requirements for development shall be consistent with requirements set forth in the East Valley Corridor Specific Plan; applicable sections of Redlands Municipal Code; latest edition of "Redlands Standard Specifications and Detail Drawings for Design and Construction of Public Improvements"; latest edition of American Public Works Association "Standard Plans for Public Works" and "Standard Specifications for Public Works Construction – Greenbook"; latest edition of "Redlands Water Systems Standard Specifications"; latest edition of "Redlands Sanitary Sewer Systems Standard Specifications"; and current Redlands policies and guidelines relative to development projects.

A. The following items are required prior to issuance of the GRADING PERMIT.

1. Pay plan check fee as established per resolution. The amount will be determined at plan check submittal.

2. Plans required to be submitted include:
   a. Precise Grading Plan. Grading plans shall be coordinated with the existing and proposed off-site improvements. (RMC 15.04)
   b. SWPPP/Erosion Control Plan. Erosion/Sediment Control Plan shall be submitted for review and approval. A copy of the project's Storm Water Pollution Prevention Plan (SWPPP) shall be submitted for review. SWPPP Best Management Practices (BMPs) to prevent and control discharges to the municipal separate storm sewer (drain) system shall be in effect for the entire duration of project construction to its completion and acceptance by the City. (RMC 13.54)
   c. Water Quality Management Plan. Submit preliminary/final Water Quality Management Plan (WQMP) for review and approval. WQMP shall consist of post construction Best Management Practices (BMPs) prepared in accordance with the requirements and guidelines of the San Bernardino County Stormwater Program. The requirements of the WQMP shall remain in effect throughout the life of the project. (California State Order No. R8-2010-0036)

All plans used as reference for design shall be listed on title sheet of all plans with reference numbers. All plans shall be submitted on 24" x 36" size sheets. Six (6) copies of each are required. After final review, grading and SWPPP plans shall be submitted on 24" x 36" size, min. 4 mil, mylar sheets for City's approval.

3. Submission of plan sets shall be complete and include all required engineering designs and drawings listed in No. 2 above. All plans submitted shall be substantially complete, and no plan check queue place-holder plans will be accepted. An incomplete plan submittal will not be accepted for plan check.

4. All support documentation shall be submitted with the plans to be checked. Submission shall include:
   a. Hydrology Report and Hydrologic Calculations; (RMC 18.12.080)
   b. Geotechnical Report; (RMC 15.04)
   c. Easement Documents. (RMC 18.12.080)

5. The post-construction stormwater discharge rate (Q) from a 100 year storm event shall not be greater than the pre-construction stormwater discharge rate (Q).

6. A final WQMP that is in substantial conformance with the preliminary WQMP and in full conformance with the WQMP Guidance Document shall be submitted and approved prior to the approval of precise grading plans.

7. Cash cleanup deposit shall be submitted ($1,000.00). Deposit will be reimbursed after the work is completed and accepted by the City upon written request. (RMC 12.16.290)

8. Truck route permit is required for all construction vehicles 5 tons and over gross vehicular weight (e.g. concrete trucks) using streets other than established truck routes. (RMC 10.54)

   NOTE: Cash cleanup deposit and truck route permit submitted during the grading process could be transferred to be used during building construction or off-site improvement construction if it is within the time limit specified in the truck route permit, otherwise a new truck route permit must be issued.

9. For all development requiring coverage under the state of California General Storm Water Permit, in effect at the time of permit issuance, and whom have filed with the State Board a Notice of Intent (NOI), a copy of the Waste Discharge Identification Number (WDID) and NOI shall be submitted for review and file. Call (866) 563-3107.(RMC 13.54)

10. The Final WQMP shall also include a site trash plan detailing the installation, operation, and maintenance of a Full Capture System (FCS) for loose trash. The intent of the FCS is to capture loose trash preventing the trash from entering the site storm drains and basins. BMPs or devices used as FCS devices shall require acceptance by the City Engineer. Full Capture Systems are defined as treatment

controls (either a single device or a series of devices) capable of trapping all particles 5 mm or greater. In addition, the FCS shall trap trash from the greater of:

a. A flow not less than the peak flow rate, Q, resulting from a one-year, one-hour, storm. Precipitation intensity shall be determined using the NOAA ATLAS 14 Point Precipitation Frequency Estimates web site; or
b. A flow rate equal to the on-site storm water conveyance system including pipes, channels, and swales.

B. The following items are required prior to RECORDATION OF TRACT/PARCEL MAP.

No map is required for this application.

C. The following items are required prior to issuance of the BUILDING PERMIT

1. Pay plan check fee as established per resolution. The amount is to be determined at plan check submittal.

2. Plans required to be submitted shall include:
   a. Street Improvement;
   b. Street Light Installation – Provide street lighting plan which show approved locations of service pedestal(s), conduits, street lights, appurtenances, and any necessary detail by Southern California Edison Company; and
   c. Recycled Water Main Installation.

   All plans used as reference for design shall be listed on title sheet of all plans with reference numbers. All plans shall be submitted on 24" x 36" size sheets. Three (3) copies of each are required. After final review, plans shall be submitted on 24" x 36" size, min. 4 mil, mylar sheets for City's approval.

3. Submission of plan sets shall be complete and include all required engineering designs and drawings listed in No. 2 above. All plans submitted shall be substantially complete, and no plan check queue place-holder plans will be accepted. An incomplete plan submittal will not be accepted for plan check.

4. All off-site improvements shall be designed by owner's Civil Engineer in accordance with City Standard Specifications and Detail Drawings and Standard Specifications for Public Works Construction (Green Book) latest revision thereof. All existing utilities shall be pot-holed to determine the actual depth if no signed plan is available. Field notes will be submitted at time of submitting the plan for review and plan checking.

5. The approximate locations of existing underground utilities shall be shown on the improvement/site/grading plans. The utilities shall be plotted from record and

field data. The City of Redlands and the Engineer assume no liability as to the exact location of said lines where locations are not shown.

6. Submission of approved onsite potable and irrigations plans (pdf format) is required prior to connection to recycled water system. All onsite improvements shall be done in accordance with the Water Resources Control Board, Division of Drinking Water requirements for recycled water. City shall submit plans to Division of Drinking Water for approval prior to final approval and installation of irrigation meters.

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

8. Pay the required development impact fees per ordinance in effect at time of issuing the building permit. The exact amount will be determined based upon the review of the final building plan or project information. Development Impact Fees shall include:
    - Transportation Facilities; (RMC 3.54)
    - Fire Facilities; (RMC 3.60)
    - General Government Facilities; (RMC 3.60)
    - Police Facilities; (RMC 3.60)
    - Storm Drain Facilities; (RMC 3.56)
    - Water Capital Improvement Charge; (RMC 3.48)
    - Recycled Water Capital Improvement Charge; (RMC 3.53)
    - Water Source Acquisition Charge; (RMC 13.40)
    - Sewer Capital Improvement Charge; (RMC 3.44)
    - Solid Waste Capital Improvement Charge; (RMC 3.70) and
    - Sewer Water Frontage Charges. (RMC 13.44 and 13.12.)

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

10. 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)

11. Requirements for Park Avenue (RMC 18.12.080):

    a. Dedicate to provide for a corner cutoff/radius at the property line return to accommodate a 30 foot radius curb return and pedestrian ramp;
    b. Construct standard curb and gutter 22 feet north 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 sidewalk along the entire street frontage and ramps at all curb returns;
e. Construct underwalk drain, if necessary;
f. Use traffic index of 8.0;
g. Install a minimum 8 inch diameter "dry" recycled water main including necessary valves and appurtenances; and
h. Install commercial fire hydrants as required by the Redlands Fire Department.

12. Requirements for New Jersey Street (RMC 18.12.080):

a. Construct standard curb and gutter 22 feet east 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 sidewalk along the entire street frontage and ramps at all curb returns;
d. Install LED ornamental street light(s) [Cobrahead (ERL1-0-06-D5-30-A-GRAY) or approved equal], with the equivalent illumination of a 150 watt sodium vapor street light. Prepare and submit a separate street lighting plan for City approval. Streetlight spacing shall be determined by the City of design specifications. Installation of one (1) light will be required. Location of the light will be determined at time of plan preparation. Coordinate with City staff for guidance at that time. Prepare and submit a separate street lighting plan for City approval;
e. Construct underwalk drain, if necessary;
f. Use traffic index of 8.0; and
g. Install commercial fire hydrants as required by the Redlands Fire Department.

13. Provide for adequate drainage facilities. The applicant shall provide and submit all necessary hydrology/hydraulic studies and calculations in accordance with the San Bernardino County Hydrology Manual. (RMC 18.12.080)

14. 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 18.12.080)

15. All off-site utilities shall be placed underground. The undergrounding shall include power poles located along the project site's street frontage(s) and may include power poles beyond the site's boundary as determined by Southern California Edison. Those overhead utility lines that are 66KV or greater will not be required to be undergrounded. Any power pole(s) that contain a streetlight may 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 18.12.080). This requirement may be waived per RMC Section 17.17.020 G(2) through payment of an in lieu fee provided that the approving body makes the finding described in RMC Section 17.17.20 G(3).

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

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

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

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

20. Dedication documents shall be prepared by a licensed Land Surveyor or registered Civil Engineer (registered prior to January 1982) and must be submitted for review and approval before recordation. (California B&P Code 8761 and CCR 4411)

21. Improvement bonds must be posted for the total estimated cost of off-site improvements as follows (RMC 18.12.080):

Performance	100% security (due prior to building permit issuance)
(Warranty)	10% security (due at acceptance of improvements)
Labor and Materials	50% security (due prior to building permit issuance)

Acceptable security forms: Surety Bond(s), Letter of Credit from a qualified bank or institution, Cash Deposits, or Set Aside Letter (savings account) in City's name subject to approval of the City Attorney and Finance Director.

22. The 10% warranty security will be retained for one year after acceptance of public improvements by the City for warranty of off-site work. (RMC 18.12.080) and 12.20.100)

23. Execute Public Improvement Agreement. (RMC 12.22.060)

D. The following items are required prior to approval of APPLICATION FOR WATER SERVICE CONNECTION and prior to WATER METER INSTALLATION.

1. Pay the Water Capital Improvement Charge; (RMC 3.48.030)

2. Pay the Water Source Acquisition Charge; (RMC 13.40)

3. Pay the Recycled Water Capital Improvement Charge; (RMC 3.53.050)

4. Pay the Water Meter Charge. (Redlands Ordinance No. 2830)

5. Any existing water service to abandoned shall be abandoned at the main.

E. The following items are required prior to issuance of the ENCROACHMENT PERMIT.

1. Cash cleanup deposit shall be submitted ($1,000.00). Deposit will be reimbursed after the work is completed and accepted by the City upon written request. (Required unless previously submitted under Sections A, B or C.) (RMC 12.16.290)

2. Truck route permit is required for all construction vehicles 5 tons and over gross vehicular weight (e.g. concrete trucks) using streets other than established truck routes. (RMC 10.54)

3. Section 4216/4217 of the Government Code requires a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert Identification Number, call Underground Service Alert toll free, 1-800-227-2600, two (2) working days prior to conducting any excavation. (RMC 12.20.120)

4. Encroachment Permit application and two (2) sets of City approved plans must be submitted for all off-site improvements. Encroachment Permit fees shall be paid prior to issuance of Encroachment Permit. (RMC 12.16.010)

5. A California OSHA Permit Number for all work that is 5 feet deep or deeper shall be provided. Call (909)383-4321. (RMC 12.16.040)

6. A copy of soils report is required with recommendation for the final pavement structural section to be submitted prior to placing of the street pavement. The report shall include test results and boring/sampling locations.

7. A traffic control plan shall be prepared in accordance with the latest revision of CA MUTCD or W.A.T.C.H. manual, submitted and accepted by the City Engineer prior to issuance of an encroachment permit. The plan shall show all required construction signage, warning devices, road closures, detours, delineation, phasing schedules and anticipated durations of closures and detours for any work within the public right-of-way. The plans shall provide names and 24-hour phone numbers of individuals who can be contacted regarding traffic control measures.

8. Improvement bonds must be posted for the total estimated cost of off-site improvements as follows:

Performance	100% security (due prior to building permit issuance)
(Warranty)	10% security (due at acceptance of improvements)
Labor and Materials	50% security (due prior to building permit issuance)

Acceptable security forms: Surety Bond(s), Letter of Credit from a qualified bank or institution, Cash Deposits, or Set Aside Letter (savings account) in City's name subject to approval of the City Attorney and Finance Director.

9. Execute Public Improvement Agreement.

10. The 10% warranty security will be retained for one year after acceptance of public improvements by the City for warranty of off-site work.

F. The following items are required prior to issuance of CERTIFICATE OF OCCUPANCY.

1. All requirements as described in Sections A, B, C, D and E of these conditions of approval shall be met.

2. All work shall be completed to the satisfaction of the City Engineer. All as-built plans shall be delivered to the Municipal Utilities and Engineering Department for review and approval.

3. The Engineer of Record shall file a Final Certification for all grading and improvements relating to the project development.

4. Owner's Licensed Land Surveyor shall reset survey points, monuments, record corners, and centerline ties that were destroyed during construction and shall file Corner Records for those points prior to completion of the project with San Bernardino County Surveyor. Copies of information shall be furnished to the Municipal Utilities and Engineering Department. [California B&P Code 8762, 8767, 8768, 8771, and 8773(b)]

5. A list of as-built infrastructure improvement quantities shall be provided in the Excel format provided by the City showing quantities for each street segment (i.e. pavement, curb and gutter, sidewalk, etc.)

6. Streets may be required to have a seal coat applied at the option of the City Engineer. Type of seal coat is to be determined by the City Engineer.

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

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

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

G. The following items are required prior to release of SECURITIES/WARRANTIES/DEPOSITS.

1. Prior to the release of the securities for the project, all improvements shall be reviewed and accepted by the City Engineer.

2. Tie sheets shall be submitted for all monuments found and/or set in the public right-of-way.

3. The release of securities/warranties/deposits must be requested in writing to the City Engineer. Allow 30 days for processing.

Donald P Young

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

Initial

FILE: CRA 949

RESOLUTION NO. 1606

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDLANDS DETERMINING THAT STREET VACATION NO. 190, TO VACATE EXCESS PUBLIC RIGHT-OF-WAY ALONG THE WESTERN PROPERTY LINE OF THE PROPERTY LOCATED AT 1980 W. PARK AVENUE (APN: 0292-153-20-0000), IS IN CONFORMITY WITH THE CITY'S GENERAL PLAN, AND RECOMMENDING APPROVAL TO THE CITY COUNCIL.

WHEREAS, UCR Group, LLC has submitted an application for Street Vacation No. 190 to vacate excess public right-of-way that is two (2) feet wide and approximately 361.45 feet in length, along the western property line of the property located at 1980 W. Park Avenue (APN: 0292-153-20-0000); and

WHEREAS, on December 13, 2022, the Planning Commission held a public meeting and considered the staff report, oral report, the testimony and the written evidence submitted by and on behalf of the applicant; and

WHEREAS, pursuant to Section 15061(b)(3) of the CEQA Guidelines, the project is exempt from the California Environmental Quality Act as an activity covered by the general rule exemption, as the project will not have the potential for causing a significant effect on the environment and it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; and

WHEREAS, the Planning Commission considered if the requested street vacation is in conformance with the 2035 General Plan; and

WHEREAS, following the public meeting for the proposed project, the Planning Commission determined that approval of the requested Street Vacation is in the best interests of the public health, safety and general welfare.

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

SECTION 1. CALIFORNIA ENVIRONMENTAL QUALITY ACT. The proposal is exempt from environmental review in accordance with the California Environmental Quality Act (CEQA) Section 15061(b)(3), as there is no possibility of the Street Vacation having a significant effect on the environment.

SECTION 2. FINDING OF GENERAL PLAN CONFORMITY. The proposed Street Vacation will be in conformity with the City's 2035 General Plan including the Connected City Chapter.

SECTION 3. RECOMMENDATION FOR APPROVAL. It is deemed advisable and desirable to vacate excess public right-of-way that is two feet (2'0") wide and approximately 361.45 feet in length along the western property line of the property located at 1980 W. Park Avenue (APN:

0292-153-20-0000).

SECTION 4. EFFECTIVE DATE. This Resolution shall become effective upon adoption.

ADOPTED, SIGNED AND APPROVED this 13th day of December, 2022.

Steven Frasher, Chair
Planning Commission

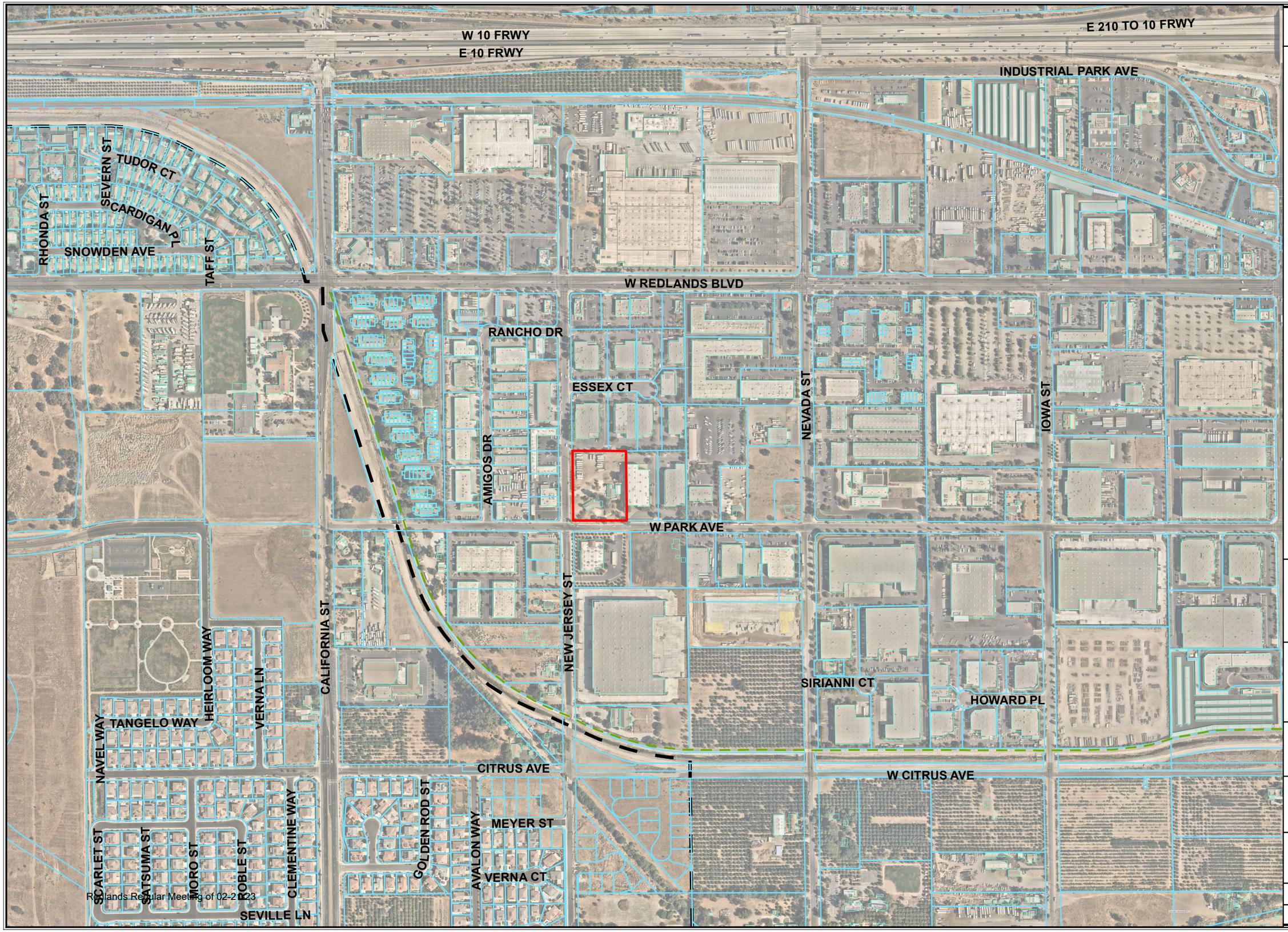
ATTEST:

for Linda McCasland
Linda McCasland, Secretary to the Planning Commission

I, Linda McCasland, Secretary to the Planning Commission of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the Planning Commission at a regular meeting thereof held on the 13th day of December, 2022, by the following vote:

AYES: 6
NOES: 1
ABSENT: Ø
ABSTAIN: Ø

for Linda McCasland
Linda McCasland, Secretary to the
Planning Commission



Location Map

CRA No. 949
SV No. 190

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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Scale
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Feet

City of Redlands
Department of Innovation & Technology
Geographic Information Systems

City of REDLANDS "A City That Works"

November 26, 2022

OneStop.mxd



Aerial Photo

CRA No. 949
SV No. 190

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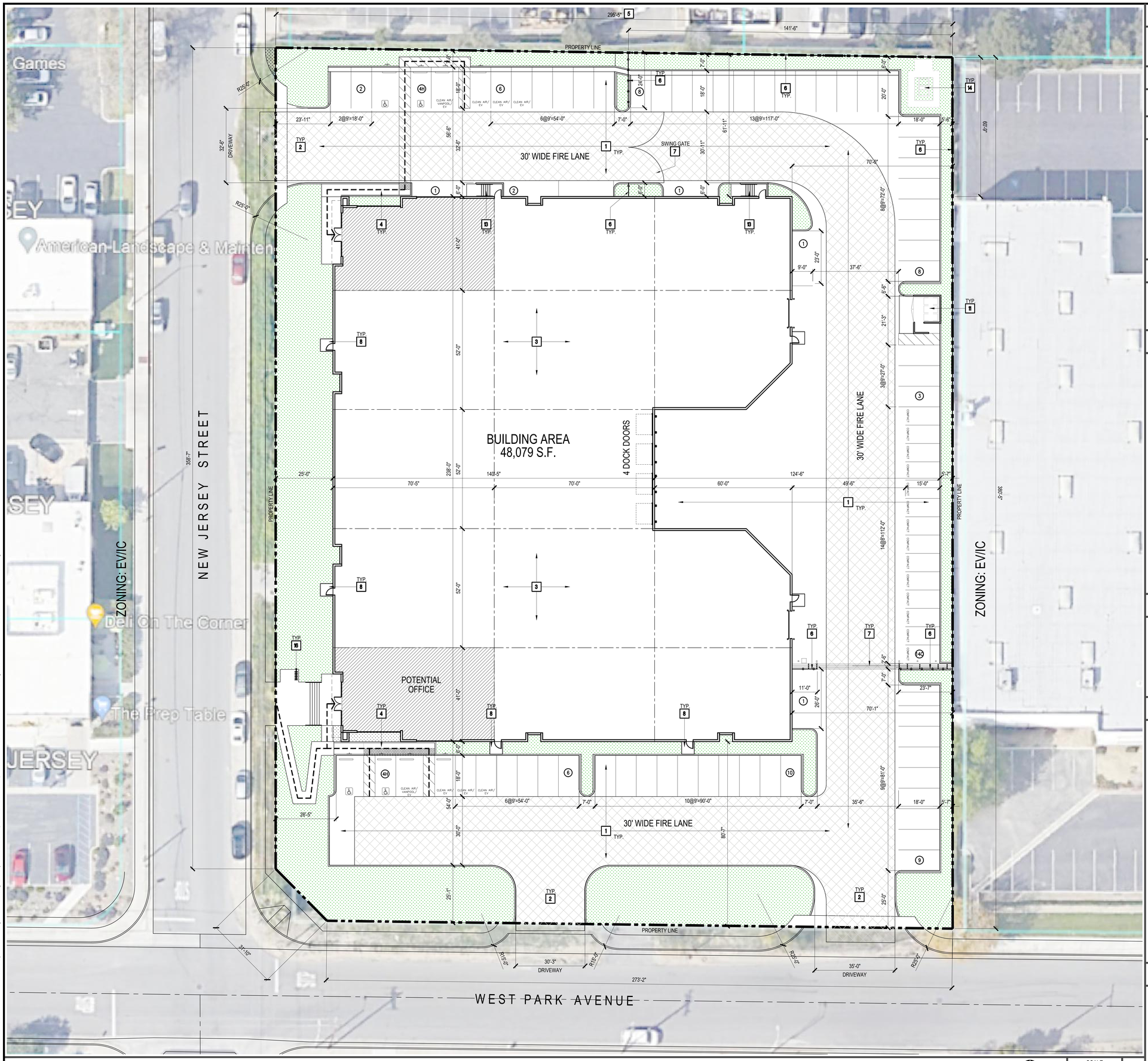
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City of Redlands
Department of Innovation & Technology
Geographic Information Systems

City of Redlands "A City That Works"

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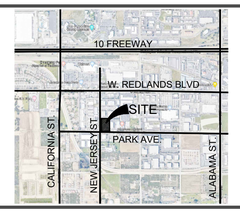
APPLICANT/OWNER

UCR GROUP
PO BOX 9716 REDLANDS CA 92374
909-492-1374
EMAIL: TSTODDARD@THEUCRGROUP.COM
ATTN: TOM STODDARD

PROJECT ADDRESS / APN

1980 PARK AVENUE
REDLANDS CA 92373
APN: 0292-153-20

VICINITY MAP



PROJECT DESCRIPTION

NEW CONSTRUCTION FOR (1) SPECULATIVE 48,079 SF TYPE III-B, S-1/B OCCUPANCY WAREHOUSE WITH ESFR FIRE SPRINKLER SYSTEM. PROPOSED SITE IMPROVEMENTS CONSIST OF TRASH ENCLOSURE, SITE LIGHTING STANDARDS, WROUGHT IRON FENCE AND HARDSCAPE/LANDSCAPE IMPROVEMENTS PER CITY STANDARDS.

PROJECT DATA

UCR- REDLANDS

SITE AREA		112,224	SF
		2.58	Acres
BUILDING AREA			
1ST FLOOR	WAREHOUSE	40,079	SF
	OFFICE	4,000	SF
1ST TOTAL		44,079	SF
2ND FLOOR	OFFICE	1,500	SF
	WAREHOUSE	2,500	SF
TOTAL		**48,079**	SF
PROJECT FACT			
	F.A.R		0.43
	CLEAR HEIGHT		32'
	CONTRUCTION TYPE		IIIB
ZONING			
ZONE ORDINANCE			Light Industrial
MAX BUILDING HEIGHT			50'
SET BACK		BUILDING	LANDSCAPE
	FRONT	25'	25'
	SIDE	0'	0'
	REAR	0'	0'
TOTAL PARKING/HARDSCAPE	49,631 SF		
LANDSCAPE REQ. @ PRKNG		3,474 SF	7%
LANDSCAPE PROV. @ PRKNG		5,738 SF	11%
TOTAL LANDSCAPE REQ		16,834 SF	15%
TOTAL LANDSCAPE PROVIDED		18,514 SF	16%

PARKING REQUIREMENT

AUTO PARKING		
SIZE		9'X19'
OFFICE:	1/250 SF	22
WAREHOUSE	1ST 20K @1/500 SF	40
WAREHOUSE	2ND 20K @ 1/1000 SF	23
TOTAL		85

PROJECT PROVIDED
PARKING PROVIDED

AUTO PARKING		
STANDARD	9'X19'	62
COMPACT	8'X15'	19
ADA		4
TOTAL		85

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINES UNLESS NOTED OTHERWISE.
2. ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH A SMART AUTOMATIC IRRIGATION SYSTEM.
3. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SITE DRAINAGE, TOPOGRAPHY AND UTILITIES.
4. FOR PAVING SECTIONS, CONCRETE CURBS, SWALES AND GUTTERS SEE CIVIL DRAWINGS.
5. PROPERTY LINE ARE REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR HORIZONTAL CONTROL.
6. LANDSCAPE AREAS SHALL BE DELINEATED WITH A MIN. 6" CONCRETE CURB.

KEYNOTES

1. SITE PAVING SEE CIVIL
2. DECORATIVE PAVEMENT AT ENTRY - COLORED CONCRETE W/ SAW CUT PATTERN
3. PRIMARY BUILDING
4. PEDESTRIAN CONCRETE WALKWAY WITH MEDIUM BROOM FINISH
5. RETAINING WALL PER CIVIL
6. WROUGHT IRON FENCE 8 FT
7. 8'H BLACK PAINTED VEHICULAR ROLLING GATE WITH KNOX PAD LOCK. MANUALLY OPERATED. PROVIDE CONDUITS FOR FUTURE OPERATOR
8. 5'-6" X 6' X 4" THICK CONCRETE LANDING PAD AT ALL EXTERIOR MANDOORS WITH MEDIUM BROOM FINISH.
9. FUTURE MONUMENT SIGN WITH ELEC. CONDUITS
10. EMPLOYEE BREAK AREA, TENANT FURNISHED UNLESS NOTED OTHERWISE
11. TRASH ENCLOSURE
12. NOT USED
13. EXTERIOR CONCRETE STAIR
14. APPROXIMATE LOCATION OF ELEC. TRANSFORMER WITH BOLLARD PROTECTION AND LANDSCAPE SCREENING
15. NOT USED.
16. SHORT TERM - BICYCLE RACK 8% OF PARKING STALL
17. DESIGNATED SMOKING AREA - 25' AWAY FROM ANY ENTRY

LEGEND

- STANDARD PARKING STALL 9' X 19'
- CLEAN AIR, VANPOOL / EV 9' X19'
- ADA PARKING VAN 12' X 19' OR STANDARD 9' X 19' WITH 5' CLR AISLE
- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL. MAX 5% SLOPE AND MAX 2% CROSS SLOPE WITH 48" MIN. CLEAR, UNLESS NOTED OTHERWISE WITH ADA ACCESSIBLE RAMP
- LANDSCAPE, SEE LANDSCAPE DRAWINGS

TRUE NORTH | SCALE 1/16"=1'-0" | 1

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PARK AVENUE

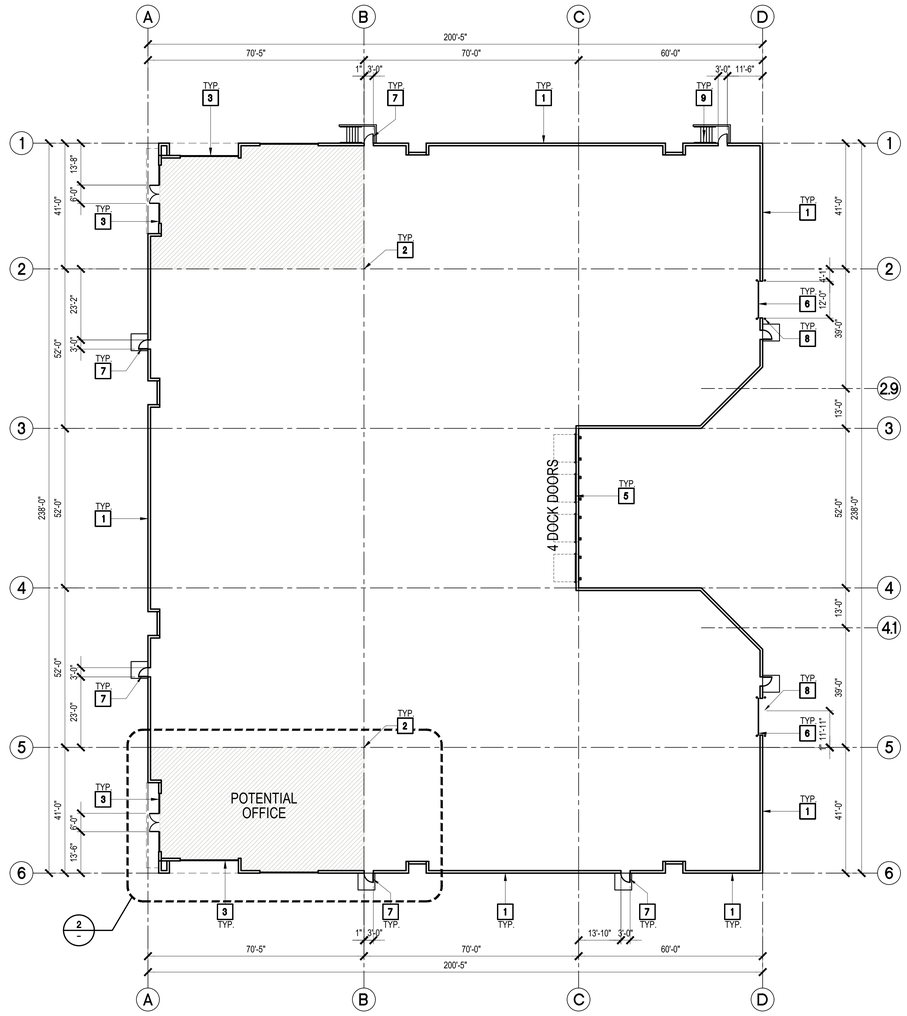
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UCR GROUP
PO BOX 9716
REDLANDS CA 92374

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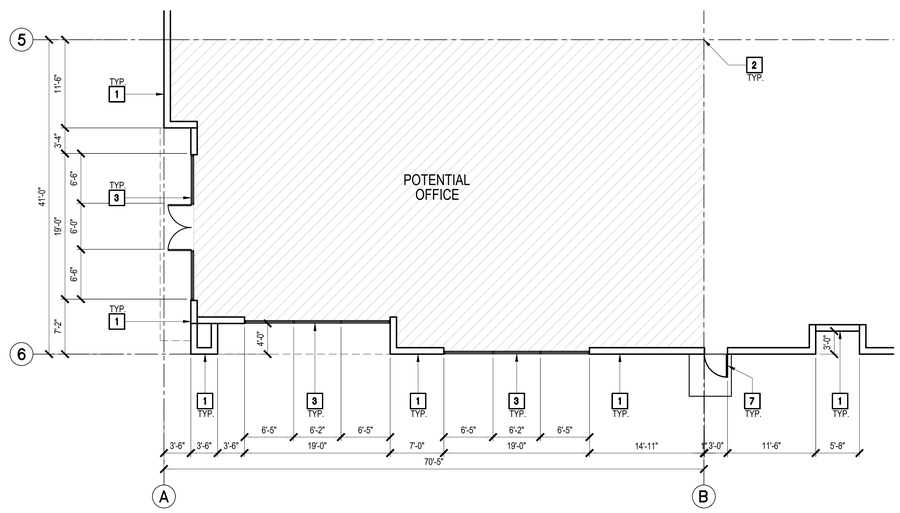
JOB No. 22-021
DRAWN STEVE HONG | CHECKED STEVE HONG
SHEET TITLE
ARCHITECTURAL SITE PLAN
OVERALL SITE PLAN
SHEET NUMBER
DRC-A1.01

Plot Date: 5/24/2022 10:03:47 AM Last Save By: steve Login: Steve Hong L:\Projects\UCR Group\22-021 UCR Group, Redlands 1980 Park Avenue\03 - Design\05 - Construction Documents\DRC-A1.01.dwg



OVERALL FLOOR PLAN

TRUE NORTH | SCALE 1" = 20' | 1



ENLARGED FLOOR PLAN

Redlands Regular Meeting of 02-21-23

TRUE NORTH | SCALE 1/8" = 1' | 2

GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR SLAB ON GRADE FINISH FLOOR ELEVATION ANY DIRECTION OF SLOPE IF ANY.
2. SLOPE POUR STRIP ¼" TO EXTERIOR AT ALL MAN DOORS AND DOCK DOORS. SEE STRUCTURAL DRAWINGS FOR POUR STRIP LOCATIONS.
3. ALL DIMENSIONS ARE TO FACE OF CONCRETE PANEL WALL, GRID LINE OR FACE OF STUD UNLESS NOTED OTHERWISE.
4. REFER TO CIVIL DRAWINGS FOR POINT CONNECTION TO OFF-SITE UTILITIES AND CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS.
5. CONTRACTOR TO PROTECT AND KEEP FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS TO PREVENT OIL SPILLS.
6. CONCRETE SLAB TO HAVE STEEL FLOAT TROWEL BURNISHED FINISH.
7. ALL FLOOR SLAB NAIL OR BRACE FRAME HOLES SHALL BE FILLED WITH APPROVED 2 PART EPOXY COMPOUND TO MATCH CONCRETE COLOR.
8. PROVIDE MM-EP-90 AT CONTROL/EXPANSION JOINTS AT THE SPEEDBAY ONLY.

PAINT NOTES

1. INTERIOR CONCRETE WALL: SINGLE COAT OF ACRYLIC PAINT ON INTERIOR WALLS. SHERWIN WILLIAMS, "SNOWBOUND" SW 7004 - FLAT SHEEN.
2. ALL STRUCTURAL STEEL MEMBER INCLUDING COLUMNS, LEDGERS, JOISTS, GIRDERS SHALL RECEIVE LIGHT GRAY SHOP PRIMER. ANY FIELD WELDS SHALL BE TOUCHED UP TO MATCH SHOP PRIMER.
3. STRUCTURAL COLUMNS SHALL, SHALL RECEIVE A COAT OF OSHA YELLOW SAFETY WARNING COLOR, PAINT UP TO 12' ABOVE FINISH FLOOR.
4. ARCHITECTURAL COATINGS REQUIRE USE OF HVLP SPRAYING EQUIPMENT OR MINIMUM TRANSFER RATE OF AT LEAST 50% OR MANUAL APPLICATION TECHNIQUE.
5. PAINT SHALL BE OF "SUPER COMPLIANT" LOW VOC PER SCAQMD RULE 1113.

KEYNOTES

1. CONCRETE TILT UP PANEL.
2. STRUCTURAL STEEL BUILDING COLUMN
3. STOREFRONT SYSTEM AND GLAZING SEE ELEVATION FOR SPECIFICATION
4. CONCRETE RAMP WITH 42" H CONC. TILT UP GUARD WALL OR BUILDING WALL
5. 9'X10' X 24 GA OVER HEAD ROLL UP DOOR, COUNTER BALANCED WITH 24" X 6" VISION PANEL. STANDARD GRADE WITH WHITE FACTORY FINISH
6. 12'X14' X 24 GA OVER HEAD ROLL UP DOOR, COUNTER BALANCED WITH 24" X 6"VISION PANEL STANDARD GRADE WITH WHITE FACTORY FINISH.
7. 3'X7' HOLLOW METAL DOOR AND FRAME.
8. PROTECTIVE BOLLARD
9. CONCRETE STAIR
10. LONG TERM INTERIOR BICYCLE RACK
11. ROOF ACCESS LADDER
12. ELECTRICAL ROOM

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PARK AVENUE

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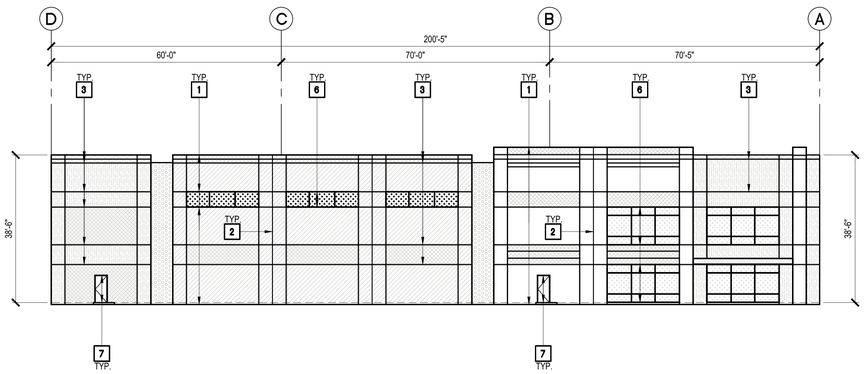
No.	ISSUANCE	DATE

JOB No.
22-021
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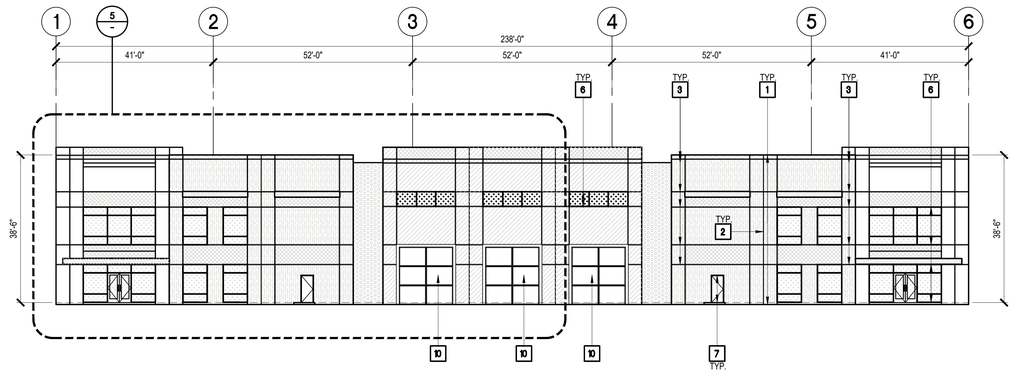
SHEET TITLE
ARCHITECTURAL FLOOR PLAN
OVERALL FLOOR PLAN

SHEET NUMBER
DRC-A2.01

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NORTH ELEVATION | SCALE 1/16" = 1' | 1



WEST ELEVATION | SCALE 1/16" = 1' | 2

SOUTH ELEVATION | SCALE 1/16" = 1' | 3

EAST ELEVATION | SCALE 1/16" = 1' | 4

ENLARGED WEST ELEVATION | SCALE 1/8" = 1' | 5

GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST WIND EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
4. CONTRACTOR SHALL FULL PAINT ONE CONCRETE PANEL WITH SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINT REMAINDER OF BUILDING.
5. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
6. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATH BY PROVIDING A MINIMUM ¾" DIAMETER HOLE ON THE CORNER.
7. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
8. FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED ON.
9. WATER BLAST EXTERIOR FACE OF BUILDING WALLS PRIOR TO PAINT.
10. ALL CONCRETE PANEL JOINTS SHALL BE CLEARED OF DEBRIS BY PRESSURING WASHING THE CAVITY AND GRIND ANY SHARP EDGES PRIOR TO APPLY PANEL CAULK JOINT.
11. ALL EXTERIOR DOORS AND LOUVERS SHALL BE FABRICATED AND WEATHER STRIPPED TO WITHSTAND WIND EXPOSURE "C"
12. CONTRACTOR TO PROVIDE MOCK UP PAINT FOR OWNER AND ARCHITECT'S APPROVAL PRIOR TO COMMENCING THE WORK.

KEYNOTES

1. CONCRETE TILT UP WALL, SEE PAINT AND FINISH LEGEND BELOW
2. CONCRETE PANEL JOINT
3. PAINTED CONCRETE REVEAL.
4. 9' X 10' OVER HEAD DOCK HIGH DOOR
5. 12' X 14' OVER HEAD GRADE LEVEL DOOR
6. ALUMINUM STOREFRONT GLAZING SYSTEM. SEE GLAZING LEGEND
7. 3'X7' HOLLOW METAL DOOR AND FRAME.
8. 4'X8' PAINTED METAL LOUVER
9. ROOF DRAIN
10. VINE WALL MESH. OMEGA ECO MESH

GLAZING LEGEND

TEMPERED VISION GLASS

TEMPERED CONCRETE BACKED SPANDREL GLASS

OFFICE / POTENTIAL OFFICE AREAS:
VITROGLAZING, VISTACOOL (2) PACIFICA + SOLARBAN 60 (3)
VLT: 26, SHGC: 0.17, U VALUE: 0.29
1" INSULATED UNIT WITH ½" AIRSPACE AND (2) ¼" UNITS

WAREHOUSE GLAZING AREA:
SINGLE PANE ¼" VITROGLAZING VISTALCOOL PACIFICA.

COLOR / FINISH LEGEND

- SHERWIN WILLIAMS PURE WHITE SW 7005
- SHERWIN WILLIAMS OLYMPUS WHITE SW 6253
- SHERWIN WILLIAMS GRAY SCREEN SW 7071
- SHERWIN WILLIAMS CYBER SPACE SW 7075
- SHERWIN WILLIAMS CITY SCAPE SW 7067
- CANOPY: REYNOBOND COLORWELD 500 XL NIGHTFALL METALLIC

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No.	ISSUANCE	DATE

JOB No.
22-021
DRAWN STEVE HONG
CHECKED STEVE HONG

SHEET TITLE
ARCHITECTURAL ELEVATIONS
ELEVATIONS

SHEET NUMBER
DRC-A3.01

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NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

COLORED ELEVATION DESIGN

UCR PARK AVENUE,
REDLANDS, CA

LHA

1 PAINTED CONCRETE
SHERWIN-WILLIAMS
SW 7005
PURE WHITE

2 PAINTED CONCRETE
SHERWIN-WILLIAMS
SW 6253
OLYMPUS WHITE

3 PAINTED CONCRETE
SHERWIN-WILLIAMS
SW 7071
GRAY SCREEN

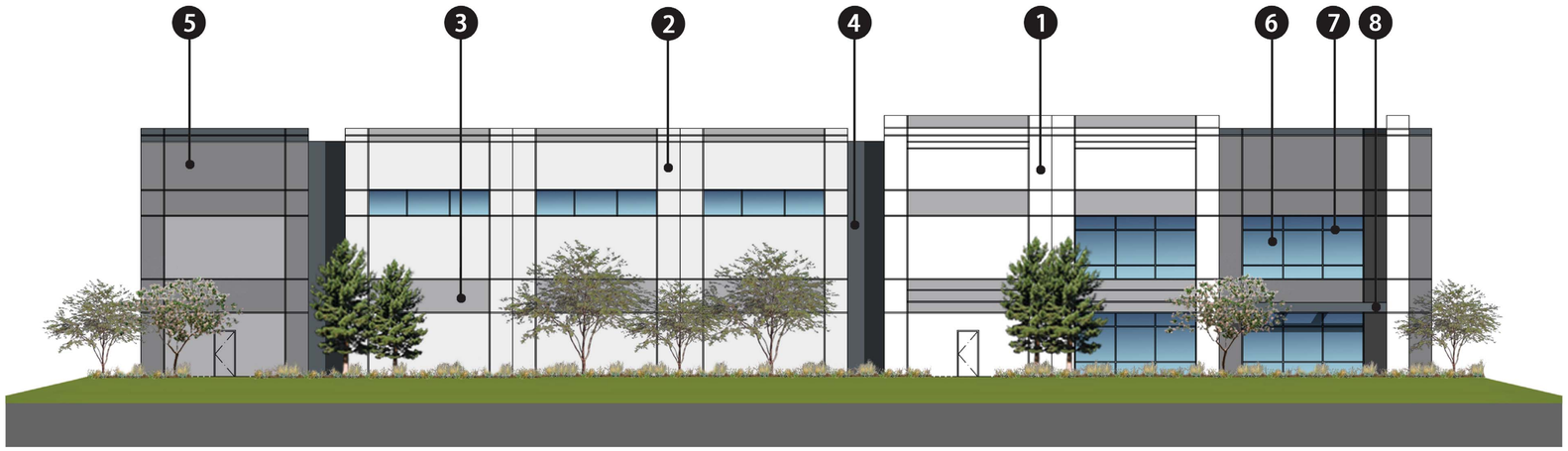
4 PAINTED CONCRETE
SHERWIN-WILLIAMS
SW 7076
CYBERSPACE

5 PAINTED CONCRETE
SHERWIN-WILLIAMS
SW 7067
CITYSPACE

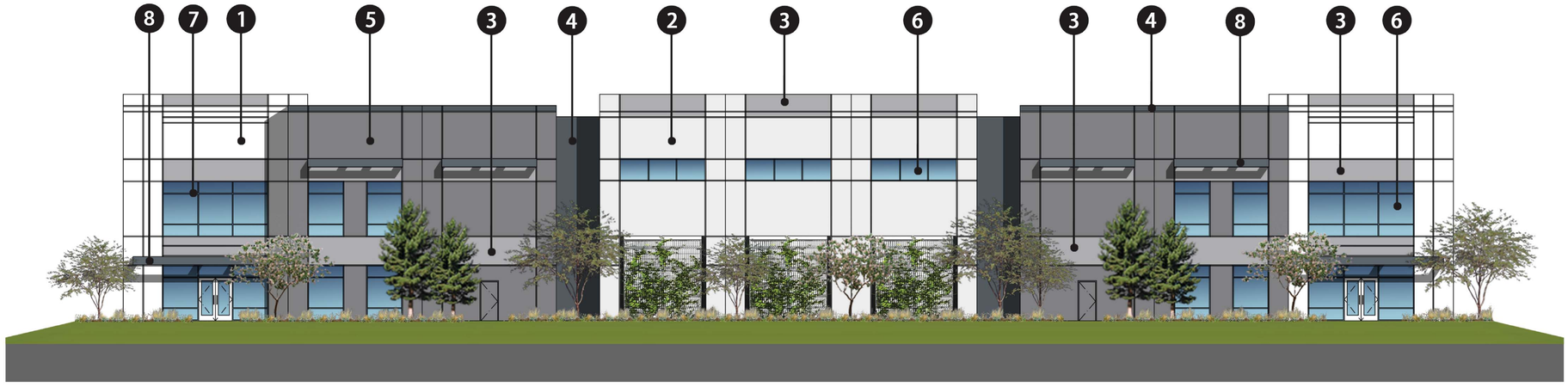
6 BLUE REFLECTIVE
GLAZING

7 CLEAR ANODIZED
MULLIONS

8 ACM TRIM:
REYNBOND
COLORWAELD 500XL
NIGHTFALL METALLIC



NORTH ELEVATION

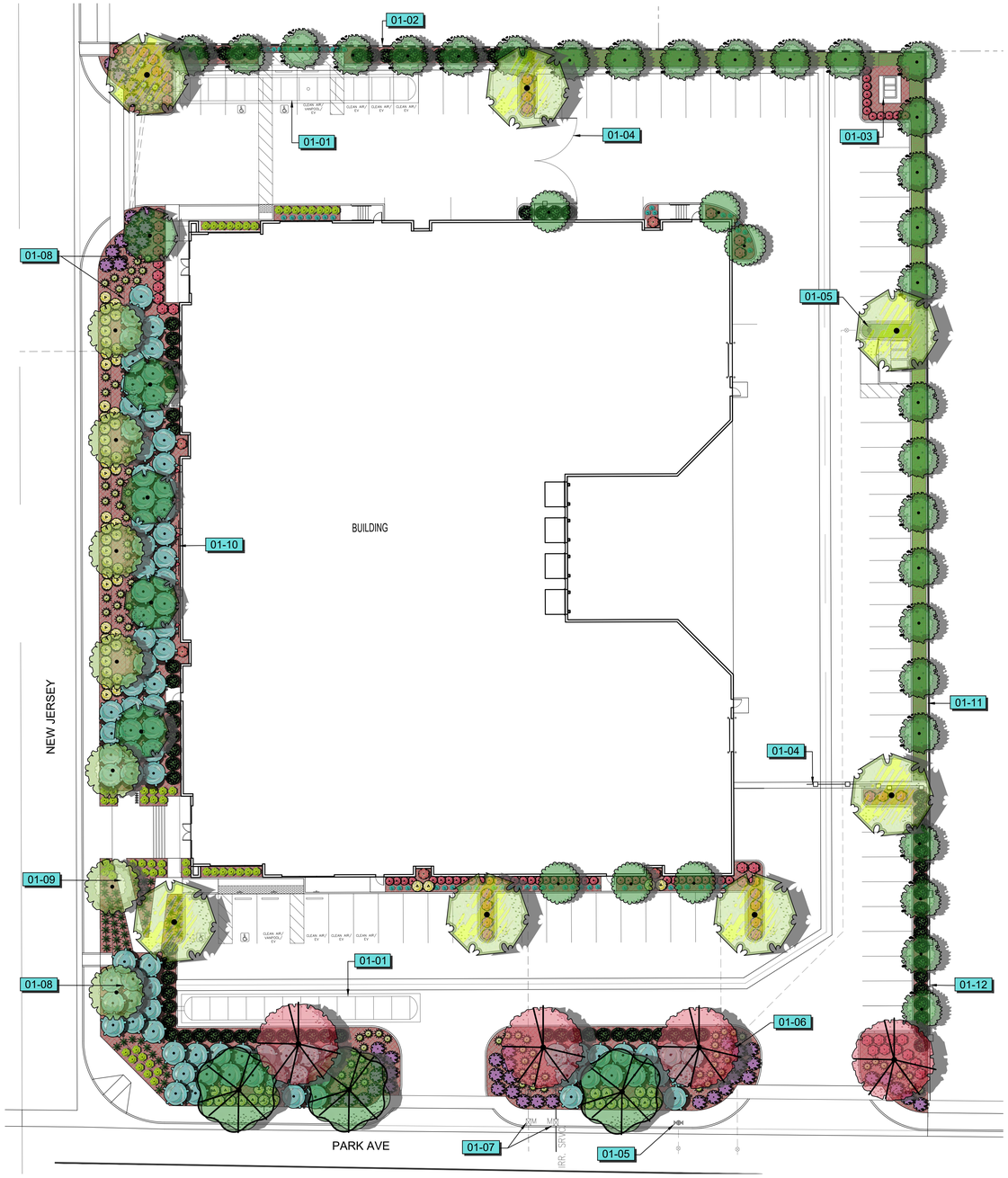


WEST ELEVATION

COLORED ELEVATION DESIGN

UCR PARK AVENUE,
REDLANDS, CA

LHA



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	29	CALLISTEMON VIMINALIS	WEEPING BOTTLEBRUSH	15 GAL	LOW
	7	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER LOCUST	36" BOX	LOW
	5	MELALEUCA LINARIIFOLIA	FLAXLEAF PAPERBARK MULTI-TRUNK	36" BOX	LOW
	4	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	24" BOX	LOW
	6	PODOCARPUS HENKELII	LONG LEAFED YELLOW WOOD COLUMN	24" BOX	MOD
STREET TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**WUCOLS**
	3	ARBUTUS UNEDO	STRAWBERRY TREE SHRUB	15 GAL	LOW
	7	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINGKO	15 GAL	MOD
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**WULCOS**
	50	CALLISTEMON V. 'BETTER JOHN'	DWARF BOTTLEBRUSH	5 GAL.	LOW
	5	CALLISTEMON VIMINALIS 'CV01' TM	SLIM WEEPING BOTTLEBRUSH	5 GAL.	LOW
	56	CISTUS X HYBRIDUS 'DUNNECIS'	LITTLE MISS SUNSHINE WHITE ROCKROSE	5 GAL.	LOW
	89	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	LYNN'S LEGACY LANGMAN'S SAGE	5 GAL.	LOW
	49	NANDINA DOMESTICA 'MOYERS RED'	MOYERS RED HEAVENLY BAMBOO	5 GAL.	LOW
GRASSES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**WULCOS**
	63	DIANELLA REVOLUTA 'DR5000' TM	LITTLE REV FLAX LILY	1 GAL.	LOW
	54	LOMANDRA LONGIFOLIA 'BREEZE' TM	BREEZE MAT RUSH	1 GAL.	LOW
	93	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM	REGAL MIST PINK MUHLY GRASS	1 GAL.	LOW
SHRUB COVER	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**WULCOS**
	91	ACACIA REDOLENS 'LOW BOY'	LOW BOY BANK CATCLAW	1 GAL.	LOW
	49	LANTANA MONTEVIDENSIS 'LAVENDER'	LAVENDER LANTANA	1 GAL.	LOW
	70	LANTANA X 'NEW GOLD' LOW GROWING VARIETY-GC TYPE	NEW GOLD LANTANA	1 GAL.	LOW
VINE/ESPALIER	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**WULCOS**
	6	CAMPSIS RADICANS 'ATOMIC RED'	TRUMPET VINE	5 GAL.	LOW
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**WUCOLS**
	2,204 SF	LONICERA JAPONICA 'HALLIANA'	HALLS HONEYSUCKLE FLOWERING VINE	FLAT	LOW
	19,199 SF	WOOD MULCH REDWOOD GORILLA HAIR		3" DEEP	

SITE LANDSCAPING TABULATIONS

TOTAL PARKING LOT LANDSCAPED AREA PERCENTAGE= SEE TABLE THIS SHEET; PER ARCHITECT

TOTAL ON-SITE TREES=	51
PERCENTAGE OF 15 GALLON (ON-SITE) TREES=	56% (29 TREES)
PERCENTAGE OF 24" BOX (ON-SITE) TREES=	20% (10 TREES)
PERCENTAGE OF 36" BOX (ON-SITE) TREES=	24% (12 TREES)
PERCENTAGE OF EVERGREEN (ON-SITE) TREES=	78% (40 TREES)
PERCENTAGE OF DECIDUOUS (ON-SITE) TREES=	22% (11 TREES)
STREET TREES= 10	

UCR- REDLANDS

SITE AREA		112,224	SF
		2.58	Acres
BUILDING AREA			
1ST FLOOR	WAREHOUSE	40,079	SF
	OFFICE	4,000	SF
1ST TOTAL		44,079	SF
2ND FLOOR	OFFICE	1,500	SF
	WAREHOUSE	2,500	SF
TOTAL		**48,079**	SF
PROJECT FACT			
	F.A.R		0.43
	CLEAR HEIGHT		32'
	CONTRUCTION TYPE		IIIB
ZONING			
ZONE ORDINANCE			Light Industrial
MAX BUILDING HEIGHT			50'
SET BACK		BUILDING	LANDSCAPE
	FRONT	25'	25'
	SIDE	0'	0'
	REAR	0'	0'
TOTAL PARKING/HARDSCAPE		49,631 SF	
LANDSCAPE REQ. @ PRKNG		3,676 SF	7%
LANDSCAPE PROV. @ PRKNG		5,738 SF	11%
TOTAL LANDSCAPE REQ		16,834 SF	15%
TOTAL LANDSCAPE PROVIDED		18,514 SF	16%
PARKING REQUIREMENT			
	AUTO PARKING		
	SIZE		9'X19'
	OFFICE:	1/250 SF	22
	WAREHOUSE	1ST 20K @1/500 SF	40
	WAREHOUSE	2ND 20K @ 1/1000 SF	23
	TOTAL		85
PROJECT PROVIDED			
PARKING PROVIDED			
	AUTO PARKING		
	STARNDARD	9'X19'	62
	COMPACT	8'X15'	19
	ADA		4
	TOTAL		85

MAINTENANCE RESPONSIBILITY NOTE:

THE OWNER WILL BE RESPONSIBLE FOR ALL MAINTENANCE AND WATER MANAGEMENT WITHIN THEIR PROPERTY.

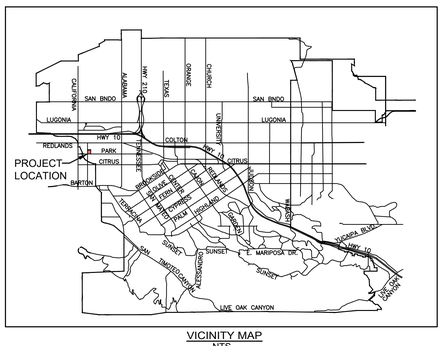
WATER CONSERVATION STATEMENT:

STB LANDSCAPE ARCHITECT'S, Inc. HAS FOLLOWED AND MET ALL WATER CONSERVATION REQUIREMENTS SET FORTH IN BOTH THE CITY AND STATE ORDINANCES. STB HAS ACHIEVED THESE GOALS THROUGH THE USE OF HIGHLY EFFICIENT DRIPLINES, DRIP EMITTERS AND TREE BUBBLERS TO ALL PLANTED AREAS, COMBINED WITH A "SMART" E.T. BASED CONTROLLER AND RAIN SHUT-OFF DEVICE. THE CONTROLLER WILL RECEIVE E.T. INFORMATION THAT WILL ALLOW THE CONTROLLER TO UP-DATE R.C.V. RUN TIMES ON A DAILY BASIS THEREBY REDUCING THE NEED FOR MANUALLY ADJUSTING THE CONTROLLER FOR WEEKLY OR SEASONAL WEATHER CHANGES

UNDERGROUND SERVICE ALERT

CALL: TOLL FREE 811

TWO WORKING DAYS BEFORE YOU DIG



VICINITY MAP
NTS

REFERENCE NOTES SCHEDULE

01 GENERAL DESCRIPTION

SYMBOL	DESCRIPTION
01-01	PROPOSED UNDERGROUND WQMP PER ENGINEER
01-02	PROPOSED 6' BLOCK WALL PER ENGINEER
01-03	PROPOSED ELEC TRANSFORMER PER ENGINEER
01-04	PROPOSED GATES PER ARCHITECT
01-05	PROPOSED F.H. PER ENGINNER
01-06	PROPOSED FIRE DDCV AND PIV/FDC PER ENGINEER
01-07	PROPOSED WATER METERS PER ENGINEER
01-08	PROPOSED DRAINAGE PER ENGINEER
01-09	PROPOSED ADA RAMP PER ARCHITECT
01-10	VINE TRELLIS PER ARCHITECT-TYPICAL
01-11	EXISTING ADJACENT BUILDING WALL
01-12	EXISTING C.L. FENCE-PROTECT IN PLACE

MAWA AND ETWU CALCULATIONS

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET_o) 66.2 — Project Type: Non-Residential — 0.45

Hydrozone # / Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas							
TREES/ SHRUBS	0.3	Drip	0.81	0.37	20965	7765	318699
TREES	0.4	Drip	0.81	0.49	384	190	7783
VINES	0.4	Drip	0.81	0.49	54	27	1095
		Drip	0.75	0.00		0	0
		Drip	0.81	0.00		0	0
				Totals	21403	7981	327577
Special Landscape Areas							
				1		0	0
				Totals	0	0	0
						ETWU Total	327577
				Maximum Allowed Water Allowance (MAWA)*			395309

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	7981
Total Area	21403
Average ETAF	0.37

All Landscape Areas

Total ETAF x Area	7981
Total Area	21403
Average ETAF	0.37

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 # / Planting Description e.g.
1.) Front lawn
2.) Low water use planting
3.) Medium water use planting

0.45	Non-Residential
0.55	Residential
0.81	Drip
0.75	Overhead

Tree	wetted area= 16 s.f. / tree
Shrub	Wetted area= 9 s.f. / shrub

PRELIMINARY-NOT FOR CONSTRUCTION

NORTH

20 0 20 40 60

Scale 1" = 20'

REGISTERED LANDSCAPE ARCHITECT SHAWN T. BURGIN 10/22 REN. DATE 5/25/22 2725 STATE OF CALIFORNIA

STB LANDSCAPE ARCHITECTS, INC
15 SOUTH FIFTH STREET
REDLANDS, CALIFORNIA 92373
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CA LIC. NO. 2725 NV LIC. NO. 489
LANDSCAPE ARCHITECTURE IRRIGATION CONSULTANTS WATER FEATURE DESIGN LOW VOLTAGE LIGHTING

CONCEPTUAL LANDSCAPE PLAN

UCR PARK AVENUE INDUSTRIAL WAREHOUSE

1980 W. PARK AVENUE
REDLANDS, CA 92373

REVISIONS

DRAWN BY	CAD
DESIGNED BY	CR
CHECKED BY	STB
DATE	5/25/22
JOB NO.	22-30PRE
SCALE	1"=20'
SHEET	CLP-1
	OF 1 SHEETS

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DEC 19 2022

Redlands City Clerk

NOTICE OF APPEAL FROM A DECISION
OF THE PLANNING COMMISSION OF THE CITY OF REDLANDS

Pursuant to the Redlands Municipal Code, the undersigned hereby appeals a decision of the Planning Commission of the City of Redlands as follows:

Project Name or Permit Number: Warehouse facility at 1980 W. Park Avenue

Decision being appealed: Commission Review and Approval No. 949

A request to construct a new warehouse building totaling 48,079 square feet to include 42,579 square foot of warehouse space and 5,500 square foot of office space, and related site improvements including parking lot, driveways, landscape, lighting, walls, and utility connections.

Date of Commission's decision: 12/13/2022

Grounds of Appeal: SAFER objects to the City of Redlands' decision to exempt the Project from review under the California Environmental Quality Act ("CEQA"). The determination that the Project is exempt is not supported by substantial evidence. Additionally, the Project would have significant indoor air quality impacts. See attached letter for additional information.

Name of Appellant (print): Supporters Alliance for Environmental Responsibility (Represented by Lozeau Drury LLP)

Address of Appellant: Lozeau Drury LLP, 1939 Harrison St., Suite 150

City, State: Oakland, CA Zip: 94612

Telephone: (510) 836-4200 E-mail: amalia@lozeaudrury.com

Signature of Appellant: Amalia Fonley Fuentes

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: 12.19.22

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Via Email

December 13, 2022

Steven Frasher, Chair
Joe Richardson, Vice Chair
Karah Shaw, Commissioner
Rosemarie Gonzales, Commissioner
Mario Saucedo, Commissioner
Matt Endsley, Commissioner
Maryn Wells, Commissioner
City of Redlands Planning Commission
35 Cajon Street, Suite 2
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Catherine Lin, Principal Planner
City of Redlands
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Re: Comment on Proposed CEQA Infill Exemption for Warehouse at 1980 W. Park Avenue
December 13, 2022 Panning Commission Hearing, Agenda Item 4.C.

Dear Chair Frasher, Vice Chair Richardson, Honorable Members of the Planning Commission, and Ms. Lin:

I am writing on behalf of Supporters Alliance for Environmental Responsibility ("SAFER") regarding the proposed Class 32 In-fill Development Categorical Exemption ("Exemption" or "Class 32 Exemption") for a 48,079 square foot warehouse building, located at 1980 W. Park Avenue in the City of Redlands ("Project").

SAFER objects to the City of Redlands' ("City") decision to exempt the Project from review under the California Environmental Quality Act ("CEQA") pursuant to Section 15332 of the CEQA Guidelines. CEQA review is required for the Project. As demonstrated below, the Exemption is inapplicable because (1) the Class 32 exemption does not apply on its face, and (2) the unusual circumstances exception to the exemption applies. Since the Project is not exempt from CEQA, an initial study must be prepared to determine the appropriate level of CEQA review required.

I. PROJECT DESCRIPTION

The Project includes the construction and operation of a 48,079 square foot warehouse building, which will include 42,579 square feet of warehouse space and 5,500 square feet of office space and related improvements, including a parking lot, driveways, landscaping, lighting, walls, and utility connections.

II. LEGAL STANDARD

As the California Supreme Court has held, "[i]f no EIR has been prepared for a nonexempt project, but substantial evidence in the record supports a fair argument that the project may result in significant adverse impacts, the proper remedy is to order preparation of an EIR." (*Communities for a Better Env't v. South Coast Air Quality Mgmt. Dist.* (2010) 48 Cal.4th 310, 319-20.) "Significant environmental effect" is defined very broadly as "a substantial or potentially substantial adverse change in the environment." (Pub. Res. Code ("PRC") § 21068; see also, 14 CCR § 15382.) An effect on the environment need not be "momentous" to meet the CEQA test for significance; it is enough that the impacts are "not trivial." (*No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68, 83.) "The 'foremost principle' in interpreting CEQA is that the Legislature intended the act to be read so as to afford the fullest possible protection to the environment within the reasonable scope of the statutory language." (*Communities for a Better Env't v. Cal. Res. Agency* (2002) 103 Cal.App.4th 98, 109.)

The EIR is the very heart of CEQA. (*Bakersfield Citizens for Local Control v. City of Bakersfield* (2004) 124 Cal.App.4th 1184, 1214; *Pocket Protectors v. City of Sacramento* (2004) 124 Cal.App.4th 903, 927.) The EIR is an "environmental 'alarm bell' whose purpose is to alert the public and its responsible officials to environmental changes before they have reached the ecological points of no return." (*Bakersfield Citizens*, 124 Cal.App.4th at 1220.) The EIR also functions as a "document of accountability," intended to "demonstrate to an apprehensive citizenry that the agency has, in fact, analyzed and considered the ecological implications of its action." (*Laurel Heights Improvements Assn. v. Regents of Univ. of Cal.* (1988) 47 Cal.3d 376, 392.) The EIR process "protects not only the environment but also informed self-government." (*Pocket Protectors*, 124 Cal.App.4th at 927.)

To achieve its objectives of environmental protection, CEQA has a three-tiered structure. (14 CCR § 15002(k); *Committee to Save the Hollywoodland Specific Plan v. City of Los Angeles* (2008) 161 Cal.App.4th 1168, 1185-86.) First, if a project falls into an exempt category, or it can be seen with certainty that the activity in question will not have a significant effect on the environment, no further agency evaluation is required. *Id.* Second, if there is a possibility the project will have a significant effect on the environment, the agency must perform an initial threshold study. (*Id.*; 14 CCR § 15063(a).) If the study indicates that there is no substantial evidence that the project or any of its aspects may cause a significant effect on the

environment the agency may issue a negative declaration. (*Id.*; 14 CCR §§ 15063(b)(2), 15070.) Finally, if the project will have a significant effect on the environment, an EIR is required. (*Id.*)

The classes of projects which are exempt from the provisions of CEQA are called categorical exemptions. (14 CCR §§ 15300, 15354.) "Exemptions to CEQA are narrowly construed and '[e]xemption categories are not to be expanded beyond the reasonable scope of their statutory language.' [Citations]." (*Mountain Lion Foundation v. Fish & Game Com.* (1997) 16 Cal.4th 105, 125.) The determination as to the appropriate scope of a categorical exemption is a question of law subject to independent, or de novo, review. (*San Lorenzo Valley Community Advocates for Responsible Education v. San Lorenzo Valley Unified School Dist.*, (2006) 139 Cal. App. 4th 1356, 1375 ["[Q]uestions of interpretation or application of the requirements of CEQA are matters of law. [Citations.] Thus, for example, interpreting the scope of a CEQA exemption presents 'a question of law, subject to de novo review by this court.' [Citations]."].) In addition, there are several exceptions to CEQA's categorical exemptions. (See, 14 CCR § 15300.2.) The City has chosen to proceed under a Categorical Exemption for In-Fill Development, but as demonstrated below, the Project does not qualify for that exemption and the City must prepare an initial study and determine the appropriate level of CEQA review.

III. DISCUSSION

A. The City Incorrectly Applied CEQA's Class 32 In-Fill Development Categorical Exemption to the Project and Thus a Full CEQA Analysis Is Required.

The proposed Project does not qualify for a Class 32 Exemption under CEQA because of the Project's potentially significant environmental impacts. The City must prepare an Initial Study to determine the appropriate level of CEQA review, be it a mitigated negative declaration or an environmental impact report.

1. The Class 32 Exemption Does Not Apply on its Face.

The Class 32 exemption provides:

> Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.
>
> (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
> (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

(c) The project site has no value, as habitat for endangered, rare or threatened species.
(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
(e) The site can be adequately served by all required utilities and public services.

(14 CCR § 15332 [emph. added].)

One of the key limitations of the Exemption is that it does not apply if the project will have any significant effects relating to traffic, noise, air quality, or water quality. (14 CCR § 15332(d).) Here, the Exemption cannot apply because there is substantial evidence that the Project will have a significant impact on indoor air quality.

i. The Project will have significant indoor air quality impacts, precluding reliance on the Class 32 Exemption.

Certified Industrial Hygienist, Francis "Bud" Offermann, PE, CIH, has conducted a review of the proposed Project and relevant documents regarding the Project's indoor air emissions. Indoor Environmental Engineering Comments (December 12, 2022). Mr. Offermann concludes that it is likely that the Project will expose commercial employees of the Project to significant impacts related to indoor air quality, and in particular, emissions of the cancer-causing chemical formaldehyde. Mr. Offermann is a leading expert on indoor air quality and has published extensively on the topic. Mr. Offermann's expert comments and curriculum vitae are attached as Exhibit A.

Mr. Offermann explains that many composite wood products used in building materials and furnishings commonly found in offices, warehouses, residences, and hotels contain formaldehyde-based glues which off-gas formaldehyde over a very long time period. He states, "[t]he primary source of formaldehyde indoors is composite wood products manufactured with urea-formaldehyde resins, such as plywood, medium density fiberboard, and particleboard. These materials are commonly used in building construction for flooring, cabinetry, baseboards, window shades, interior doors, and window and door trims." (Ex. A, p. 2-3.)

Formaldehyde is a known human carcinogen. Mr. Offermann states that future commercial employees of the Project would be exposed to a 17.7 in one million risk, ***even assuming*** all materials are compliant with the California Air Resources Board's formaldehyde airborne toxics control measure. (*Id*. at 4-5.) This potential exposure level exceeds the SCAQMD CEQA significance threshold for airborne cancer risk of 10 per million.

Mr. Offermann identifies mitigation measures that are available to reduce these significant health risks, including the installation of air filters and a requirement that the

applicant use only composite wood materials (e.g. hardwood plywood, medium density fiberboard, particleboard) for all interior finish systems that are made with CARB approved no-added formaldehyde (NAF) resins or ultra-low emitting formaldehyde (ULEF) resins in the buildings' interiors. (*Id*. at 12-13.) These significant environmental impacts should be analyzed in a Revised EIR and mitigation measures should be imposed to reduce the risk of formaldehyde exposure.

ii. The evidence supporting a Class 32 Exemption for the Project is inadequate.

Although CEQA does not require findings documenting the basis for a categorical exemption, the exemption determination must be supported by substantial evidence. (See, *Association for Protection etc. Values v. City of Ukiah* (1991) 2 Cal.App.4th 720, 728.) Here, the City has failed to provide substantial evidence that the Project meets the requirements of the exemption.

Substantial evidence is defined in the CEQA Guidelines as "enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached," and includes "facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts." (14 CCR § 15384.)

The Class 32 Exemption requires that the project site have no value as habitat for endangered, rare, or threatened species. (14 CCR § 15332(c).) The staff report for the Project in the Planning Commission agenda states that "[t]he site is surrounded by other industrial developments and has no value as habitat for endangered, rare, or threatened species." (Planning Commission Agenda, Dec. 13, 2022, p. 158, hereafter "PC Agenda.") This conclusory statement does not constitute substantial evidence as defined in the CEQA Guidelines. The Class 32 Exemption also requires that approval of the project "would not result in any significant effects relating to traffic, noise, air quality, or water quality." (14 CCR § 15332(d)). With regard to this requirement, the staff report states that "there is no information or evidence that the project is likely to result in any significant effects relating to traffic, noise, air quality, or water quality." (PC Agenda, p. 158.) This is again a conclusory statement that fails to provide substantial evidence that the requirement is met.

The City's conclusion that the Project qualifies for a Class 32 Exemption is unsupported by substantial evidence, therefore the City cannot claim this exemption. The City should instead prepare an initial study for the Project, to determine the appropriate level of environmental review.

2. The Unusual Circumstances Exception Precludes Reliance on the Class 32 Exemption.

A categorical exemption is inapplicable "where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances." (14 CCR 15300.2(c).) In *Berkeley Hillside Preservation v. City of Berkeley*, the California Supreme Court explained that there are two ways a party may invoke the unusual circumstances exception. First, "a party may establish an unusual circumstance with evidence that the project *will* have a significant environmental effect. That evidence, if convincing, necessarily also establishes 'a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.'" (*Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal.4th 1086, 1105 [emph. added].) Alternatively, "[a] party invoking the exception may establish an unusual circumstance without evidence of an environmental effect, by showing that the project has some feature that distinguishes it from others in the exempt class, such as its size or location. In such a case, to render the exception applicable, the party need only show a reasonable possibility of a significant effect due to that unusual circumstance." (*Id.*)

As discussed above, we have submitted substantial evidence that the Project will have significant indoor air quality impacts. The fact that these significant impacts will occur constitutes an unusual circumstance, precluding the City's reliance on an exemption.

IV. CONCLUSION

The City cannot rely on a Class 32 exemption because the Project does not meet the terms of the exemption and because the unusual circumstances exception to exemption applies. Accordingly, the City must prepare an initial study to determine the appropriate level of environmental review to undertake pursuant to CEQA. Thank you for considering these comments.

Sincerely,



Amalia Bowley Fuentes
Lozeau | Drury LLP

EXHIBIT A

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Date: December 12, 2022

To: Amalia Bomley Fuentes
Lozeau | Drury LLP
1939 Harrison Street, Suite 150
Oakland, California 94612

From: Francis J. Offermann PE CIH

Subject: Indoor Air Quality: UCR Group Warehouse Project, City of Redlands, CA
(IEE File Reference: P-4661)

Pages: 18

Indoor Air Quality Impacts

Indoor air quality (IAQ) directly impacts the comfort and health of building occupants, and the achievement of acceptable IAQ in newly constructed and renovated buildings is a well-recognized design objective. For example, IAQ is addressed by major high-performance building rating systems and building codes (California Building Standards Commission, 2014; USGBC, 2014). Indoor air quality in homes is particularly important because occupants, on average, spend approximately ninety percent of their time indoors with the majority of this time spent at home (EPA, 2011). Some segments of the population that are most susceptible to the effects of poor IAQ, such as the very young and the elderly, occupy their homes almost continuously. Additionally, an increasing number of adults are working from home at least some of the time during the workweek. Indoor air quality also is a serious concern for workers in hotels, offices and other business establishments.

The concentrations of many air pollutants often are elevated in homes and other buildings relative to outdoor air because many of the materials and products used indoors contain

and release a variety of pollutants to air (Hodgson et al., 2002; Offermann and Hodgson, 2011). With respect to indoor air contaminants for which inhalation is the primary route of exposure, the critical design and construction parameters are the provision of adequate ventilation and the reduction of indoor sources of the contaminants.

Indoor Formaldehyde Concentrations Impact. In the California New Home Study (CNHS) of 108 new homes in California (Offermann, 2009), 25 air contaminants were measured, and formaldehyde was identified as the indoor air contaminant with the highest cancer risk as determined by the California Proposition 65 Safe Harbor Levels (OEHHA, 2017a), No Significant Risk Levels (NSRL) for carcinogens. The NSRL is the daily intake level calculated to result in one excess case of cancer in an exposed population of 100,000 (i.e., ten in one million cancer risk) and for formaldehyde is 40 µg/day. The NSRL concentration of formaldehyde that represents a daily dose of 40 µg is 2 µg/m^3, assuming a continuous 24-hour exposure, a total daily inhaled air volume of 20 m^3, and 100% absorption by the respiratory system. All of the CNHS homes exceeded this NSRL concentration of 2 µg/m^3. The median indoor formaldehyde concentration was 36 µg/m^3, and ranged from 4.8 to 136 µg/m^3, which corresponds to a median exceedance of the 2 µg/m^3 NSRL concentration of 18 and a range of 2.3 to 68.

Therefore, the cancer risk of a resident living in a California home with the median indoor formaldehyde concentration of 36 µg/m^3, is 180 per million as a result of formaldehyde alone. The CEQA significance threshold for airborne cancer risk is 10 per million, as established by the South Coast Air Quality Management District (SCAQMD, 2015).

Besides being a human carcinogen, formaldehyde is also a potent eye and respiratory irritant. In the CNHS, many homes exceeded the non-cancer reference exposure levels (RELs) prescribed by California Office of Environmental Health Hazard Assessment (OEHHA, 2017b). The percentage of homes exceeding the RELs ranged from 98% for the Chronic REL of 9 µg/m^3 to 28% for the Acute REL of 55 µg/m^3.

The primary source of formaldehyde indoors is composite wood products manufactured with urea-formaldehyde resins, such as plywood, medium density fiberboard, and

particleboard. These materials are commonly used in building construction for flooring, cabinetry, baseboards, window shades, interior doors, and window and door trims.

In January 2009, the California Air Resources Board (CARB) adopted an airborne toxics control measure (ATCM) to reduce formaldehyde emissions from composite wood products, including hardwood plywood, particleboard, medium density fiberboard, and also furniture and other finished products made with these wood products (California Air Resources Board 2009). While this formaldehyde ATCM has resulted in reduced emissions from composite wood products sold in California, they do not preclude that homes built with composite wood products meeting the CARB ATCM will have indoor formaldehyde concentrations below cancer and non-cancer exposure guidelines.

A follow up study to the California New Home Study (CNHS) was conducted in 2016-2018 (Singer et. al., 2019), and found that the median indoor formaldehyde in new homes built after 2009 with CARB Phase 2 Formaldehyde ATCM materials had lower indoor formaldehyde concentrations, with a median indoor concentrations of 22.4 $\mu g/m^3$ (18.2 ppb) as compared to a median of 36 $\mu g/m^3$ found in the 2007 CNHS. Unlike in the CNHS study where formaldehyde concentrations were measured with pumped DNPH samplers, the formaldehyde concentrations in the HENGH study were measured with passive samplers, which were estimated to under-measure the true indoor formaldehyde concentrations by approximately 7.5%. Applying this correction to the HENGH indoor formaldehyde concentrations results in a median indoor concentration of 24.1 $\mu g/m^3$, which is 33% lower than the 36 $\mu g/m^3$ found in the 2007 CNHS.

Thus, while new homes built after the 2009 CARB formaldehyde ATCM have a 33% lower median indoor formaldehyde concentration and cancer risk, the median lifetime cancer risk is still 120 per million for homes built with CARB compliant composite wood products. This median lifetime cancer risk is more than 12 times the OEHHA 10 in a million cancer risk threshold (OEHHA, 2017a).

With respect to the UCR Group Warehouse Project, City of Redlands, CA, the buildings consist of commercial spaces.

The employees of the commercial spaces are expected to experience significant indoor exposures (e.g., 40 hours per week, 50 weeks per year). These exposures for employees are anticipated to result in significant cancer risks resulting from exposures to formaldehyde released by the building materials and furnishing commonly found in offices, warehouses, residences and hotels.

Because the commercial spaces will be constructed with CARB Phase 2 Formaldehyde ATCM materials, and be ventilated with the minimum code required amount of outdoor air, the indoor formaldehyde concentrations are likely similar to those concentrations observed in residences built with CARB Phase 2 Formaldehyde ATCM materials, which is a median of 24.1 $\mu g/m^3$ (Singer et. al., 2020)

Assuming that the employees of commercial spaces work 8 hours per day and inhale 20 m^3 of air per day, the formaldehyde dose per work-day at the offices is 161 µg/day.

Assuming that these employees work 5 days per week and 50 weeks per year for 45 years (start at age 20 and retire at age 65) the average 7-year lifetime formaldehyde daily dose is 70.9 µg/day.

This is 1.77 times the NSRL (OEHHA, 2017a) of 40 µg/day and represents a cancer risk of 17.7 per million, which exceeds the CEQA cancer risk of 10 per million. This impact should be analyzed in an environmental impact report ("EIR"), and the agency should impose all feasible mitigation measures to reduce this impact. Several feasible mitigation measures are discussed below and these and other measures should be analyzed in an EIR.

In addition, we note that the average outdoor air concentration of formaldehyde in California is 3 ppb, or 3.7 $\mu g/m^3$, (California Air Resources Board, 2004), and thus represents an average pre-existing background airborne cancer risk of 1.85 per million. Thus, the indoor air formaldehyde exposures describe above exacerbate this pre-existing risk resulting from outdoor air formaldehyde exposures.

Appendix A, Indoor Formaldehyde Concentrations and the CARB Formaldehyde ATCM, provides analyses that show utilization of CARB Phase 2 Formaldehyde ATCM materials will not ensure acceptable cancer risks with respect to formaldehyde emissions from composite wood products.

Even composite wood products manufactured with CARB certified ultra low emitting formaldehyde (ULEF) resins do not insure that the indoor air will have concentrations of formaldehyde the meet the OEHHA cancer risks that substantially exceed 10 per million. The permissible emission rates for ULEF composite wood products are only 11-15% lower than the CARB Phase 2 emission rates. Only use of composite wood products made with no-added formaldehyde resins (NAF), such as resins made from soy, polyvinyl acetate, or methylene diisocyanate can insure that the OEHHA cancer risk of 10 per million is met.

The following describes a method that should be used, prior to construction in the environmental review under CEQA, for determining whether the indoor concentrations resulting from the formaldehyde emissions of specific building materials/furnishings selected exceed cancer and non-cancer guidelines. Such a design analyses can be used to identify those materials/furnishings prior to the completion of the City's CEQA review and project approval, that have formaldehyde emission rates that contribute to indoor concentrations that exceed cancer and non-cancer guidelines, so that alternative lower emitting materials/furnishings may be selected and/or higher minimum outdoor air ventilation rates can be increased to achieve acceptable indoor concentrations and incorporated as mitigation measures for this project.

Pre-Construction Building Material/Furnishing Formaldehyde Emissions Assessment

This formaldehyde emissions assessment should be used in the environmental review under CEQA to assess the indoor formaldehyde concentrations from the proposed loading of building materials/furnishings, the area-specific formaldehyde emission rate data for building materials/furnishings, and the design minimum outdoor air ventilation rates. This assessment allows the applicant (and the City) to determine, before the

conclusion of the environmental review process and the building materials/furnishings are specified, purchased, and installed, if the total chemical emissions will exceed cancer and non-cancer guidelines, and if so, allow for changes in the selection of specific material/furnishings and/or the design minimum outdoor air ventilations rates such that cancer and non-cancer guidelines are not exceeded.

1.) Define Indoor Air Quality Zones. Divide the building into separate indoor air quality zones, (IAQ Zones). IAQ Zones are defined as areas of well-mixed air. Thus, each ventilation system with recirculating air is considered a single zone, and each room or group of rooms where air is not recirculated (e.g. 100% outdoor air) is considered a separate zone. For IAQ Zones with the same construction material/furnishings and design minimum outdoor air ventilation rates. (e.g. hotel rooms, apartments, condominiums, etc.) the formaldehyde emission rates need only be assessed for a single IAQ Zone of that type.

2.) Calculate Material/Furnishing Loading. For each IAQ Zone, determine the building material and furnishing loadings (e.g., m^2 of material/m^2 floor area, units of furnishings/m^2 floor area) from an inventory of all potential indoor formaldehyde sources, including flooring, ceiling tiles, furnishings, finishes, insulation, sealants, adhesives, and any products constructed with composite wood products containing urea-formaldehyde resins (e.g., plywood, medium density fiberboard, particleboard).

3.) Calculate the Formaldehyde Emission Rate. For each building material, calculate the formaldehyde emission rate (µg/h) from the product of the area-specific formaldehyde emission rate (µg/m^2-h) and the area (m^2) of material in the IAQ Zone, and from each furnishing (e.g. chairs, desks, etc.) from the unit-specific formaldehyde emission rate (µg/unit-h) and the number of units in the IAQ Zone.

NOTE: As a result of the high-performance building rating systems and building codes (California Building Standards Commission, 2014; USGBC, 2014), most manufacturers of building materials furnishings sold in the United States conduct chemical emission rate tests using the California Department of Health “Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions for Indoor Sources Using

Environmental Chambers," (CDPH, 2017), or other equivalent chemical emission rate testing methods. Most manufacturers of building furnishings sold in the United States conduct chemical emission rate tests using ANSI/BIFMA M7.1 Standard Test Method for Determining VOC Emissions (BIFMA, 2018), or other equivalent chemical emission rate testing methods.

CDPH, BIFMA, and other chemical emission rate testing programs, typically certify that a material or furnishing does not create indoor chemical concentrations in excess of the maximum concentrations permitted by their certification. For instance, the CDPH emission rate testing requires that the measured emission rates when input into an office, school, or residential model do not exceed one-half of the OEHHA Chronic Exposure Guidelines (OEHHA, 2017b) for the 35 specific VOCs, including formaldehyde, listed in Table 4-1 of the CDPH test method (CDPH, 2017). These certifications themselves do not provide the actual area-specific formaldehyde emission rate (i.e., $\mu g/m^2$-h) of the product, but rather provide data that the formaldehyde emission rates do not exceed the maximum rate allowed for the certification. Thus, for example, the data for a certification of a specific type of flooring may be used to calculate that the area-specific emission rate of formaldehyde is less than 31 $\mu g/m^2$-h, but not the actual measured specific emission rate, which may be 3, 18, or 30 $\mu g/m^2$-h. These area-specific emission rates determined from the product certifications of CDPH, BIFA, and other certification programs can be used as an initial estimate of the formaldehyde emission rate.

If the actual area-specific emission rates of a building material or furnishing is needed (i.e. the initial emission rates estimates from the product certifications are higher than desired), then that data can be acquired by requesting from the manufacturer the complete chemical emission rate test report. For instance if the complete CDPH emission test report is requested for a CDHP certified product, that report will provide the actual area-specific emission rates for not only the 35 specific VOCs, including formaldehyde, listed in Table 4-1 of the CDPH test method (CDPH, 2017), but also all of the cancer and reproductive/developmental chemicals listed in the California Proposition 65 Safe Harbor Levels (OEHHA, 2017a), all of the toxic air contaminants (TACs) in the California Air Resources Board Toxic Air Contamination List (CARB, 2011), and the 10 chemicals with the greatest emission rates.

Alternatively, a sample of the building material or furnishing can be submitted to a chemical emission rate testing laboratory, such as Berkeley Analytical Laboratory (https://berkeleyanalytical.com), to measure the formaldehyde emission rate.

4.) Calculate the Total Formaldehyde Emission Rate. For each IAQ Zone, calculate the total formaldehyde emission rate (i.e. µg/h) from the individual formaldehyde emission rates from each of the building material/furnishings as determined in Step 3.

5.) Calculate the Indoor Formaldehyde Concentration. For each IAQ Zone, calculate the indoor formaldehyde concentration (µg/m^3) from Equation 1 by dividing the total formaldehyde emission rates (i.e. µg/h) as determined in Step 4, by the design minimum outdoor air ventilation rate (m^3/h) for the IAQ Zone.

$$C_{in} = \frac{E_{total}}{Q_{oa}} \quad \text{(Equation 1)}$$

where:

C_{in} = indoor formaldehyde concentration (µg/m^3)

E_{total} = total formaldehyde emission rate (µg/h) into the IAQ Zone.

Q_{oa} = design minimum outdoor air ventilation rate to the IAQ Zone (m^3/h)

The above Equation 1 is based upon mass balance theory, and is referenced in Section 3.10.2 "Calculation of Estimated Building Concentrations" of the California Department of Health "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions for Indoor Sources Using Environmental Chambers", (CDPH, 2017).

6.) Calculate the Indoor Exposure Cancer and Non-Cancer Health Risks. For each IAQ Zone, calculate the cancer and non-cancer health risks from the indoor formaldehyde concentrations determined in Step 5 and as described in the OEHHA Air Toxics Hot Spots Program Risk Assessment Guidelines; Guidance Manual for Preparation of Health Risk Assessments (OEHHA, 2015).

7.) Mitigate Indoor Formaldehyde Exposures of exceeding the CEQA Cancer and/or

Non-Cancer Health Risks. In each IAQ Zone, provide mitigation for any formaldehyde exposure risk as determined in Step 6, that exceeds the CEQA cancer risk of 10 per million or the CEQA non-cancer Hazard Quotient of 1.0.

Provide the source and/or ventilation mitigation required in all IAQ Zones to reduce the health risks of the chemical exposures below the CEQA cancer and non-cancer health risks.

Source mitigation for formaldehyde may include:

1.) reducing the amount materials and/or furnishings that emit formaldehyde
2.) substituting a different material with a lower area-specific emission rate of formaldehyde

Ventilation mitigation for formaldehyde emitted from building materials and/or furnishings may include:

1.) increasing the design minimum outdoor air ventilation rate to the IAQ Zone.

NOTE: Mitigating the formaldehyde emissions through use of less material/furnishings, or use of lower emitting materials/furnishings, is the preferred mitigation option, as mitigation with increased outdoor air ventilation increases initial and operating costs associated with the heating/cooling systems.

Further, we are not asking that the builder "speculate" on what and how much composite materials be used, but rather at the design stage to select composite wood materials based on the formaldehyde emission rates that manufacturers routinely conduct using the California Department of Health "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions for Indoor Sources Using Environmental Chambers," (CDPH, 2017), and use the procedure described earlier above (i.e. Pre-Construction Building Material/Furnishing Formaldehyde Emissions Assessment) to insure that the materials selected achieve acceptable cancer risks from material off gassing of formaldehyde.

Outdoor Air Ventilation Impact. Another important finding of the CNHS, was that the outdoor air ventilation rates in the homes were very low. Outdoor air ventilation is a very important factor influencing the indoor concentrations of air contaminants, as it is the primary removal mechanism of all indoor air generated contaminants. Lower outdoor air exchange rates cause indoor generated air contaminants to accumulate to higher indoor air concentrations. Many homeowners rarely open their windows or doors for ventilation as a result of their concerns for security/safety, noise, dust, and odor concerns (Price, 2007). In the CNHS field study, 32% of the homes did not use their windows during the 24-hour Test Day, and 15% of the homes did not use their windows during the entire preceding week. Most of the homes with no window usage were homes in the winter field session. Thus, a substantial percentage of homeowners never open their windows, especially in the winter season. The median 24-hour measurement was 0.26 air changes per hour (ach), with a range of 0.09 ach to 5.3 ach. A total of 67% of the homes had outdoor air exchange rates below the minimum California Building Code (2001) requirement of 0.35 ach. Thus, the relatively tight envelope construction, combined with the fact that many people never open their windows for ventilation, results in homes with low outdoor air exchange rates and higher indoor air contaminant concentrations.

The UCR Group Warehouse Project, is close to roads with moderate to high traffic (e.g., West Park Avenue, New Jersey Street, California Street, West Redlands Avenue, Nevada Street etc.), and thus the Project site is a sound impacted site.

As a result of the anticipated high outdoor noise levels, the current project will require a mechanical supply of outdoor air ventilation to allow for a habitable interior environment with closed windows and doors. Such a ventilation system would allow windows and doors to be kept closed at the occupant's discretion to control exterior noise within building interiors.

$PM_{2.5}$ Outdoor Concentrations Impact. An additional impact of the nearby motor vehicle traffic associated with this project, are the outdoor concentrations of $PM_{2.5}$. The Project is located in the South Coast Air Basin, which is a State and Federal non-attainment area for $PM_{2.5}$.

An air quality analyses should to be conducted to determine the concentrations of $PM_{2.5}$ in the outdoor and indoor air that people inhale each day. This air quality analyses needs to consider the cumulative impacts of the project related emissions, existing and projected future emissions from local $PM_{2.5}$ sources (e.g. stationary sources, motor vehicles, and airport traffic) upon the outdoor air concentrations at the Project site. If the outdoor concentrations are determined to exceed the California and National annual average $PM_{2.5}$ exceedence concentration of 12 $\mu g/m^3$, or the National 24-hour average exceedence concentration of 35 $\mu g/m^3$, then the buildings need to have a mechanical supply of outdoor air that has air filtration with sufficient removal efficiency, such that the indoor concentrations of outdoor $PM_{2.5}$ particles is less than the California and National $PM_{2.5}$ annual and 24-hour standards.

It is my experience, based on the projected high traffic noise levels, the annual average concentration of $PM_{2.5}$ will exceed the California and National $PM_{2.5}$ annual and 24-hour standards and warrant installation of high efficiency air filters (i.e. MERV 13 or higher) in all mechanically supplied outdoor air ventilation systems.

Indoor Air Quality Impact Mitigation Measures

The following are recommended mitigation measures to minimize the impacts upon indoor quality:

Indoor Formaldehyde Concentrations Mitigation. Use only composite wood materials (e.g. hardwood plywood, medium density fiberboard, particleboard) for all interior finish systems that are made with CARB approved no-added formaldehyde (NAF) resins (CARB, 2009). CARB Phase 2 certified composite wood products, or ultra-low emitting formaldehyde (ULEF) resins, do not insure indoor formaldehyde concentrations that are below the CEQA cancer risk of 10 per million. Only composite wood products manufactured with CARB approved no-added formaldehyde (NAF) resins, such as resins made from soy, polyvinyl acetate, or methylene diisocyanate can insure that the OEHHA cancer risk of 10 per million is met.

Alternatively, conduct the previously described Pre-Construction Building Material/Furnishing Chemical Emissions Assessment, to determine that the combination of formaldehyde emissions from building materials and furnishings do not create indoor formaldehyde concentrations that exceed the CEQA cancer and non-cancer health risks.

It is important to note that we are not asking that the builder "speculate" on what and how much composite materials be used, but rather at the design stage to select composite wood materials based on the formaldehyde emission rates that manufacturers routinely conduct using the California Department of Health "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions for Indoor Sources Using Environmental Chambers", (CDPH, 2017), and use the procedure described above (i.e. Pre-Construction Building Material/Furnishing Formaldehyde Emissions Assessment) to insure that the materials selected achieve acceptable cancer risks from material off gassing of formaldehyde.

Outdoor Air Ventilation Mitigation. Provide each habitable room with a continuous mechanical supply of outdoor air that meets or exceeds the California 2016 Building Energy Efficiency Standards (California Energy Commission, 2015) requirements of the greater of 15 cfm/occupant or 0.15 cfm/ft^2 of floor area. Following installation of the system conduct testing and balancing to insure that required amount of outdoor air is entering each habitable room and provide a written report documenting the outdoor airflow rates. Do not use exhaust only mechanical outdoor air systems, use only balanced outdoor air supply and exhaust systems or outdoor air supply only systems. Provide a manual for the occupants or maintenance personnel, that describes the purpose of the mechanical outdoor air system and the operation and maintenance requirements of the system.

$PM_{2.5}$ Outdoor Air Concentration Mitigation. Install air filtration with sufficient $PM_{2.5}$ removal efficiency (e.g. MERV 13 or higher) to filter the outdoor air entering the mechanical outdoor air supply systems, such that the indoor concentrations of outdoor $PM_{2.5}$ particles are less than the California and National $PM_{2.5}$ annual and 24-hour standards. Install the air filters in the system such that they are accessible for replacement

by the occupants or maintenance personnel. Include in the mechanical outdoor air ventilation system manual instructions on how to replace the air filters and the estimated frequency of replacement.

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APPENDIX A

INDOOR FORMALDEHYDE CONCENTRATIONS
AND THE
CARB FORMALDEHYDE ATCM

With respect to formaldehyde emissions from composite wood products, the CARB ATCM regulations of formaldehyde emissions from composite wood products, do not assure healthful indoor air quality. The following is the stated purpose of the CARB ATCM regulation - *The purpose of this airborne toxic control measure is to "reduce formaldehyde emissions from composite wood products, and finished goods that contain composite wood products, that are sold, offered for sale, supplied, used, or manufactured for sale in California".* In other words, the CARB ATCM regulations do not "assure healthful indoor air quality", but rather "reduce formaldehyde emissions from composite wood products".

Just how much protection do the CARB ATCM regulations provide building occupants from the formaldehyde emissions generated by composite wood products? Definitely some, but certainly the regulations do not "*assure healthful indoor air quality"* when CARB Phase 2 products are utilized. As shown in the Chan 2019 study of new California homes, the median indoor formaldehyde concentration was of 22.4 $\mu g/m^3$ (18.2 ppb), which corresponds to a cancer risk of 112 per million for occupants with continuous exposure, which is more than 11 times the CEQA cancer risk of 10 per million.

Another way of looking at how much protection the CARB ATCM regulations provide building occupants from the formaldehyde emissions generated by composite wood products is to calculate the maximum number of square feet of composite wood product that can be in a residence without exceeding the CEQA cancer risk of 10 per million for occupants with continuous occupancy.

For this calculation I utilized the floor area (2,272 ft^2), the ceiling height (8.5 ft), and the number of bedrooms (4) as defined in Appendix B (New Single-Family Residence Scenario) of the Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions for Indoor Sources Using Environmental Chambers, Version 1.1, 2017, California

Department of Public Health, Richmond, CA. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

For the outdoor air ventilation rate I used the 2019 Title 24 code required mechanical ventilation rate (ASHRAE 62.2) of 106 cfm (180 m^3/h) calculated for this model residence. For the composite wood formaldehyde emission rates I used the CARB ATCM Phase 2 rates.

The calculated maximum number of square feet of composite wood product that can be in a residence, without exceeding the CEQA cancer risk of 10 per million for occupants with continuous occupancy are as follows for the different types of regulated composite wood products.

Medium Density Fiberboard (MDF) – 15 ft^2 (0.7% of the floor area), or
Particle Board – 30 ft^2 (1.3% of the floor area), or
Hardwood Plywood – 54 ft^2 (2.4% of the floor area), or
Thin MDF – 46 ft^2 (2.0 % of the floor area).

For offices and hotels the calculated maximum amount of composite wood product (% of floor area) that can be used without exceeding the CEQA cancer risk of 10 per million for occupants, assuming 8 hours/day occupancy, and the California Mechanical Code minimum outdoor air ventilation rates are as follows for the different types of regulated composite wood products.

Medium Density Fiberboard (MDF) – 3.6 % (offices) and 4.6% (hotel rooms), or
Particle Board – 7.2 % (offices) and 9.4% (hotel rooms), or
Hardwood Plywood – 13 % (offices) and 17% (hotel rooms), or
Thin MDF – 11 % (offices) and 14 % (hotel rooms)

Clearly the CARB ATCM does not regulate the formaldehyde emissions from composite wood products such that the potentially large areas of these products, such as for flooring, baseboards, interior doors, window and door trims, and kitchen and bathroom cabinetry,

could be used without causing indoor formaldehyde concentrations that result in CEQA cancer risks that substantially exceed 10 per million for occupants with continuous occupancy.

Even composite wood products manufactured with CARB certified ultra low emitting formaldehyde (ULEF) resins do not insure that the indoor air will have concentrations of formaldehyde the meet the OEHHA cancer risks that substantially exceed 10 per million. The permissible emission rates for ULEF composite wood products are only 11-15% lower than the CARB Phase 2 emission rates. Only use of composite wood products made with no-added formaldehyde resins (NAF), such as resins made from soy, polyvinyl acetate, or methylene diisocyanate can insure that the OEHHA cancer risk of 10 per million is met.

If CARB Phase 2 compliant or ULEF composite wood products are utilized in construction, then the resulting indoor formaldehyde concentrations should be determined in the design phase using the specific amounts of each type of composite wood product, the specific formaldehyde emission rates, and the volume and outdoor air ventilation rates of the indoor spaces, and all feasible mitigation measures employed to reduce this impact (e.g. use less formaldehyde containing composite wood products and/or incorporate mechanical systems capable of higher outdoor air ventilation rates). See the procedure described earlier (i.e. Pre-Construction Building Material/Furnishing Formaldehyde Emissions Assessment) to insure that the materials selected achieve acceptable cancer risks from material off gassing of formaldehyde.

Alternatively, and perhaps a simpler approach, is to use only composite wood products (e.g. hardwood plywood, medium density fiberboard, particleboard) for all interior finish systems that are made with CARB approved no-added formaldehyde (NAF) resins.

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Education

M.S. Mechanical Engineering (1985)
Stanford University, Stanford, CA.

Graduate Studies in Air Pollution Monitoring and Control (1980)
University of California, Berkeley, CA.

B.S. in Mechanical Engineering (1976)
Rensselaer Polytechnic Institute, Troy, N.Y.

Professional Experience

President: Indoor Environmental Engineering, San Francisco, CA. December, 1981 - present.

Direct team of environmental scientists, chemists, and mechanical engineers in conducting State and Federal research regarding indoor air quality instrumentation development, building air quality field studies, ventilation and air cleaning performance measurements, and chemical emission rate testing.

Provide design side input to architects regarding selection of building materials and ventilation system components to ensure a high quality indoor environment.

Direct Indoor Air Quality Consulting Team for the winning design proposal for the new State of Washington Ecology Department building.

Develop a full-scale ventilation test facility for measuring the performance of air diffusers; ASHRAE 129, Air Change Effectiveness, and ASHRAE 113, Air Diffusion Performance Index.

Develop a chemical emission rate testing laboratory for measuring the chemical emissions from building materials, furnishings, and equipment.

Principle Investigator of the California New Homes Study (2005-2007). Measured ventilation and indoor air quality in 108 new single family detached homes in northern and southern California.

Develop and teach IAQ professional development workshops to building owners, managers, hygienists, and engineers.

Air Pollution Engineer: Earth Metrics Inc., Burlingame, CA, October, 1985 to March, 1987.

Responsible for development of an air pollution laboratory including installation a forced choice olfactometer, tracer gas electron capture chromatograph, and associated calibration facilities. Field team leader for studies of fugitive odor emissions from sewage treatment plants, entrainment of fume hood exhausts into computer chip fabrication rooms, and indoor air quality investigations.

Staff Scientist: Building Ventilation and Indoor Air Quality Program, Energy and Environment Division, Lawrence Berkeley Laboratory, Berkeley, CA. January, 1980 to August, 1984.

Deputy project leader for the Control Techniques group; responsible for laboratory and field studies aimed at evaluating the performance of indoor air pollutant control strategies (i.e. ventilation, filtration, precipitation, absorption, adsorption, and source control).

Coordinated field and laboratory studies of air-to-air heat exchangers including evaluation of thermal performance, ventilation efficiency, cross-stream contaminant transfer, and the effects of freezing/defrosting.

Developed an *in situ* test protocol for evaluating the performance of air cleaning systems and introduced the concept of effective cleaning rate (ECR) also known as the Clean Air Delivery Rate (CADR).

Coordinated laboratory studies of portable and ducted air cleaning systems and their effect on indoor concentrations of respirable particles and radon progeny.

Co-designed an automated instrument system for measuring residential ventilation rates and radon concentrations.

Designed hardware and software for a multi-channel automated data acquisition system used to evaluate the performance of air-to-air heat transfer equipment.

Assistant Chief Engineer: Alta Bates Hospital, Berkeley, CA, October, 1979 to January, 1980.

Responsible for energy management projects involving installation of power factor correction capacitors on large inductive electrical devices and installation of steam meters on physical plant steam lines. Member of Local 39, International Union of Operating Engineers.

Manufacturing Engineer: American Precision Industries, Buffalo, NY, October, 1977 to October, 1979.

Responsible for reorganizing the manufacturing procedures regarding production of shell and tube heat exchangers. Designed customized automatic assembly, welding, and testing equipment. Designed a large paint spray booth. Prepared economic studies justifying new equipment purchases. Safety Director.

Project Engineer: Arcata Graphics, Buffalo, N.Y. June, 1976 to October, 1977.

Responsible for the design and installation of a bulk ink storage and distribution system and high speed automatic counting and marking equipment. Also coordinated material handling studies which led to the purchase and installation of new equipment.

PROFESSIONAL ORGANIZATION MEMBERSHIP

American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE)

- Chairman of SPC-145P, Standards Project Committee - Test Method for Assessing the Performance of Gas Phase Air Cleaning Equipment (1991-1992)
- Member SPC-129P, Standards Project Committee - Test Method for Ventilation Effectiveness (1986-97)
  - Member of Drafting Committee
- Member Environmental Health Committee (1992-1994, 1997-2001, 2007-2010)
  - Chairman of EHC Research Subcommittee
  - Member of Man Made Mineral Fiber Position Paper Subcommittee
  - Member of the IAQ Position Paper Committee
  - Member of the Legionella Position Paper Committee
  - Member of the Limiting Indoor Mold and Dampness in Buildings Position Paper Committee
- Member SSPC-62, Standing Standards Project Committee - Ventilation for Acceptable Indoor Air Quality (1992 to 2000)
  - Chairman of Source Control and Air Cleaning Subcommittee
- Chairman of TC-4.10, Indoor Environmental Modeling (1988-92)
  - Member of Research Subcommittee
- Chairman of TC-2.3, Gaseous Air Contaminants and Control Equipment (1989-92)
  - Member of Research Subcommittee

American Society for Testing and Materials (ASTM)

- D-22 Sampling and Analysis of Atmospheres
  - Member of Indoor Air Quality Subcommittee
- E-06 Performance of Building Constructions

American Board of Industrial Hygiene (ABIH)

American Conference of Governmental Industrial Hygienists (ACGIH)

- Bioaerosols Committee (2007-2013)

American Industrial Hygiene Association (AIHA)

Cal-OSHA Indoor Air Quality Advisory Committee

International Society of Indoor Air Quality and Climate (ISIAQ)

- Co-Chairman of Task Force on HVAC Hygiene

U. S. Green Building Council (USGBC)
- Member of the IEQ Technical Advisory Group (2007-2009)
- Member of the IAQ Performance Testing Work Group (2010-2012)

Western Construction Consultants (WESTCON)

PROFESSIONAL CREDENTIALS

Licensed Professional Engineer - Mechanical Engineering

Certified Industrial Hygienist - American Board of Industrial Hygienists

SCIENTIFIC MEETINGS AND SYMPOSIA

Biological Contamination, Diagnosis, and Mitigation, Indoor Air'90, Toronto, Canada, August, 1990.

Models for Predicting Air Quality, Indoor Air'90, Toronto, Canada, August, 1990.

Microbes in Building Materials and Systems, Indoor Air '93, Helsinki, Finland, July, 1993.

Microorganisms in Indoor Air Assessment and Evaluation of Health Effects and Probable Causes, Walnut Creek, CA, February 27, 1997.

Controlling Microbial Moisture Problems in Buildings, Walnut Creek, CA, February 27, 1997.

Scientific Advisory Committee, Roomvent 98, 6th International Conference on Air Distribution in Rooms, KTH, Stockholm, Sweden, June 14-17, 1998.

Moisture and Mould, Indoor Air '99, Edinburgh, Scotland, August, 1999.

Ventilation Modeling and Simulation, Indoor Air '99, Edinburgh, Scotland, August, 1999.

Microbial Growth in Materials, Healthy Buildings 2000, Espoo, Finland, August, 2000.

Co-Chair, Bioaerosols X- Exposures in Residences, Indoor Air 2002, Monterey, CA, July 2002.

Healthy Indoor Environments, Anaheim, CA, April 2003.

Chair, Environmental Tobacco Smoke in Multi-Family Homes, Indoor Air 2008, Copenhagen, Denmark, July 2008.

Co-Chair, ISIAQ Task Force Workshop; HVAC Hygiene, Indoor Air 2002, Monterey, CA, July 2002.

Chair, ETS in Multi-Family Housing: Exposures, Controls, and Legalities Forum, Healthy Buildings 2009, Syracuse, CA, September 14, 2009.

Chair, Energy Conservation and IAQ in Residences Workshop, Indoor Air 2011, Austin, TX, June 6, 2011.

Chair, Electronic Cigarettes: Chemical Emissions and Exposures Colloquium, Indoor Air 2016, Ghent, Belgium, July 4, 2016.

SPECIAL CONSULTATION

Provide consultation to the American Home Appliance Manufacturers on the development of a standard for testing portable air cleaners, AHAM Standard AC-1.

Served as an expert witness and special consultant for the U.S. Federal Trade Commission regarding the performance claims found in advertisements of portable air cleaners and residential furnace filters.

Conducted a forensic investigation for a San Mateo, CA pro se defendant, regarding an alleged homicide where the victim was kidnapped in a steamer trunk. Determined the air exchange rate in the steamer trunk and how long the person could survive.

Conducted *in situ* measurement of human exposure to toluene fumes released during nailpolish application for a plaintiffs attorney pursuing a California Proposition 65 product labeling case. June, 1993.

Conducted a forensic *in situ* investigation for the Butte County, CA Sheriff's Department of the emissions of a portable heater used in the bedroom of two twin one year old girls who suffered simultaneous crib death.

Consult with OSHA on the 1995 proposed new regulation regarding indoor air quality and environmental tobacco smoke.

Consult with EPA on the proposed Building Alliance program and with OSHA on the proposed new OSHA IAQ regulation.

Johnson Controls Audit/Certification Expert Review; Milwaukee, WI. May 28-29, 1997.

Winner of the nationally published 1999 Request for Proposals by the State of Washington to conduct a comprehensive indoor air quality investigation of the Washington State Department of Ecology building in Lacey, WA.

Selected by the State of California Attorney General's Office in August, 2000 to conduct a comprehensive indoor air quality investigation of the Tulare County Court House.

Lawrence Berkeley Laboratory IAQ Experts Workshop: "Cause and Prevention of Sick Building Problems in Offices: The Experience of Indoor Environmental Quality Investigators", Berkeley, California, May 26-27, 2004.

Provide consultation and chemical emission rate testing to the State of California Attorney General's Office in 2013-2015 regarding the chemical emissions from e-cigarettes.

PEER-REVIEWED PUBLICATIONS :

F.J.Offermann, C.D.Hollowell, and G.D.Roseme, "Low-Infiltration Housing in Rochester, New York: A Study of Air Exchange Rates and Indoor Air Quality," *Environment International, 8,* pp. 435-445, 1982.

W.W.Nazaroff, F.J.Offermann, and A.W.Robb, "Automated System for Measuring Air Exchange Rate and Radon Concentration in Houses," *Health Physics, 45,* pp. 525-537, 1983.

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W.J. Fisk, R.K.Spencer, F.J.Offermann, R.K.Spencer, B.Pedersen, R.Sextro, "Indoor Air Quality Control Techniques," *Noyes Data Corporation*, Park Ridge, New Jersey, (1987).

F.J.Offermann, "Ventilation Effectiveness and ADPI Measurements of a Forced Air Heating System," *ASHRAE Transactions* , Volume 94, Part 1, pp 694-704, 1988.

F.J.Offermann and D. Int-Hout "Ventilation Effectiveness Measurements of Three Supply/Return Air Configurations," *Environment International* , Volume 15, pp 585-592 1989.

F.J. Offermann, S.A. Loiselle, M.C. Quinlan, and M.S. Rogers, "A Study of Diesel Fume Entrainment in an Office Building," *IAQ '89*, The Human Equation: Health and Comfort, pp 179-183, ASHRAE, Atlanta, GA, 1989.

R.G.Sextro and F.J.Offermann, "Reduction of Residential Indoor Particle and Radon Progeny Concentrations with Ducted Air Cleaning Systems," submitted to *Indoor Air*, 1990.

S.A.Loiselle, A.T.Hodgson, and F.J.Offermann, "Development of An Indoor Air Sampler for Polycyclic Aromatic Compounds", *Indoor Air* , Vol 2, pp 191-210, 1991.

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F.J. Offermann, S. A. Loiselle, R.G. Sextro, "Performance Comparisons of Six Different Air Cleaners Installed in a Residential Forced Air Ventilation System," *IAQ'91*, Healthy Buildings, pp 342-350, ASHRAE, Atlanta, GA (1991).

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F.J. Offermann, S. A. Loiselle, R.G. Sextro, "Performance of Air Cleaners Installed in a Residential Forced Air System," *ASHRAE Journal*, pp 51-57, July, 1992.

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"Designing for Healthy and Comfortable Indoor Environments", Construction Specification Institute, Santa Rosa, CA, November 6, 1997.

"Ventilation System Design for Good IAQ", University of Tulsa 10th Annual Conference, San Francisco, CA, February 25, 1998.

"The Building Shell", Tools For Building Green Conference and Trade Show, Alameda County Waste Management Authority and Recycling Board, Oakland, CA, February 28, 1998.

"Identifying Fungal Contamination Problems In Buildings", The City of Oakland Municipal Employees, Oakland, CA, March 26, 1998.

"Managing Indoor Air Quality in Schools: Staying Out of Trouble", CASBO, Sacramento, CA, April 20, 1998.

"Indoor Air Quality", CSOOC Spring Conference, Visalia, CA, April 30, 1998.

"Particulate and Gas Phase Air Filtration", ACGIH/OSHA, Ft. Mitchell, KY, June 1998.

"Building Air Quality Facts and Myths", The City of Oakland / Alameda County Safety Seminar, Oakland, CA, June 12, 1998.

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"Identifying and Mitigating Mold Contamination in Buildings", Western Construction Consultants Association, Oakland, CA, March 15, 2000; AIG Construction Defect Seminar, Walnut Creek, CA, May 2, 2001; City of Oakland Public Works Agency, Oakland, CA, July 24, 2001; Executive Council of Homeowners, Alamo, CA, August 3, 2001.

"Using the EPA BASE Study for IAQ Investigation / Communication", Joint Professional Symposium 2000, American Industrial Hygiene Association, Orange County & Southern California Sections, Long Beach, October 19, 2000.

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"Managing Building Air Quality and Energy Efficiency, Meeting the Standard of Care", BOMA, MidAtlantic Environmental Hygiene Resource Center, Seattle, WA, May 23rd, 2000; San Antonio, TX, September 26-27, 2000.

"Diagnostics & Mitigation in Sick Buildings: When Good Buildings Go Bad," University of California Berkeley, September 18, 2001.

"Mold Contamination: Recognition and What To Do and Not Do", Redwood Empire Remodelers Association; Santa Rosa, CA, April 16, 2002.

"Investigative Tools of the IAQ Trade", Healthy Indoor Environments 2002; Austin, TX; April 22, 2002.

"Finding Hidden Mold: Case Studies in IAQ Investigations", AIHA Northern California Professionals Symposium; Oakland, CA, May 8, 2002.

"Assessing and Mitigating Fungal Contamination in Buildings", Cal/OSHA Training; Oakland, CA, February 14, 2003 and West Covina, CA, February 20-21, 2003.

"Use of External Containments During Fungal Mitigation", Invited Speaker, ACGIH Mold Remediation Symposium, Orlando, FL, November 3-5, 2003.

Building Operator Certification (BOC), 106-IAQ Training Workshops, Northwest Energy Efficiency Council; Stockton, CA, December 3, 2003; San Francisco, CA, December 9, 2003; Irvine, CA, January 13, 2004; San Diego, January 14, 2004; Irwindale, CA, January 27, 2004; Downey, CA, January 28, 2004; Santa Monica, CA, March 16, 2004; Ontario, CA, March 17, 2004; Ontario, CA, November 9, 2004, San Diego, CA, November 10, 2004; San Francisco, CA, November 17, 2004; San Jose, CA, November 18, 2004; Sacramento, CA, March 15, 2005.

"Mold Remediation: The National QUEST for Uniformity Symposium", Invited Speaker, Orlando, Florida, November 3-5, 2003.

"Mold and Moisture Control", Indoor Air Quality workshop for The Collaborative for High Performance Schools (CHPS), San Francisco, December 11, 2003.

"Advanced Perspectives In Mold Prevention & Control Symposium", Invited Speaker, Las Vegas, Nevada, November 7-9, 2004.

"Building Sciences: Understanding and Controlling Moisture in Buildings", American Industrial Hygiene Association, San Francisco, CA, February 14-16, 2005.

"Indoor Air Quality Diagnostics and Healthy Building Design", University of California Berkeley, Berkeley, CA, March 2, 2005.

"Improving IAQ = Reduced Tenant Complaints", Northern California Facilities Exposition, Santa Clara, CA, September 27, 2007.

"Defining Safe Building Air", Criteria for Safe Air and Water in Buildings, ASHRAE Winter Meeting, Chicago, IL, January 27, 2008.

"Update on USGBC LEED and Air Filtration", Invited Speaker, NAFA 2008 Convention, San Francisco, CA, September 19, 2008.

"Ventilation and Indoor air Quality in New California Homes", National Center of Healthy Housing, October 20, 2008.

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"Mechanical Outdoor air Ventilation Systems and IAQ in New Homes", ACI Home Performance Conference, Kansas City, MO, April 29, 2009.

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"Measured IAQ in Homes", ACI Home Performance Conference, Austin, TX, April 21, 2010.

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"What Pollutants are Really There ?", ACI Home Performance Conference, San Francisco, CA, March 30, 2011.

"Energy Conservation and Health in Residences Workshop", Indoor Air 2011, Austin, TX, June 6, 2011.

"Assessing IAQ and Improving Health in Residences", US EPA Weatherization Plus Health, September 7, 2011.

"Ventilation: What a Long Strange Trip It's Been", Westcon, May 21, 2014.

"Chemical Emissions from E-Cigarettes: Direct and Indirect Passive Exposures", Indoor Air 2014, Hong Kong, July, 2014.

"Infectious Disease Aerosol Exposures With and Without Surge Control Ventilation System Modifications", Indoor Air 2014, Hong Kong, July, 2014.

"Chemical Emissions from E-Cigarettes", IMF Health and Welfare Fair, Washington, DC, February 18, 2015.

"Chemical Emissions and Health Hazards Associated with E-Cigarettes", Roswell Park Cancer Institute, Buffalo, NY, August 15, 2014.

"Formaldehyde Indoor Concentrations, Material Emission Rates, and the CARB ATCM", Harris Martin's Lumber Liquidators Flooring Litigation Conference, WQ Minneapolis Hotel, May 27, 2015.

"Chemical Emissions from E-Cigarettes: Direct and Indirect Passive Exposure", FDA Public Workshop: Electronic Cigarettes and the Public Health, Hyattsville, MD June 2, 2015.

"Creating Healthy Homes, Schools, and Workplaces", Chautauqua Institution, Athenaeum Hotel, August 24, 2015.

"Diagnosing IAQ Problems and Designing Healthy Buildings", University of California Berkeley, Berkeley, CA, October 6, 2015.

"Diagnosing Ventilation and IAQ Problems in Commercial Buildings", BEST Center Annual Institute, Lawrence Berkeley National Laboratory, January 6, 2016.

"A Review of Studies of Ventilation and Indoor Air Quality in New Homes and Impacts of Environmental Factors on Formaldehyde Emission Rates From Composite Wood Products", AIHce2016, May, 21-26, 2016.

"Admissibility of Scientific Testimony", Science in the Court, Proposition 65 Clearinghouse Annual Conference, Oakland, CA, September 15, 2016.

"Indoor Air Quality and Ventilation", ASHRAE Redwood Empire, Napa, CA, December 1, 2016.

CITY OF REDLANDS
Deposit Transmittal Form

DATE: 12.19.22

REC #: 2532

TO: Revenue

FROM: Development Services
(DEPARTMENT)

CASH:	$	-
CHECKS:	$	2,254.00
WIRE/EFT:	$	-
CHARGE CARDS:	$	-
TOTAL DEPOSIT	$	2,254.00

Please deposit funds, and distribute as indicated below:

ACCOUNT DESCRIPTION	TREASURER'S QUICK CODE	ORG KEY - OBJECT		JOB LEDGER (JL)	AMOUNT
Appeal	520	101164	3160		$2,254.00
TOTAL DEPOSIT					$ 2,254.00

DETAIL: Appeal of CRA 949 1980 W. Park Ave Warehouse

Lozeau Drury LLP - Supporters Alliance for Environmental Responsibility

1939 Harrison Street, Suite 150

Oakland, CA 94612 Check No. 140294

amalia@lozeaudrury.com 510-836-4200 - Amalia Bowley Fuentes

DEC 19 2022

PREPARED BY: Sean Reilly

APPROVED BY:

(AUTHORIZED DEPARTMENT SIGNATURE)

RESOLUTION NO. 8442

A RESOLUTION OF THE CITY OF REDLANDS CITY COUNCIL DENYING AN APPEAL AND UPHOLDING THE PLANNING COMMISSION'S DECISION TO APPROVE COMMISSION REVIEW AND APPROVAL NO. 949 INCLUDING THE SOCIO-ECONOMIC COST/BENEFIT STUDY PREPARED FOR THE PROJECT AND THE GENERAL PLAN CONFORMITY FINDING FOR STREET VACATION NO. 190.

WHEREAS, UCR Group, LLC, ("Applicant"), submitted a development application for Commission Review and Approval (CRA) No. 949 and Street Vacation No. 190 to construct a 48,079 square foot warehouse building with ancillary office space on a 2.56-acre vacant parcel located at the north east corner of New Jersey Street and West Park Avenue (APN: 0292-153-20-0000) in the Commercial Industrial (EV/IC) District of the East Valley Corridor Specific Plan; and

WHEREAS, the above-referenced applications filed with the City of Redlands are referred to hereinafter as the "Project" and "Project Entitlements"; and

WHEREAS, on December 13, 2022, the Planning Commission held a public hearing and considered the staff report, oral report, the testimony and the written evidence submitted by staff, the applicant and by members of the public on the Project; and

WHEREAS, following the public hearing on December 13, 2022, the Planning Commission determined that approval of CRA No. 949 is in the best interests of the public health, safety and general welfare and voted to approve CRA No. 949; and

WHEREAS, following the public hearing on December 13, 2022, the Planning Commission determined that Street Vacation No. 190 is in conformity with the City of Redlands 2035 General Plan and voted to recommend approval to the City Council for Street Vacation No. 190; and

WHEREAS, appellant Lozeau Drury, LLP, representing Supporters Alliance for Environmental Responsibility (SAFER) ("Appellant"), filed a timely application on December 19, 2022, in accordance with Section 18.12.110 of the Redlands Municipal Code to appeal the Planning Commission's approval of CRA No. 949 and related Socio-Economic Cost/Benefit Study; and

WHEREAS, on or about February 7, 2023, notice of the City Council public hearing was mailed to the owners of record of all properties within 300 feet of the subject property; and

WHEREAS, on February 10, 2023, notice of the City Council public hearing for the appeal was published in the Redlands Daily Facts by the City Clerk; and

WHEREAS, on February 21, 2023, the City Council held a duly noticed public hearing to consider the Appeal of the Planning Commission's approval of CRA No. 949 and related entitlements, and considered verbal and written testimony of City staff, the appellant, and public comments from members of the public.

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

Section 1. Environmental Determination. The proposed project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the proposed project meets all applicable criteria for the Class 32 categorical exemption pertaining to Infill Development Projects, there is no information or substantial evidence of any potentially significant impacts on the environment as a result of the proposed project, and the Class 32 (Infill Development Projects) exemption may be appropriately applied to the project. No further environmental review or analysis is required in accordance with the applicable provisions of CEQA. A Notice of Exemption (NOE) may be filed for the project.

Section 2. Denial of Appeal. The appellant's grounds for appeal are not supported by substantial or compelling information or substantial evidence of any potentially significant environmental effects as a result of the project. The City Council hereby denies the Appeal and upholds the decision of the Planning Commission to approve Commission Review and Approval No. 949 to construct a 48,079 square foot warehouse building with ancillary office space and related site improvements on a 2.56-acre vacant parcel located at the northeast corner of New Jersey Street and West Park Avenue (APN: 0292-153-20-0000). In addition, the City Council upholds the Planning Commission's determination of General Plan conformity for Street Vacation No. 190 and recommendation to approve Street Vacation No. 190.

Section 3. Effective Date. This resolution shall become effective upon adoption.

ADOPTED, SIGNED AND APPROVED this 21st day of February, 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 21st day of February, 2023, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

_____
Jeanne Donaldson, City Clerk

City Council Meeting **L. 1.**

DATE: 02/21/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Consideration of a recommendation to authorize the City Manager or his designee to solicit purchase offers and negotiate terms for the sale(s) of South Mountain Water Company shares owned by the City of Redlands (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 authorize the City Manager or his designee to solicit purchase offers and negotiate terms for the sale(s) of South Mountain Water Company shares owned by the City of Redlands.

RECOMMENDATION:

Staff recommends City Council authorization for the City Manager or his designee to solicit purchase offers and negotiate terms for the sale(s) of South Mountain Water Company shares owned by the City of Redlands.

DISCUSSION:

The City produces and distributes recycled water, drinking water, and non-potable water to more than 23,000 customers within the cities of Redlands and Loma Linda, and unincorporated areas within San Bernardino County. Water is typically produced from surface water diversions from the Santa Ana River and Mill Creek, and extractions from the Bunker Hill and Yucaipa groundwater basins. This water is either treated and disinfected at a City water treatment facility or at the wellhead site prior to distribution as drinking water, or is directly distributed for non-potable uses such as landscape irrigation.

The City owns shares in several local mutual water companies and well companies with various entitlements that provide access to raw surface and groundwater. One such company is the South Mountain Water Company (SMWC), which extracts water from the Yucaipa groundwater basin through two (2) well sites located in the Yucaipa area. SMWC has issued 993 stock shares and retains seven (7) additional treasury shares. The City owns 911 SMWC shares.

Two (2) City non-potable water customers located along Sand Canyon Road are the only users of water produced directly from the SMWC system and they received a combined total of approximately 150 acre-feet of water in 2022. The Yucaipa Sustainable Groundwater Management Agency recently imposed a 518 acre-feet extraction cap (based on a rolling 5-year average) on SMWC. In 2022, SMWC significantly exceeded this cap and extracted approximately 900 acre-feet, which reduces the volume of groundwater extractions for the next four (4) years in order to remain within the imposed cap. Additionally, the City's Water Production staff operates and maintains the SMWC system without reimbursement, which includes two (2) groundwater wells, a booster pump station, and approximately 3.5 miles of distribution piping. The City's super-majority share ownership position also obligates Redlands to absorb more than ninety percent (90%) of all direct financial costs associated with operating SMWC in the form of assessments. Due to this financial liability, concerns with SMWC's management of its water resources, and the small amount of water delivered to the City's two (2) non-potable water customers, it may no longer be practical for the City to retain all of its SMWC shares.

Staff recommends City Council authorization for the City Manager or his designee to solicit purchase offers and terms for the sale of all or a portion of its 911 SMWC shares. Staff proposes to first negotiate with the City's two (2) non-potable water customers currently receiving SMWC water before discussing sale terms with other potential buyers located within the Yucaipa groundwater basin. Agreement(s) regarding the sale(s) of the City's SMWC shares will be scheduled for City Council approval consideration at future City Council meetings.

ALTERNATIVES:

City Council may deny the staff recommendation and provide alternate direction.

STRATEGIC PLAN:

N/A

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

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

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

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

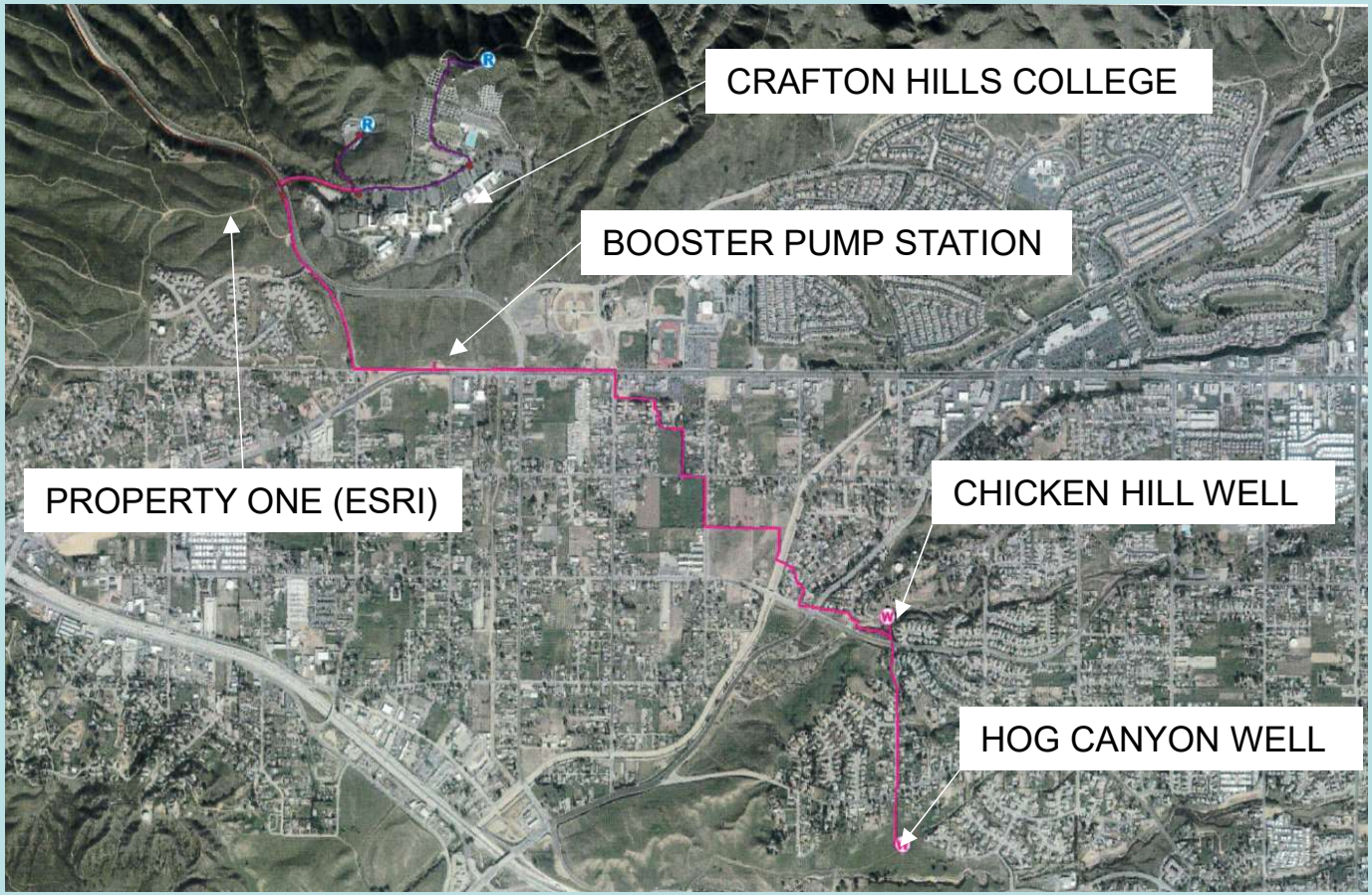
Fiscal Impact

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

Attachments

SMWC System Diagram

SYSTEM DIAGRAM



City Council Meeting **L. 2.**

DATE: 02/21/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Consideration of the purchase of a 2023 Peterbilt Model 567 CNG Truck with an Altec AC23-95 Hydraulic Telescopic Crane from Altec Capital Services for the amount of $530,911 (Assistant City Manager Boatman)

MOTION(S):

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

I move to approve the purchase of a 2023 Peterbilt Model 567 CNG Truck with an Altec AC23-95 Hydraulic Telescopic Crane from Altec Capital Services in the amount of $530,911.

RECOMMENDATION:

Staff recommends that the City Council approve the purchase of a 2023 Peterbilt Model 567 CNG Truck with an Altec AC23-95 Hydraulic Telescopic Crane from Altec Capital Services in the amount of $530,911.

DISCUSSION:

The City of Redlands Equipment Maintenance Division oversees the maintenance of over 470 vehicles. This vehicle will play a key role in daily City operations and is replacing a 2005 vehicle that is no longer in service. The new vehicle will meet and satisfy South Coast Air Quality Management District's requirement to procure an alternative-fuel heavy-duty vehicle to reduce air toxic and criteria pollutant emissions per Rule 1196.

This vehicle will be used by the Municipal Utilities and Engineering Department (MUED), that maintains one (1) wastewater treatment plant, one (1) sewer lift station, two (2) surface water treatment plants, ten (10) booster pump sites, and

forty (40) water well sites. MUED staff use a crane within these sites for preventative maintenance inspections and installation of numerous processes, gas conditioning media installation and change-out, and transfer and isolation of valve pit applications to improve productivity and protect employee health and safety.

Staff followed the City's procurement policies in regard to an existing cooperative contract agreement for Public Utility Equipment with Sourcewell. By utilizing the Sourcewell cooperative purchasing, the City can benefit from previously posted bid packages that have been competitively bid and awarded. Agencies can review bid results from more than 50,000 government, education, and nonprofit organizations and draw from the terms and pricing for like units and vehicles. Staff is recommending that the City Council approve the Sourcewell cooperative purchase with Altec Industries, Inc., (Sourcewell Contrac #110421-ALT). These contracts have been solicited and awarded in conformance with the City's procurement policies.

ALTERNATIVES:

City Council may elect not to approve the purchase, however daily operations of the Wastewater Division will be adversely affected.

STRATEGIC PLAN:

Not Applicable

SUBMITTED BY:
Chris Boatman, Assistant City Manager

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

REVIEWED BY:
Janice McConnell, Assistant City Manager
Danielle Garcia, Management Services/Finance Director
John Harris, Municipal Utilities and Engineering Director
Dana Abramovitz-Daniel, Procurement Manager

PREPARED BY:
Tricia Swope, Manager, Facilities and Community Services

Fiscal Impact

Fiscal Year: FY 2022-23
Amount: $521,911
Budgeted Y/N: Y
Account No.: 501900 / 521900
Discussion:

Funding for this purchase is included in the Water (501900) and Wastewater (521900) Division Funds of the Fiscal Year 2022-23 Budget as adopted by City Council.

Attachments

Sourcewell Contract 110421-ALT
Vehicle Specifications
Sourcewell Quote

Altec Industries

Digger Derricks, Bucket Trucks, & Utility Equipment

#110421-ALT

Maturity Date: 12/27/2025

Documents

Contract Documentation

- Contract

Competitive Solicitation Documentation

- Request for Proposal (RFP)
- Proof of Publication
- Proposal Opening Record
- Proposal Evaluation
- Comment & Review
- Board Resolutions

Pricing Documentation

Information in this file is subject to change

- Contract 110421-ALT - Price information

Buy Sourcewell

Login to unlock more contract features.

Username

Username

Password

Password

Log In

Forgot username or password?

Setup Buy Sourcewell access

Rush Truck Center, Nashville (N025)
900 Expo Drive
Smyrna, Tennessee 37167

Altec Industries Inc
325 South Center Drive
Daleville, Virginia 24083
United States of America

Tim Burnette
Cell Phone: 6158123551
Office Phone: 615-220-7777
Email: Burnettet@rush-enterprises.com

Coy Hypes

Email: coy.hypes@altec.com

Vehicle Summary

Unit

Model:	Model 567
Type:	Full Truck
Description 1:	567 X12N Auto AC23
Description 2:	2024 567 X12N 4500RDS 20K 46K 233CA 116AF City of Redland AC23-95 CNG 6x4

Application

Intended Serv.:	Utility/Lube Service
Commodity:	Other Commodity

Body

Type:	Winch or Crane
Length (ft):	30
Height (ft):	13.5
Max Laden Weight (lbs):	20000

Trailer

No. of Trailer Axles:	0
Type:	
Length (ft):	0
Height (ft):	0
Kingpin Inset (in):	0
Corner Radius (in):	0

Restrictions

Length (ft):	40
Width (in):	102
Height (ft):	13.5

Chassis

Fr Axle Load (lbs):	20000
Rr Axle Load (lbs):	46000
G.C.W. (lbs):	80000

Road Conditions:	
Class A (Highway)	85
Class B (Hwy/Mtn)	9
Class C (Off-Hwy)	6
Class D (Off-Road)	0
Maximum Grade:	6
Wheelbase (in):	302
Overhang (in):	116
Fr Axle to BOC (in):	68.2
Cab to Axle (in):	233.8
Cab to EOF (in):	349.8
Overall Comb. Length (in):	465.23

Special Req.

Approved by: _____ **Date:** _____

Note: All sales are F.O.B. designated plant of manufacture.

Sales Code	Std/ Opt	Description	Weight
Base Model			
0005671	S	**Model 567** The Model 567 is available in both a set-forward and set-back front axle configuration to provide customers with maximum versatility for their application requirements. For weight-sensitive applications, the set-forward front axle provides optimized weight distribution and compliance with bridge laws. The Model 567 has steer axle ratings up to 22,000 lbs. The 567 also offers single, tandem or tridem drive axles and a variety of lift axles for added versatility. Available with a 115" or 121" BBC and as a day cab or with a selection of detachable sleeper configurations, the 567 is as versatile as it is reliable.	**14,800**
0091200	S	**Other Commodity**	**0**
0093140	O	**Utility/Lube Service** Truck used to service construction and mining equipment. Includes bodies such as, mechanics service bodies, tire hoists, fuel/lube, boom, etc.	**0**
0095050	O	**Winch or Crane**	**0**
0098010	O	**California Registry** California RegistryRequired for all vehicles that will be registered in the State of California.	**0**
Configuration			
0200684	O	**Rush Natural Gas Fuel System**	**0**
Frame & Equipment			
0514360	O	**10-3/4" Steel Rails 445-480"** 10.75x3.5x.375 Dimension, 2,136,000 RBM; Yield Strength: 120,000 psi. Section Modulus: 17.8 cubic inches. Weight: 1.74 lbs/inch pair	**814**
0601500	O	**Full Steel Inner Liner**	**943**
0611250	O	**Heavy-Duty Iron Front Spring Brackets** With Front Air Leaf the front spring bracket is iron but not the shackle bracket	**35**
0611790	S	**Aluminum Frame Rail Crossmembers** Excludes suspension	**0**
0633405	O	**Additional Frame Drilling**	**0**
0644090	O	**EOF Square without Crossmember** End-of-frame square without crossmember. For use with body builder installed crossmember.	**-64**
0651090	O	**Omit Rear Mudflaps and Hangers**	**-25**
Front Axle & Equipment			
1011360	O	**Dana Spicer D2000F 20,000 lb, 3.5 in. Drop** Factory front axle alignment to improve handling & reduce tire wear. Zerk fittings on tie rod ends, king pins, & draglink ball joints for ease of	**111**

Sales Code	Std/ Opt	Description	Weight
		maintenance & help extend service life of components. Cognis EMGARD® FE 75W-90 synthetic axle lube provides over 1% fuel economy improvement. Reduces wear & extends maintenance intervals, resulting in increased uptime. Provides improved fluid flow to protect components in extreme cold conditions & withstand the stress from high temperatures, extending component life.	
1114030	O	**Taper Leaf Springs, Shocks 20,000 lb** Standard with Heavy Resistance Shocks.	**119**
1243050	O	**Power Steering Sheppard HD94 Dual Gear** For use with 16,000 to 20,000 lb. axle ratings.	**80**
1250250	O	**Power Steering Reservoir Frame Mounted w/Cooler** A power steering cooler helps reduce the heat of the power steering fluid. This is commonly used with systems that may experience more stress from towing or off-road driving.	**2**
1353540	O	**PHP10 Aluminum PreSet PLUS Hubs** PHP10 aluminum PreSet PLUS hubs have a fully integrated spindle nut design, an optimized wheel spacer, magnetic fill plug on drive and trailer hubs for inspection of metal particles in lubricant, with a long life oil seal and bearings are pre-adjusted. Use with Front Axle.	**-187**
1380070	O	**Greasable Front Spring Pins**	**0**
1380210	U	**FRONT AXLE WIDTH GREATER THAN 102"**	**0**
1380270	O	**Bendix Air Cam Front Drum Brakes 16.5x6** Includes automatic slack adjusters & outboard mounted brake drums.	**-25**
1380380	S	**Tenneco Shocks For Steer Axle** Integrated front suspension to suit heavy duty truck market, combining the air spring and the damper into one module.	**0**
1391410	O	**Gusseted Cam Brackets, Steer Axle**	**0**
Rear Axle & Equipment			
1523440	O	**Dana Spicer D46-172 46,000 LBS** Dana Spicer D46-172 46,000 lbs tandem drive axles offer efficiency improvement, axle weight reduction and reduced lube quantity.	**521**
1616290	S	**PHP10 Aluminum PreSet PLUS Hubs**	**0**
1660000	O	**Dust Shields For Cam Brakes, Drive Axle(s)**	**4**
1673090	O	**Separate Dash Controls, Cont Trac Full Lock** Dana Spicer or Meritor - Tandem or Tri-Drive Axles (Air Rocker Switch occupies the space of two gauges for tandem axle and three gauges for tri-drive axle)	**2**
1680450	O	**Rear Brake Camshaft Reinforcement** Rear brake camshaft reinforcement helps guard against wear and corrosion.	**9**
1680470	O	**Lube Pump, Drive Axle(s)** Used to circulate oil within the axle housing. Recommended for use on 46,000 or greater axles used in refuse or severe service applications.	**36**
1680490	O	**Gusseted Cam Brackets, Drive Axle(s)**	**2**

Sales Code	Std/ Opt	Description	Weight
1680500	O	**SBM Valve** Full trucks require a spring brake modulation (SBM) system for emergency braking application. This system requires an SBM valve and a relay valve with spring brakes on the rear axles. The SBM valve allows the foot valve to operate the rear axle spring brakes if a failure exists in the rear air system.	**0**
1680910	O	**Heavy Duty Brake Drums, Drive Axle(s)** Use with 16.5x7 Brakes	**21**
1680950	O	**Stability System Not Selected Or Not Available**	**0**
1682710	S	**Anti-Lock Braking System (ABS) 6S6M** ABS-6. Includes air braking system.	**0**
1683235	O	**Omit SmarTire TirePressure Monitoring** System Next Gen TPMS	**0**
1684200	S	**Synthetic Axle Lubricant All Axles** Peterbilt heavy duty models include Fuel Efficient Cognis EMGARD FE75W-90 which provides customers performance advantages over current synthetic lubricants with reduced gear wear and extended maintenance intervals, resulting in increased uptime. In addition, the lubricant provides improved fluid flow to protect gears in extreme cold conditions and withstand the stress from high temperatures, extending component life.	**0**
1687010	S	**Bendix Air Cam Rear Drum Brakes 16.5x7** Bendix Air Cam Rear Drum Brakes to fit all heavy haul, contruction, refuse and highway truck and tractor applications. Includes Automatic Slack Adjusters & Outboard Mounted Brake Drums.	**0**
1687090	O	**Diff Lock Tandem Axles** With Speed Interlock. Automatically Disengages Wheel Diff Lock at Speeds Above 25 mph.	**60**
1688110	O	**Heavy Duty Cam Bushings, Drive Axle(s)**	**0**
1705250	O	**Ratio 5.25 Rear Axle**	**0**
1824410	O	**Hendrickson HMX EX 460 46,000 LBS., 54"** Haulmaax, 70K Creep Rating. Includes Traax Rod as standard, option 1920905 is not needed or available. Progressive load spring system easily adjusts to the load for an enhanced combination of empty-ride quality and loaded stability.	**223**
1921375	O	**16.5" Saddle Height HMX EX 400/460** IPO Std 18.5"	**0**
1921475	O	**Shock Absorbers For HMX EX Suspension**	**31**
1921965	O	**HMX EX Double Rebound Strap Kit**	**0**
Engine & Equipment			
2057759	O	**ISX12N 400@1800 GOV@2100 1450@1200** (2018 Emissions) Includes aluminum flywheel housing. Chevron Delo LE SAE 15W40 engine oil is specially formulated for new low emissions	**-5**

Sales Code	Std/ Opt	Description	Weight
		engines. Magnetic engine oil drain plug captures and holds any metal fragments in engine oil to extend service life. N21430 N201 0.....Reserve Speed Limit Offset (N21410 N202 0.....Maximum Cycle Distance (N202 N21400 N203 252...Reserve Speed Function Reset N21320 N205 120...Standard Maximum Speed Limit N21420 N206 10....Maximum Active Distance (N20 N21470 P062 NO....Cruise Control Auto Resume (N21480 P068 NO....Auto Engine Brake in Cruise N21450 P026 NO....Gear Down Protection (P026) N21440 P015 NO....Engine Protection Shutdown (N21340 P112 93....Hard Maximum Speed Limit (P1 N21350 P001 64....Maximum Accelerator Pedal Ve N21370 P059 64....Maximum Cruise Speed (P059) N21590 P230 NO....Enable Hot Ambient Automatic N21530 P233 YES...Enable Impending Shutdown Wa N21540 P234 60....Timer For Impending Shutdown N21460 P046 1400..Max PTO Speed (P046) N21520 P030 5.....Timer Setting (P030) N21570 P031 NO....Idle Shutdown Manual Overrul N21610 P172 40....Low Ambient Temperature Thre N21630 P171 80....High Ambient Temperature Thr N21550 P516 100...Engine Load Threshold (P516) N21510 P520 YES...Enable Idle Shutdown Park Br N21620 P173 60....Intermediate Ambient Tempera N21330 N207 0.....Expiration Distance (N207) N21500 N209 0.....Expiration Distance (N209)	
2091130	S	**VMUX Electronics Architecture**	**0**
2091305	S	**Engine Idle Shutdown Timer Enabled**	**0**
2091315	O	**Enable EIST Ambient Temp Overrule**	**0**
2091372		**Eff EIST NA Expiration Miles**	**0**
2091640		**Effective VSL Setting NA**	**0**
2092014	O	**Typical Operating Speed 65 MPH**	**0**
2092032	O	**Powertrain Optimized for Performance** Best analysis for vehicles used in vocational applications or with heavy GCWRs.	**0**
2092079	O	**Decline Driver Performance Assistant**	**0**
2140220	S	**CARB Engine Idling Compliance DECLINED By** Dealer/Customer	**0**
2140410	S	**Engine Brake Controls Located on RH Column**	**0**
2140450	O	**Remote PTO/Throttle, 12-Pin**	**0**

Sales Code	Std/ Opt	Description	Weight
		Eng Bay Remote Control Provision	
2140670	O	**EPA Emission Warranty**	**0**
2512120	O	**300 Amp Alternator, 40SI Brushless** The 40SI is a durable brushless model available in output ranging from 240 to 320 Amps. Remote sense is standard on all 40SI models.	**15**
2516070	O	**Remote Voltage Sense Wiring**	**0**
2521090	S	**Immersion Type Block Heater 110-120V** Standard location for 2.1M and 1.9M models is left-hand under cab, Model 520 is in bumper, and for Model 220 it is at the driver step. Plug includes a weather-proof cover that protects the receptacle. This pre-heater keeps the coolant in the engine block from freezing when the engine is not running.	**0**
2522110	O	**PACCAR 12V Starter, N/A PACCAR MX Engines** PACCAR 12-volt electrical system. With centralized power distribution incorporating plug-in style relays. Circuit protection for serviceability, 12-volt light system w/circuit protection circuits number & color coded.	**0**
2538040	S	**3 PACCAR Premium 12V Dual Purpose Batt 2190 CCA** Threaded stud type terminal. Stranded copper battery cables are double aught (00) or larger to reduce resistance.	**0**
2539410	O	**Battery Jumper Terminal Mounted Under Hood** LH Frame Rail. Not available with PX-7 engines.	**4**
2539480	O	**Batteries In LH BOC Box**	**0**
2539720	S	**Low Voltage Disconnect System**	**0**
2539740	O	**Kissling Battery Disconnect Switch 300AMP** Dual Tab Mounted on Battery Box	**3**
2621000	O	**2-Speed Fan Clutch For Frequent Start/Stops** A 2-speed fan clutch is ideal for vocational applications where the fan clutch engagement time exceeds 10% of the engine run time. When the fan clutch is disengaged, the fan still rotates at 15-25% of the engine RPM. This fan rotation provides crucial airflow to the engine and draws virtually no horsepower.	**0**
2723210	O	**18.7 CFM Air Compressor** N/A X15. Furnished on engine. Teflon lined stainless steel braided compressor discharge line.	**17**
2812020	O	**C-Brake By Jacobs, ISX12N** Features a dedicated cam lobe design for optimum power and three-stage engine brake operation. Includes 2 switches: A 2-position on/off engine switch. As well as a 3- position up, down, hold range selector switch.	**0**
2921170	O	**Spin-On Fuel/Water Separator for Natural Gas** Engines	**0**
2921210	O	**No Fluid Heat Option for Fuel Filter**	**0**
2921310	O	**No Electric Heat Option for Fuel Filter**	**0**

Sales Code	Std/ Opt	Description	Weight
3010400	O	**Engine Protection Shutdown w/ Label** Includes oil pressure, oil temperature, coolant temperature, and intake manifold temperature.	**0**
3114270	S	**High Efficiency Cooling System** Cooling module is a combination of steel and aluminum components, with aluminum connections to maximize performance and cooling capability. Silicone radiator & heater hoses enhance value, durability, & reliability. Constant tension band clamps reduce leaks. Chevron Delo Extended Life Coolant (NOAT) extends maintenance intervals reducing maintenance costs. Anti-freeze effective to -30 degrees F helps protect the engine. Low coolant level sensor warns of low coolant condition to prevent engine damage. Radiator Size by Model: 367 1325 sq in, 367 HH Fepto 1325 sq in, 365 Fepto 1183 sq in, 365 Full Frame Extension 1000 sq in, 520 1202 sq in, 579 1456.9 sq in, 535/536/537/548 949.3 sq in, 537/548 VOC 1000.3 sq in, 389/367 HH 1604 sq in, 365/567 1379 sq in.	**0**
3120720	U	**Additional 10 feet added to coolant loop 567 only**	**0**
3281680	O	**Dual Pre-Cleaners, Under Hood Mounted,** Self Cleaning	**0**
3291680	S	**(1) Air Cleaner Firewall Mounted** Molded rubber air intake connections with lined stainless steel clamps seal to prevent contaminants in air intake.	**0**
3365420	O	**Exhaust Single RH Side of Cab** Includes RH/UC Catalyst, L9N or ISX12N. Side-of-cab standpipe with the right-hand under cab catalyst box.	**0**
3381770	O	**Curved Tip Standpipe(s)**	**1**
3387870	S	**24" Ht, 5" Dia Chrome, Clear Coat Standpipe(s)**	**0**
Transmission & Equipment			
4052970	O	**Allison 4500 RDS-P Transmission, Gen 6** Rugged Duty Series	**528**
4211540	O	**SPL250 Lite HT Driveline, 3 Midship Bearings**	**295**
4216330	O	**SPL170 XL Driveline Interaxle** Dana Spicer Life Series heavy-duty drive shafts are built for heavy loads over the long haul. For tandem rear axles.	**5**
4252190	O	**Shifter Plate, PTO Access Hole**	**0**
4252890	O	**Allison FuelSense 2.0 Not Desired**	**0**
4252940	O	**Allison Neutral At Stop** Neutral at Stop features and benefits: Reduces or eliminates the load on the engine when vehicle is stopped, can help lower fuel consumption and C02 emissions, and is included in FuelSense 2.0 Plus and Max packages only.	**0**
4256740	O	**Allison 6-Speed Configuration, Wide Ratio Gears**	**0**

Sales Code	Std/ Opt	Description	Weight
		Allison 4500 transmission only	
4256920	O	**Dash Mounted Push Button Shifter** Available with Allison transmissions	**0**
Air & Trailer Equipment			
4510210	O	**Bendix AD-HF EP Air Dryer, Heater** Coalescing filter, extended purge. Bendix AD-HF air filters protects the life of your engine system and components. Proven PuraGuard oil coalescing technonlgy in the the air dryer catridge. This oil coalescing filter ensures the removal of oil and oil aerosols before they can contaminate the moisture removing desiccant.	**6**
4520420	O	**Pull Cords All Air Tanks**	**1**
4540420	S	**Nylon Chassis Hose**	**0**
4543340	O	**Aluminum Painted Air Tanks** All air tanks are aluminum with painted finish except when Code 4543330 Polish Aluminum Air Tanks is also selected (then exposed air tanks outside the frame rails will be polished aluminum). Peterbilt will determine the optimal size and location of required air tanks. Narratives requesting a specific air tank size or location will not be accepted for factory installation. See ECAT to determine number or location of air tanks installed.	**-45**
4610890	O	**Body Lighting Junction Box, With Wiring)** Located end-of-frame	**0**
4610925	O	**Non-Self Returning Brake Hand Valve** Dash mounted controls	**0**
4612780	O	**AE Connection EOF, 7-Way Socket, 4' Additional** Lines coiled and strapped to frame, without gladhands	**15**
Tires & Wheels			
5005230	O	**FF: CN 20PLY 425/65R22.5 HTR2** Efficiency Rating: Optimal Local and long haul, all-position service.	**128**
5104330	O	**RR: CN 14ply 11R22.5 HDR2+** Efficiency Rating: Poor Heavy drive regional tire. Regional and long haul drive positions. On/Off highway service. Includes TPMS sensor.	**176**
5190008	S	**Code-rear Tire Qty 08**	**0**
5220090	O	**FF: Alcoa 823628 22.5X12.25 High Polish** Aluminum; 2.75 inch inset.	**-10**
5320720	O	**RR: Alcoa ULT397 22.5X8.25 High Polish** Aluminum. Built for heavy-duty applications and are light weight. Available with polished and Dura-Bright finishes.	**-224**
5390008	S	**Code-rear Rim Qty 08**	**0**
Fuel Tanks			

Sales Code	Std/ Opt	Description	Weight
5532010	O	**No Fuel Tank/Fuel System Provided, CNG Only**	**0**
5653070	O	**CNG / LNG Frame Rail Mounted Tank Only**	**0**
5653180	O	**CNG Fuel System** Compressed Natural Gas Fuel System.	**0**
5653310	U	**F/O CNG Tube Mounting provisions - 567 only**	**0**
5760010	O	**RH Tank None Furnished**	**-86**
5760020	O	**LH Tank None Furnished**	**-86**
Battery Box & Bumper			
6010030	S	**Aluminum Battery Box LH Under Cab, Non-Slip Step** Includes diamond pattern block shaped cover in traditional/vocational models and a smooth finish tapered cover on aerodynamic models	**0**
6040550	S	**Aftertreatment Aluminum Non-Slip Cab Entry** Aftertreatment right-hand under cab step. DPF/SCR for diesel engines, catalyst for natural gas engines. On Models 579 specifying chassis fairings, the box is aerodynamic.	**0**
6111010	S	**Aluminum Bumper Swept Back Polished Without FEPTO** SBFA, two tow pins and step plates on top of bumper	**0**
Cab & Equipment			
6515690	S	**Vocational 115" BBC Alum Cab and Metton Hood SBFA** Stainless crown and grille with tilt assist.	**0**
6540160	O	**Thermal Insulation Package in Cab** The thermal insulation package is designed to make the cab thermally efficient in extreme temperatures. The model 520 adds insulation surrounding the doghouse to reduce engine heat transmitted to the cab.	**2**
6540740	O	**Peterbilt Keyless Entry** The Peterbilt key fob functions to lock or unlock the vehicle. With a single click, the drivers door is locked or unlocked and with a double click all doors are locked or unlocked. The third button, depicted by a picture of a lamp, will start the exterior light self-test sequence, helpful when performing the daily pre-trip inspection.	**2**
6700000	S	**No Sleeper Selected**	**0**
6800510	O	**Fender Lips 2.25" Wide**	**6**
6911100	S	**Peterbilt ST Driver** Peterbilt ST air seat, high height backrest, adjustable seat track length, 1 chamber lumbar support, suspension with fixed damping, fore-aft isolator with lockout, Vinyl bellows over suspension. Adds 40mm of increased space for steering wheel to chest and improved driver ingress/egress into cab and sleeper (knee sweep) with improved passenger side ingress/egress for personal carog/luggage. Standand vinyl finish - color coordinate with interior color.	**0**
6921140	O	**Peterbilt ST Passenger seat**	**40**

Sales Code	Std/ Opt	Description	Weight
		Peterbilt ST air seat, high height backrest, adjustable seat track length, 1 chamber lumbar support, suspension with fixed damping, fore-aft isolator with lockout, Vinyl bellows over suspension. Adds 40mm of increased space for steering wheel to chest and improved driver ingress/egress into cab and sleeper (knee sweep) with improved passenger side ingress/egress for personal carog/luggage. Standand vinyl finish - color coordinate with interior color.	
6930580	O	**Drivers Armrests - LH & RH**	**4**
6930590	O	**Passenger Armrest - LH only** Required with Evolution LX seats, optional with Evolution ST Seats.	**2**
6930800	O	**Black Seat Color IPO Standard Color**	**0**
6939400	S	**Air Ride Driver**	**0**
6939420	S	**High Back Driver**	**0**
6939480	O	**Mordura Driver**	**0**
6939500	O	**Air Ride Passenger**	**0**
6939520	S	**High Back Passenger**	**0**
6939580	O	**Mordura Passenger**	**0**
7000025	S	**Steering Wheel With Multi-Function** Includes Peterbilt logo on horn button , audio volume, seek, mute and mode button on LH pod with cruise control on/off/cancel, set/resume and accelerate/coast on the right pod.	**0**
7001520	S	**Adjustable Steering Column - Tilt/Telescope**	**0**
7037130	S	**Prestige Interior - Sterling Gray** Features single tone dash with tough, scratch resistant materials including soft touch points on top of dash. Top of dash, door panel uppers, and kick panel are charcoal to conceal dirt and mitigate wear. Includes unique technical grained A,B, C & D instrument panels with contoured doorpads, padded fabric headliner and vinyl wall panels. Superior ergonomics are achieved while maximizing productivity featuring: multiple power ports, (2) coat hooks, header-mounted domelight, power lift driver and passenger windows, LH and RH door mounted map pockets with built-in courtesy lights, driver and passenger dome/reading lights and footwell lighting. Comfort features include automatic temperature HVAC controls, 18 inch 4-spoke soft-touch steering wheel, soft-touch steering column cover, rubber flooring, (3) inside sunvisors, integrated "dead pedal, cup holder and map bin in dash.	**0**
7110680	O	**Exterior Cab Entry Grabhandle** Textured; NFPA compliant. Available on Day Cab specifications only.	**6**
7210510	O	**3-Piece Glass Rear Cab Window, All Pieces Fixed**	**12**

Sales Code	Std/ Opt	Description	Weight
7210540	S	**Day Cab Rear Window** Day cab rear window flush to back of cab.	**0**
7230060	S	**1-Piece Curved Windshield**	**0**
7230360	S	**Power Door Locks and Power Window Lifts** Standard	**0**
7322010	S	**Combo Fresh Air Heater/Air Conditioner** With radiator mounted condenser, dedicated side window defrosters, Bi-Level Heater/Defroster Controls, 54,500 BTU/HR, and silicone heater hoses.	**0**
7410040	O	**Outside Sunvisor - Stainless Steel** Not available with 2.1M high roof sleeper.	**8**
7510060	O	**Aero Rear View Mirror Housing, Bright Finish**	**3**
7514010	O	**Peterbilt Aero Rear View Mirror, Motorized** Includes top mirror with motorized, adjustable dual axis heated glass. Bottom mirror is an integrated convex surface. Includes black textured arms with breakaway feature.	**3**
7514050	S	**Look Down Mirror Over Passenger Door** with Black Housing	**0**
7610500	S	**Air Horn Mounted Under Cab**	**0**
7722120	O	**ConcertClass, AM/FM, Weatherband, 3.5 Aux**	**10**
7725740	O	**Midlevel Speaker Package For Cab** (4) Speakers	**6**
7728030	O	**Radio Mute When In Reverse** For automatic or automated transmission	**0**
7728040	O	**Bluetooth Phone and Audio Requires USB Port**	**0**
7728050	O	**USB Port**	**0**
7748145	O	**CB Terminals/Wiring Mounted Under Header** With mounting bracket	**2**
7748150	O	**(1) Antenna for Factory Installed or F/O CB** Mounted LH cowl, low mount only, with antenna cable. Provides clear top of cab.	**1**
7782230	O	**Radio Antenna Mounted Logger Style** Antenna Mounted LH on BOC In Place of Center Roof position on Conventional Models. Models 579 and 567 Antenna Mounted LH Roof In Place Of Center Roof position.	**2**
7788055	S	**SmartLINQ Remote Diagnostics** SmartLINQ is Peterbilts proprietary remote diagnostics service which monitors the engine and aftertreatment for diagnostic codes providing real-time code analysis maximizing vehicle uptime and strengthening the fleets partnership with their dealer. SmartLINQ provides fault coverage for over 800 codes, a customizable email notification for 116 codes plus a web portal to manage your entire fleet included at no	**0**

Sales Code	Std/ Opt	Description	Weight
		additional charge. SmartLINQ is compatible with any telematics system and doesnt require a specific fleet management system. For those whose customers utilize PeopleNet, the pre-wire with remote diagnostics will provide a more integrated solution utilizing the existing SmartLINQ modem. For those whose customers utilize other fleet services products, the existing pre-wire option for the other fleet service devices will continue to be available. Standard on Class 8 engines and available on Models 348, 337, 330 and 325 with a PX-9, PX-7 or Cummins Westport natural gas engine.	
7788058	O	**24 Months SmartLINQ Subscription** Cummins Engines.	**0**
7851100	O	**Stationary Grille w/o Fepto Extension**	**4**
7851480	S	**Peterbilt Electric Windshield Wipers** With Intermittent Feature.	**0**
7852020	O	**Cab Air Suspension**	**15**
7852050	O	**Auto Reset Circuit Protection** Daycab and Sleeper	**0**
7853050	O	**Back Of Cab Body Connection Pass-Thru** Use with Deutsch DRBF-1 connector housing.	**0**
7855120	O	**Bugscreen - Removable External Mounted**	**2**
7901130	O	**Backup Alarm (107 DB)**	**3**
8011410	O	**Drive Axle #1 Front Oil Temperature Gauge** 52mm round, backlit. Physical gauges must be ordered in pairs and are limited to a total of 6. If this option is selected on a truck with VMUX electrical architecture, the gauge will be included in the digital display.	**0**
8011420	O	**Drive Axle #2 Rear Oil Temperature Gauge** 52mm round, backlit. Physical gauges must be ordered in pairs and are limited to a total of 6. If this option is selected on a truck with VMUX electrical architecture, the gauge will be included in the digital display.	**0**
8011470	O	**Engine Oil Temperature Gauge** 52mm round, backlit. These physical gauges must be ordered in pairs and are limited to a total of 6. If this option is selected on a truck with VMUX electrical architecture, the gauge will be included in the digital display.	**0**
8011850	O	**Transmission Oil Temperature (Main)** Located in Digital Cluster Display.	**0**
8012240	O	**Guard(s) For Rear Axle Heat Gauge**	**2**
8021800	S	**Air Filter Restriction Pressure Gauge** Located in Digital Cluster Display	**0**
8021810	S	**Brake Application Air Pressure (Tractor)** Located in Digital Cluster Display.	**0**
8021830	O	**Increased Air Filter Full Indication** For air filter restriction gauge	**0**
8031120	O	**Warning Light Battery Disconnect, Switch Engaged**	**0**

Sales Code	Std/ Opt	Description	Weight
		Marker light external mounted	
8070390	O	**Engine Hourmeter Gauge** Located in Digital Cluster Display	**0**
8070450	O	**Engine PTO Hourmeter Gauge** Located In Digital Cluster Display	**0**
8070820	S	**Engine Percent Torque** Located in Digital Cluster Display	**0**
8070850	O	**Main Instrumentation Panel (Gas Engine)** Digital Cluster 15" Display includes: Speedometer, Tachometer, Primary Air Pressure, Secondary Air Pressure, Fuel Level, Oil Pressure, Coolant Temp, OAT and Voltmeter.	**0**
8071900	O	**Manifold Pressure Gauge** 52mm Round, backlit. Physical gauges must be ordered in pairs and are limited to a total of 6. If this option is selected on a truck with VMUX electrical architecture, the gauge will be included in the digital display.	**2**
8110070	S	**Headlights Projector Module Pod** Fender mounted turn signals, projector module low beam, complex reflector high beam, pod mounted	**0**
8120990	S	**(5) Marker Lights, Aero LED** On roof, visor, or fairing	**0**
8132210	O	**(1) 6 in Spotlight, Round Halogen LH** (1) 6" spotlight, round halogen left hand side.	**4**
8133470	O	**Switch & Wiring for F/O Beacon/Strobe** Switch and wiring for furnished by owner beacon / strobe, 10' coiled wire back-of-cab / back-of-sleeper, at rear sill.	**2**
8133900	O	**None Furnished Stop/Tail/Backup Lights** Available with full truck only, not available with tractor	**-7**
8133960	S	**Daytime Running Lights** The brake interlock turns the daytime running lights off when the parking brakes are engaged. This is required on all Canadian vehicles.	**0**
8134160	O	**Self-Canceling Turn Signal**	**0**
Paint			
8500710	S	**Standard Paint Color Selection**	**0**
8530770	S	**(1) Color Axalta Two Stage - Cab/Hood** Base Coat/Clear Coat N85020 A - L0006EY WHITE N85500 CAB ROOF L0006EY WHITE N85300 FENDER L0006EY WHITE N85200 FRAME L0001EA BLACK N85400 HOOD TOP L0006EY WHITE	**0**
Shipping Destination			
Options Not Subject To Discount			
9400090	S	**Peterbilt Class 8 Standard Coverage** 1 year/100,000 Miles (160,000 km)	**0**

Sales Code	Std/ Opt	Description	Weight
9407147	O	**Fuel Price Index Factor $438 NET**	**0**
9408930	O	**PDI At CVS Location**	**0**
9408935	O	**Factory PDI Tow - Unit Not Drivable**	**0**
9408936	O	**Frame Layout Identical to Previous Chassis**	**0**

Miscellaneous

9409001	S	**Day Cab / Prestige Interior (DM)**	**0**
9409055	O	**State Registry: California**	**0**
9409787	U	**CLASS 8 FLEET TRACKING**	**0**

Promotions

Order Comments

Total Weight	18,386

Prices and Specifications Subject to Change Without Notice.

Unpublished options may require review/approval.
Dimensional and performance data for unpublished options may vary from that displayed in CRM.

PRICING DISCLAIMER

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Shipping Destinations

Intermediate Destination: PDI At CVS

Final Destinations	Quantity
Truck Enterprises 4700 Kenworth Rd Roanoke, Virginia 24019	5

FRAME RAKE

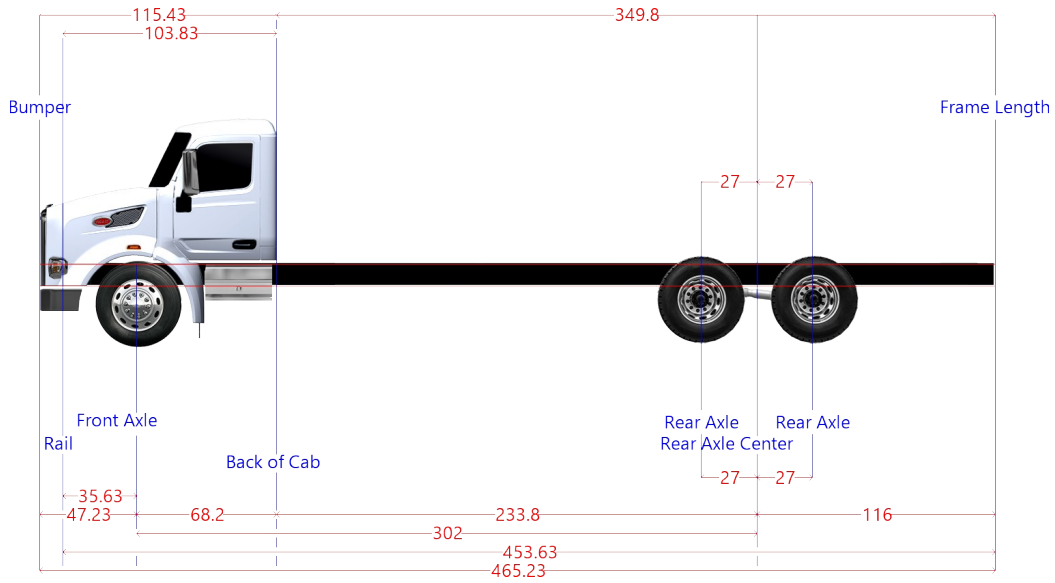


The listed heights should be considered approximations due to variations which may occur in component manufacturing processes, spring set, and the way in which the vehicle is loaded.

Component	Sales Code	Description	Laden	Unladen
Frame	0514360	10-3/4" Steel Rails 445-480"	10.8	10.8
Front Spring	1114030	Taper Leaf Springs, Shocks 20,000 lb	8.0	9.9
Front Axle Drop 3.5""	1011360	Dana Spicer D2000F 20,000 lb, 3.5 in. Drop	0.0	0.0
Height Adj.		50mm Front Spring Spacer Blocks	2.0	2.0
Front Tires	5005230	FF: CN 20PLY 425/65R22.5 HTR2	20.3	21.4
		Front Frame Height	**41.0**	**44.0**
Frame	0514360	10-3/4" Steel Rails 445-480"	10.8	10.8
Subframe				
Suspension	1824410	Hendrickson HMX EX 460 46,000 LBS., 54"	11.5	13.6
Rear Tires	5104330	RR: CN 14ply 11R22.5 HDR2+	19.8	20.8
		Rear Frame Height	**40.1**	**43.2**
		Frame Rake	**-0.9**	**-0.8**
		Frame Rake Slope (%)	**-0.3**	**-0.3**

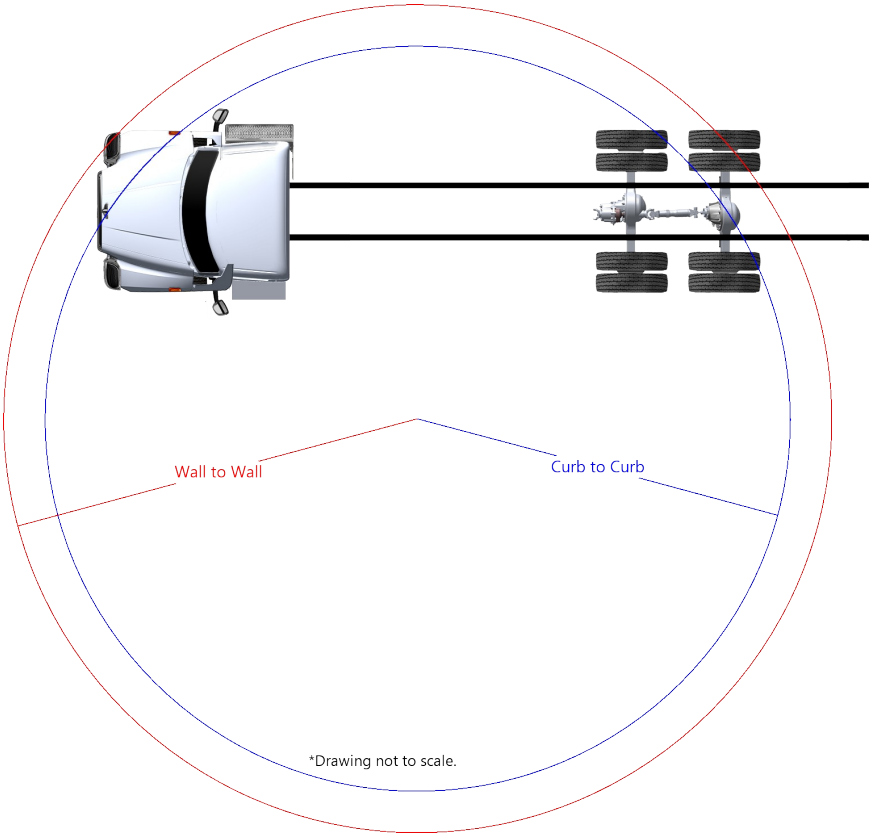
These characteristics are considered to be out of standard range:
Laden rake more than 1% of wheelbase from level (positive or negative).

HORIZONTAL DIMENSIONS



Dimension	Measurement	Start	End
Axle Spacing	54	275	329
Bumper to Back of Cab	115.43	-47.23	68.2
Bumper to Front Axle	47.23	-47.23	0
Bumper to Front Frame	11.6	-47.23	-35.63
Cab to End of Frame	349.8	68.2	418
Cab to Rear Axle	233.8	68.2	302
Effective Bumper to Back Of Cab	115.43	-47.23	68.2
Frame Length	453.63	-35.63	418
Front Axle to Back of Cab	68.2	0	68.2
Front of Frame to Axle	35.63	-35.63	0
Load Space	349.8	68.2	418
Overall Length	465.23	-47.23	418
Overhang	116	302	418
Pusher Offset #1	0	275	302
Pusher Offset #2	0	275	302
Pusher Offset #3	0	275	302
Tag Offset	0	302	329
Wheelbase	302	0	302

TURNING RADIUS



LEFT TURN RADIUS		RIGHT TURN RADIUS	
Curb to Curb	44.4	**Curb to Curb**	44.4
Wall to Wall	46.6	**Wall to Wall**	46.6

VEHICLE SUMMARY			
Truck	Model 567 / Full Truck	**Wheelbase**	302
Axle	Dana Spicer D2000F 20,000 lb, 3.5 in. Drop	**Weight**	18386
Tire	FF: CN 20PLY 425/65R22.5 HTR2		
Wheel	FF: Alcoa 823628 22.5X12.25 High Polish		

VEHICLE WEIGHT RATING

FRONT AXLE COMPONENTS			
Component	**Sales Code**	**Description**	**Ratings**
Axle	1011360	Dana Spicer D2000F 20,000 lb, 3.5 in. Drop	20,000
Springs	1114030	Taper Leaf Springs, Shocks 20,000 lb	20,000
Power Steering	1243050	Power Steering Sheppard HD94 Dual Gear	22,000
Hubs, Drums	1353540	PHP10 Aluminum PreSet PLUS Hubs	20,000
Brakes			
Tires	5005230	FF: CN 20PLY 425/65R22.5 HTR2	22,800
Wheels	5220090	FF: Alcoa 823628 22.5X12.25 High Polish	24,600

Requested Front (Lbs):	0
Minimum:	10,000
Maximum:	20,000

The front axle weight rating cannot exceed 20000

REAR AXLE COMPONENTS			
Component	**Sales Code**	**Description**	**Ratings**
Axle	1523440	Dana Spicer D46-172 46,000 LBS	46,000
Hubs, Drums	1616290	PHP10 Aluminum PreSet PLUS Hubs	78,000
Service Brakes			
Spring Brakes			0
Suspension	1824410	Hendrickson HMX EX 460 46,000 LBS., 54"	46,000
Tires	5104330	RR: CN 14ply 11R22.5 HDR2+	46,720
Wheels	5320720	RR: Alcoa ULT397 22.5X8.25 High Polish	59,200

Requested Rear (Lbs):	0
Minimum:	20,000
Maximum:	46,000

The rear axle weight rating cannot exceed 46000

[LABEL:RPTVW_GROSSCOMBINATIONWEIGHTRATING	
GCWR (lbs)	80,000
Min	66,000
Max	80,000

The Gross Combination Weight Rating rating cannot exceed 80000

WEIGHT DISTRIBUTION

Model: 567

Actual performance of a specific unit can be affected by your operating conditions. The performance calculations should only be used as a guideline.



Recommended payload center of gravity to achieve specified ground loads; measured from centerline of drive axles: 57 in. from the centerline of the drive axle(s)."

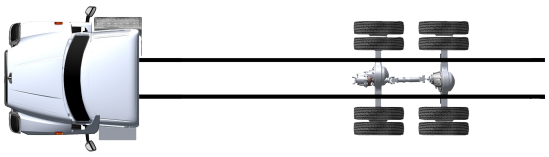
Weight (lbs)	Front	Rear	Total
Chassis	10761	7625	18386
Tools/Driver	322	53	375
Fuel & DEF	0	0	0
Max Payload	8917	38322	47239
Auxiliary Payload	0	0	0
Total	20000	46000	66000
Specify Ground Load	20000	46000	

Auxiliary Payload

Item	Location from FA CL	Weight	Point Description
Load Point #1	0	0	
Load Point #2	0	0	
Load Point #3	0	0	
Component(s)	-	0	Composite Totals

Fifth wheel slide length is **0** inches
Selected rearmost setting is **0** inches
Wheelbase measurement: **302** inches
Overhang measurement: **116** inches

FRAME LAYOUT



Note: The image displayed is representative only. It should not be construed as a layout diagram. Dimensions and components are not to scale.

Selected Options (Wheelbase: 302)

Sales Code	Description	Length	Side
6040550	Aftertreatment Aluminum Non-Slip Cab Entry	45.3	Right
5532010	No Fuel Tank/Fuel System Provided, CNG Only	0	??
6010030	Aluminum Battery Box LH Under Cab, Non-Slip Step	33	Left

Cruise Report (Engine Fan Off)

Configuration:	Model 567 / Full Truck GCW: 80000
Quote/DTPO/CO:	QUO-1023986-J9W0S8
Engine:	2057759 ISX12N 400@1800 GOV@2100 1450@1200
Transmission:	4052970 Allison 4500 RDS-P Transmission, Gen 6
Rear Axle:	1523440 Dana Spicer D46-172 46,000 LBS
Rear Tire:	5104330 RR: CN 14ply 11R22.5 HDR2+ | Revs/Mile: 491
Operating Conditions:	0% Rolling Resistance

Startability

Transmission Ratio	Maximum Starting Grade
3.51	17.89
1.91	9.74

Engine RPM:	**700**	**800**	**900**	**1000**	**1100**	**1200**	**1300**	**1400**	**1500**	**1600**	**1700**	**1800**	**1900**	**2000**	**2100**
Gross Torque:	700	700	800	1000	1200	1450	1450	1425	1361	1296	1232	1167	1095	1025	950
Net Torque:	613	617	714	903	1092	1326	1328	1306	1248	1188	1130	1070	1004	940	871
Net HP:	82	94	122	172	229	303	329	348	356	362	366	367	363	358	348

Gear Ratios: TRN (1): 3.51 RAX (1): 5.25															
Speed (MPH):	4.6	5.3	6.0	6.6	7.3	8.0	8.6	9.3	9.9	10.6	11.3	11.9	12.6	13.3	13.9
Grade (%):	7.6	7.6	8.9	11.5	14.1	17.4	17.4	17.1	16.3	15.5	14.6	13.8	12.9	12.0	11.0
Gear Ratios: TRN (2): 1.91 RAX (1): 5.25															
Speed (MPH):	8.5	9.7	11.0	12.2	13.4	14.6	15.8	17.1	18.3	19.5	20.7	21.9	23.2	24.4	25.6
Grade (%):	3.8	3.8	4.5	5.9	7.3	9.0	9.0	8.8	8.4	8.0	7.5	7.1	6.6	6.1	5.6
Gear Ratios: TRN (3): 1.43 RAX (1): 5.25															
Speed (MPH):	11.4	13.0	14.6	16.3	17.9	19.5	21.2	22.8	24.4	26.0	27.7	29.3	30.9	32.6	34.2
Grade (%):	2.6	2.7	3.2	4.2	5.2	6.5	6.5	6.4	6.0	5.7	5.4	5.0	4.6	4.2	3.8
Gear Ratios: TRN (4): 1 RAX (1): 5.25															
Speed (MPH):	16.3	18.6	20.9	23.3	25.6	27.9	30.3	32.6	34.9	37.2	39.6	41.9	44.2	46.6	48.9
Grade (%):	1.6	1.6	2.0	2.7	3.4	4.2	4.2	4.1	3.8	3.6	3.3	3.1	2.8	2.5	2.2
Gear Ratios: TRN (5): 0.74 RAX (1): 5.25															
Speed (MPH):	22.0	25.2	28.3	31.5	34.6	37.7	40.9	44.0	47.2	50.3	53.5	56.6	59.8	62.9	66.1
Grade (%):	0.9	0.9	1.2	1.7	2.2	2.8	2.7	2.6	2.4	2.2	1.9	1.7	1.4	1.2	0.9
Gear Ratios: TRN (6): 0.64 RAX (1): 5.25															
Speed (MPH):	25.5	29.1	32.7	36.4	40.0	43.6	47.3	50.9	54.6	58.2	61.8	65.5	69.1	72.7	76.4
Grade (%):	0.7	0.6	0.8	1.3	1.7	2.2	2.1	2.0	1.8	1.6	1.3	1.1	0.8	0.6	0.3

Engine RPM:	**700**	**800**	**900**	**1000**	**1100**	**1200**	**1300**	**1400**	**1500**	**1600**	**1700**	**1800**	**1900**	**2000**	**2100**
Gross Torque:	700	700	800	1000	1200	1450	1450	1425	1361	1296	1232	1167	1095	1025	950
Net Torque:	613	617	714	903	1092	1326	1328	1306	1248	1188	1130	1070	1004	940	871
Net HP:	82	94	122	172	229	303	329	348	356	362	366	367	363	358	348

Altec Industries, Inc.

Quote Number: 1058718
Opportunity Number: 1660344
Sourcewell Contract #: 110421-ALT
Date: 1/13/2023

Quoted for: CITY OF REDLANDS (CA)
Customer Contact:
Phone: / **Email:**
Quoted by: COY HYPES
Phone: / **Email:** KURT.FREY@ALTEC.COM
Altec Account Manager: KURT FREY / JESUS RIOS

REFERENCE ALTEC MODEL			Sourcewell Price
AC23-95B		**Hydraulic Telescopic Crane**	**$330,587**

(A.) SOURCEWELL OPTIONS ON CONTRACT (Unit)

1	AC23-95B-12TW	12,000 lb Two Speed Winch	$2,989
2	AC23-95B-AUTO	Automatic Transmission	$3,534
3	AC23-95B-2JIB	Two Piece 26'-44' - Telescopic Side Stow Jib	$9,415
4	AC23-95B-FBO	Front Bumper Outrigger	$9,047
5	AC23-95B-OC	Oil Cooler- 90,000 BTU	$2,651
6	AC23-95B-OJC	Outrigger Jack Controls At Crane Controls	$1,572
7	AC23-95B-PLAT	Two-Man platform (800lbs. Capacity)	$9,368
8	AC23-95B-RRC	Radio remote controls, transmitter displays LMI info.	$17,381
9	AC23-95B-UCR	Continuous Rotation (Must Select Front Bumper Outrigger)	$9,680
10	AC23-95B-SHEAVE1	One (1) Sheave Load Block With Holder	$4,317

(A1.) SOURCEWELL OPTIONS ON CONTRACT (General)

1	POP1	Plastic Outrigger Pad, 24" x 24" x 1" (Pair)	$597
2	POP1	Plastic Outrigger Pad, 24" x 24" x 1" (Pair)	$597
3	TBE	ELECTRIC TRAILER BRAKE CONTROLLER. Controls Trailers with Electric Brakes, Wired to 7-Way Plug Next to Pintle Hook	$475
		SOURCEWELL OPTIONS TOTAL:	$402,210

(B.) **OPEN MARKET ITEMS** *(Customer Requested)*

1	UNIT	Starlift Xtra, Rotation Restiant Wire Rope / Platform Test Lift Package	$6,470
2	UNIT & HYDRAULIC ACC	Hydraulic Tools, Fixed (At Tailshelf)	$544
3	BODY		$0
4	BODY & CHASSIS ACC	CNG Processing	$8,888
5	ELECTRICAL		$0
6	FINISHING	CALOSHA Certification	$9,035
7	CHASSIS	MY24 MACK ANTHEM (Altec Supplied) Chassis with Cummins ISX12N and 4500RDS Allison Transmission GVWR: 66,000LBS	$102,851
8	OTHER	Altec MY Price Adjusment, Travel Package (Airfare + Hotel) For Two (2) Persons	-$58,668
		OPEN MARKET OPTIONS TOTAL:	$69,120

SUB-TOTAL FOR UNIT/BODY/CHASSIS: **$471,330**
Delivery to Customer: **$30,687**
FET: **$28,894**
TOTAL FOR UNIT/BODY/CHASSIS: **$530,911**

Pricing valid for 45 days

NOTES

PRICING: Altec will make every effort to honor this quotation, subject to the following provisions. Prices for equipment with production start dates 12 months and beyond are budgetary only due to irregular cost inflation and market volatility. These prices will be reviewed based on market conditions and confirmed closer to the production date. For a quoted chassis model year beyond the current open order bank, chassis model year, specifications and price should be considered estimates only and subject to change. Chassis model year, specifications and price will be reviewed and confirmed when specific model year information becomes available from the OEM.

PAINT COLOR: White to match chassis, unless otherwise specified
WARRANTY: Standard Altec Warranty for Aerials and Derricks - One (1) year parts warranty One (1) year labor warranty Ninety (90)
TO ORDER: To order, please contact the Altec Account Manager listed above.
CHASSIS: Per Altec Commercial Standard
DELIVERY: No later than **21** months ARO, FOB Customer Location
TERMS: Net 30 days
BEST VALUE: Altec boasts the following "Best Value" features: Altec ISO Grip Controls for Extra Protection, Only Lifetime Warranty on Structural Components in Industry, Largest Service Network in Industry (Domestic and Overseas), Altec SENTRY Web/CD Based Training, Dedicated/Direct Gov't Sales Manager, In-Service Training with Every Order.
TRADE-IN: Please ask your Altec Account Manager for more information
BUILD LOCATION: Roanoke, VA

City Council Meeting **L. 3.**

DATE: 02/21/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Consideration of an Amendment to the Agreement with Applied LNG Technologies, LLC for an increase of the Initial Term cost to a not to exceed amount of $2,361,879, for a total agreement amount not to exceed $3,636,075, and an additional expense appropriation in the amount of $1,724,781 and a revenue appropriation in the amount of $2,123,345 for the Equipment Maintenance Fund and an additional expense appropriation in the amount of $236,655 for the Solid Waste Fund (Assistant City Manager Boatman)

MOTION(S):

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

1. I move to approve an additional expense appropriation in the amount of $1,724,781, and a revenue appropriation in the amount of $2,123,345 for the Equipment Maintenance Fund, and an additional expense appropriation in the amount of $236,655 for the Solid Waste Fund; and

2. I move to approve the First Amendment to the Agreement with Applied LNG Technologies, LLC to increase the initial term to a not to exceed amount of $2,361,879 for an agreement total not to exceed $3,636,075.

RECOMMENDATION:

Staff recommends City Council approve an additional expense appropriation in the amount of $1,724,781 and a revenue appropriation in the amount of $2,123,345 for the Equipment Maintenance Fund and an additional expense appropriation in the amount of $236,655 for the Solid Waste Fund.

Staff further recommends that the City Council approve the Amendment to the Agreement with Applied LNG Technologies, LLC to amend the initial term total to a not to exceed amount of $2,361,879 and a total agreement amount not to exceed $3,636,075.

DISCUSSION:

The City of Redlands Equipment Maintenance Division oversees the maintenance of approximately 450 vehicles and the maintenance and operation of the City's fuel station at the corporate yard. Two of the primary fuels dispensed at the fuel station are Renewable Liquefied Natural Gas (RLNG) and Compressed Natural Gas (CNG). These fuels are used by the City's fleet of natural gas vehicles in addition to being sold to external customers.

On May 17, 2022, the City Council approved an agreement with Applied LNG Technologies, LLC for the supply and delivery of RLNG for an initial term through June 2023 with two additional one-year term extensions. The bid pricing sheet used to establish contract rates was based on the Southern California Gas Fixed Average Index ("SoCal Index") for 2021. This index is subject to fluctuations in the commodity market and represents the market value of natural gas in the wholesale market for a specific time and location.

In January 2023, the SoCal Index was published at a rate 503% higher than the previous month. Due to the increase in costs, the per gallon rate for customers of the City's RLNG/CNG fuel island was increased on January 5, 2023, from $2.36 per gallon to $5.95 per gallon. This unprecedented increase requires that the City amend the agreement with Applied LNG Technologies, LLC to increase the not-to-exceed amount and modify the purchase order. As the monthly rate is subject to extreme fluctuations, staff is recommending an increase for the initial term from an amount not to exceed $637,098 to an amount not to exceed $2,361,789 for the remainder of the initial term, which ends June 30, 2023. Staff will continue to monitor rates and may make future modifications if needed.

ALTERNATIVES:

The City Council may elect not to approve the amendment and additional appropriation. However, that will adversely affect the City's ability to operate the L/CNG fuel island.

STRATEGIC PLAN:

Not Applicable

SUBMITTED BY:
Chris Boatman, Assistant City Manager

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

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

PREPARED BY:
Tricia Swope, Manager, Facilities & Community Services

Fiscal Impact

Fiscal Year:	FY 2022-23
Revenue Generating:	Y
Appropriation Required Y/N:	Y
Amount:	$1,724,781
Budgeted Y/N:	N
Account No.:	607900
Discussion:	

Fiscal Year:	FY 2022-23
Appropriation Required Y/N:	Y
Amount:	$236,655
Budgeted Y/N:	N
Account No.:	511900

Discussion:

The additional appropriation amounts include anticipated expenses and revenues through June 30, 2023. An additional expense appropriation of $1,724,781 will be applied to the Equipment Maintenance Division Fund (607900) and will be offset by an additional revenue appropriation in the amount of $2,123,345 from outside fuel sales or an estimated profit of $635,219. Also, an additional expense appropriation of $236,655 will be applied to the Solid Waste Division (511900) for an internal service fee for fuel usage. Costs associated with any future renewal terms of the agreement will be included in subsequent budget requests prepared by the Department.

Attachments

A. First Amendment with Applied LNG
B. Agreement with Applied LNG
C. Additional Appropriation Form

FIRST AMENDMENT TO AGREEMENT TO PERFORM NON-PROFESSIONAL SERVICES FOR EQUIPMENT AND SUPPLIES

This first amendment ("First Amendment") to the agreement for the supply and delivery of renewable liquid natural gas ("Agreement"), dated May 17, 2022, by and between the City of Redlands, a municipal corporation and a general law city ("City"), and Applied LNG Technologies, LLC. a Delaware Corporation ("Consultant"), is made and entered into this 21st day of February, 2023.

RECITALS

WHEREAS, it is the desire of the City and Consultant to amend their existing Agreement, specifically the payments to contractor;

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

AGREEMENT

Section 1. Article 5 of the Agreement, entitled "Payments to Contractor," is hereby amended to read as follows:

The compensation for Contractor's performance of the Services shall not exceed the amount of Two Million Three Hundred Sixty-One Thousand Eight Hundred Seventy-Nine Dollars ($2,361,879) for the Services provided during the Initial Term. Should this Agreement be renewed, the compensation for Contractor's performance for the Services shall not exceed the amount of Six Hundred Thirty-Seven Thousand Ninety-Eight Dollars ($637,098) for the first Extended Term; and Six Hundred Thirty-Seven Thousand Ninety-Eight Dollars ($637,098) for the second Extended Term, bringing the total possible amount of compensation to a not-to-exceed amount of Three Million Six Hundred Thirty-Six Thousand Seventy-Five Dollars ($3,636,075). For the Initial Term and each Extended Term, City shall pay Contractor on a time and materials basis up to the not to not-to-exceed amount. in accordance with the rates specified in Exhibit "A," titled "Scope of Services," which is attached hereto and incorporated herein by reference.

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

IN WITNESS WHEREOF, the parties have executed this First Amendment, to be effective as of February 21, 2023.

[SIGNATURES ON FOLLOWING PAGE]

CITY OF REDLANDS

_____
Eddie Tejeda, Mayor

ATTEST:

_____
Jeanne Donaldson, City Clerk

APPLIED LNG TECHNOLOGIES, LLC

By: _____
Edward McKenna
Chief Executive Officer

AGREEMENT TO PERFORM NON-PROFESSIONAL SERVICES
FOR EQUIPMENT AND SUPPLIES

This agreement for the supply and delivery of renewable liquid natural gas ("Agreement") is made and entered in this 17th day of May, 2022 ("Effective Date"), by and between the City of Redlands, a municipal corporation ("City") and Applied LNG Technologies, LLC ("Consultant"). City and Contractor are sometimes individually referred to herein as a "Party" and, together, as the "Parties." In consideration of the mutual promises contained herein, City and Contractor agree as follows:

ARTICLE 1 – ENGAGEMENT OF CONTRACTOR

1.1 City hereby engages Contractor to supply and deliver renewable liquid natural gas ("RLNG") and associated services for City (the "Services").

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

ARTICLE 2 – SERVICES OF CONTRACTOR

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

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

ARTICLE 3 – RESPONSIBILITIES OF CITY

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

3.2 City designates Chris Boatman, Assistant City Manager, as City's representative with respect to performance of the Services, and such person shall have the authority to transmit instructions, receive information, interpret and define City's policies and decisions with respect to performance of the Services.

ARTICLE 4 – PERFORMANCE OF SERVICES

4.1 The Services shall commence immediately after the Effective Date of this Agreement. Contractor shall perform and complete the Services in a prompt and diligent manner.

4.2 The initial term of this Agreement shall commence on its Effective Date and end on June 30, 2023 (the "Initial Term"). City shall have the option to extend the Initial Term of this Agreement by two (2) additional one-year terms (each, an "Extended Term"), on the

same terms and conditions, by providing written notice to Contractor at least thirty (30) days prior to the expiration of the Initial Term or any Extended Term. The Initial Term and the Extended Terms are hereby collectively, referred to herein as the "Term" of this Agreement.

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

ARTICLE 5 – PAYMENTS TO CONTRACTOR

5.1 The compensation for Contractor's performance of the Services shall not exceed the amount of six hundred thirty seven thousand ninety eight dollars ($637,098.00) for the Services provided during the Initial Term. Should this Agreement be extended, the compensation for Contractor's performance for the Services shall not exceed the amount of six hundred thirty seven thousand ninety eight dollars ($637,098.00) for the first Extended Term and six hundred thirty seven thousand ninety eight dollars ($637,098.00) for the second Extended Term, bringing the total possible amount of compensation to a not-to-exceed amount of one million nine hundred eleven thousand two hundred ninety four dollars ($1,911,294.00). City shall pay Contractor on a total price per RLNG gallon (fixed price excluding commodity and tax fluctuations on a monthly basis as further described in this sentence) delivered calculated using the monthly adjusted Natural Gas Price Index based upon Southern California Border price in accordance with Exhibit "A," titled "Scope of Services," which is attached hereto and incorporated herein by this reference.

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

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

CITY	CONTRACTOR
City Clerk	Edward McKenna, CEO
City of Redlands	Applied LNG Technologies, LLC
35 Cajon Street	5716 Corsa Avenue, Suite 200

P.O. Box 3005 (mailing)
Redlands, CA 92373
jdonaldson@cityofredlands.org
(909) 798-7531

Westlake Village, CA 91362
Emckenna@appliedlng.com
818-450-3652

ARTICLE 6 – INSURANCE AND INDEMNIFICATION

6.1 The following insurance coverage required by this Agreement shall be maintained by Contractor for the duration of its performance of the Services. Contractor shall not perform any Services unless and until the required insurance listed below is obtained by Contractor. Contractor shall provide City with certificates of insurance and endorsements evidencing such insurance prior to commencement of the Services. Insurance policies shall include a provision prohibiting cancellation or modification of the policy except upon thirty (30) days prior written notice to City.

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

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

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

6.2 Contractor shall defend, indemnify, and hold harmless City and its elected and appointed officials, employees and agents from and against any and all claims, losses and liability, including attorneys' fees, arising from injury or death to persons or damage to property occasioned by any negligent act or omission by, or the willful misconduct of, Contractor, or its officers, employees and agents in performing the Services.

ARTICLE 7 – CONFLICTS OF INTEREST

7.1 Contractor covenants and represents that it does not have any investment or interest in any real property that may be the subject of this Agreement or any other source of income, interest in real property or investment that would be affected in any manner or

degree by the performance of Contractor's Services. Contractor further covenants and represents that in the performance of its duties hereunder, no person having any such interest shall perform any Services under this Agreement.

7.2 Contractor agrees it is not a designated employee within the meaning of the Political Reform Act because Contractor:

A. Does not make a governmental decision whether to:

(i) approve a rate, rule or regulation, or adopt or enforce a City law;
(ii) issue, deny, suspend or revoke any City permit, license, application, certification, approval, order or similar authorization or entitlement;
(iii) authorize City to enter into, modify or renew a contract;
(iv) grant City approval to a contract that requires City approval and to which City is a party, or to the specifications for such a contract;
(v) grant City approval to a plan, design, report, study or similar item;
(vi) adopt, or grant City approval of, policies, standards or guidelines for City or for any subdivision thereof.

B. Does not serve in a staff capacity with City and, in that capacity, participate in making a governmental decision or otherwise perform the same or substantially the same duties for City that would otherwise be performed by an individual holding a position specified in City's Conflict of Interest Code under Government Code section 87302.

7.3 In the event City determines that Contractor must disclose its financial interests, Contractor shall complete and file a Fair Political Practices Commission Form 700, Statement of Economic Interests, with the City Clerk's office pursuant to the written instructions provided by the City Clerk.

ARTICLE 8 – GENERAL CONSIDERATIONS

8.1 In the event any action is commenced to enforce or interpret any of the terms or conditions of this Agreement the prevailing Party shall, in addition to any costs and other relief, be entitled to the recovery of its reasonable attorneys' fees, including fees for the use of in-house counsel by a Party.

8.2 Contractor shall not assign any of the Services, except with the prior written approval of City and in strict compliance with the terms and conditions of this Agreement. Any assignment or attempted assignment without such prior written consent may, in the sole discretion of City, results in City's immediate termination of this Agreement.

8.3 Contractor is for all purposes under this Agreement an independent contractor and shall perform the Services as an independent contractor. Neither City nor any of its agents shall have control over the conduct of Contractor or Contractor's employees, except as herein set forth. Contractor shall supply all necessary tools and instrumentalities required to perform the Services. Assigned personnel employed by Contractor are for its account only, and in no event shall Contractor or personnel retained by it be deemed to have been

employed by City or engaged by City for the account of, or on behalf of City. Contractor shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent, nor shall Contractor have any authority, express or implied, to bind City to any obligation.

8.4 This Agreement may be terminated by City, in its sole discretion, by providing not less than ten (10) days prior written notice to Contractor of City's intent to terminate. If this Agreement is terminated by City, an adjustment to Contractor's compensation shall be made, but (1) no amount shall be allowed for anticipated profit or unperformed Services, and (2) any payment due Contractor at the time of termination may be adjusted to the extent of any additional costs to City occasioned by any default by Contractor. Upon receipt of a termination notice, Contractor shall immediately discontinue its provision of the Services and, within five (5) days of the date of the termination notice, deliver or otherwise make available to City, copies (in both hard copy and electronic form, where applicable) of project related data, drawings, specifications, reports, summaries and such other information and materials as may have been accumulated by Contractor in performing the Services. Contractor shall be compensated on a pro-rata basis for Services completed up to the date of termination.

8.5 Contractor shall maintain books, ledgers, invoices, accounts and other records and documents evidencing costs and expenses related to the Services for a period of three (3) years, or for any longer period required by law, from the date of final payment to Contractor pursuant to this Agreement. Such books shall be available at reasonable times for examination by City at the office of Contractor.

8.6 This Agreement, including the Exhibits incorporated herein by reference, represents the entire agreement and understanding between the Parties as to the matters contained herein, and any prior negotiations, written proposals or verbal agreements relating to such matters are superseded by this Agreement. Except as otherwise provided for herein, any amendment to this Agreement shall be in writing, approved by City and signed by City and Contractor.

8.7 This Agreement shall be governed by and construed in accordance with the laws of the State of California, without regard to its conflicts of laws provisions. The Parties agree that all actions or proceedings arising in connection with this Agreement shall be tried and litigated only in the state courts located in San Bernardino County, California, and the federal courts located in Riverside County, California.

8.8 If one or more of the sentences, clauses, paragraphs or sections contained in this Agreement is declared invalid, void or unenforceable by a court of competent jurisdiction, the same shall be deemed severable from the remainder of this Agreement and shall not affect, impair or invalidate the remaining sentences, clauses, paragraphs or sections contained herein, unless to do so would deprive a Party of a material benefit of its bargain under this Agreement.

8.9 City warrants that all RLNG purchased by City pursuant to this Agreement shall be consumed as a vehicle fuel (either as LNG or LCNG) and City shall provide Contractor with reasonable cooperation with respect to the requirements for the generation of RINs

under the EPA renewable fuels standard and LCFS Credits under the California Air Resources Board Low Carbon Fuel Standard. Contractor shall generate and retain all LCFS Credits, RINs, and any other emission reduction credits or environmental attributes or credits available (if applicable), related to the RLNG provided by Contractor to City pursuant to this Agreement except for federal and state tax credits available and allowed under Internal Revenue Code Sections 6426 and 6427 which shall be filed for and retained by City.

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

CITY OF REDLANDS

By: _____
Paul T. Barich, Mayor

APPLIED LNG TECHNOLOGIES, LLC

By: _____
Edward McKenna, CEO

ATTEST:

_____
Jeanne Donaldson, City Clerk

EXHIBIT "A"
SCOPE OF SERVICES

Renewable Liquefied Gas (RLNG)

NO.		Description	Base Year	Option Year 1	Option Year 2
Commodity Rate	1	So. Cal. Gas Monthly Index: $US/MMBtu (Fixed, Average 2021)	$4.20	$4.20	$4.20
	2	Conversion From: MMBtu to **RLNG** Gal factor (fixed)	12.1	12.1	12.1
	3	**Sub-Total** – Price of **RLNG** Gallon (Line 1 / Line 2)	**$0.3471**	**$0.3471**	**$0.3471**
Vendor Bid	4	Liquefaction (fixed) Per **RLNG** Gallon	$ 0.1950	$ 0.1950	$ 0.1950
	5	Markup/Discount (fixed) Per **RLNG** Gallon	$ 0	$ 0	$ 0
	6	AB 32 Cap & Trade regulation related cost per Gallon	$ 0	$ 0	$ 0
	7	Delivery Fee Per **RLNG** Gallon	$ 0.1000	$ 0.1245	$ 0.1490
	8	Sales Tax 8.75% (applicable)	$ 0.0474	$ 0.0474	$ 0.0474
	9	Total – Price Per **RLNG** Gallon (Fixed Price Including Commodity sub-total (3) and Taxes (8))	**$ 0.6895**	**$ 0.7140**	**$ 0.7385**

The City's total price per RLNG gallon will fluctuate due to monthly commodity index price changes and applicable sales tax. Line Items 2, 4, 5, and 7 will be fixed for the entire base term of the Agreement. The City of Redlands Fleet pays the CA Excise Tax directly to the state and is exempt from Federal Excise Tax.

EXHIBIT "B"

WORKERS' COMPENSATION INSURANCE CERTIFICATION

Every employer, except the State, shall secure the payment of compensation in one or more of the following ways:

(a) By being insured against liability to pay compensation by one or more insurers duly authorized to write compensation insurance in this State.

(b) By securing from the Director of Industrial Relations, a certificate of consent to self-insure, either as an individual employer, or as one employer in a group of employers, which may be given upon furnishing proof satisfactory to the Director of Industrial Relations of ability to self-insure and to pay any compensation that may become due to his or her employees.

CHECK ONE

X I am aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for Workers' Compensation or to undertake self-insurance in accordance with the provisions of that Code, and I will comply with such provisions before commencing the performance of the work and activities required or permitted under this Agreement. (Labor Code §1861).

_____ I affirm that at all times, in performing the work and activities required or permitted under this Agreement, I shall not employ any person in any manner such that I become subject to the workers' compensation laws of California. However, at any time, if I employ any person such that I become subject to the workers' compensation laws of California, immediately I shall provide the City with a certificate of consent to self-insure, or a certification of workers' compensation insurance.

I certify under penalty of perjury under the laws of the State of California that the information and representations made in this certificate are true and correct.

APPLIED LNG TECHNOLOGIES, LLC

By: _____
Edward McKenna, CEO

Date: 5.4.2022

CITY OF REDLANDS
REQUEST FOR ADDITIONAL APPROPRIATION

DATE OF REQUEST: 2/7/23

FINANCE USE ONLY
TRANSACTION NO:
ACCOUNTING PERIOD:

An additional appropriation is hereby requested as follows:

Department: Facilities & Community Services

EXPENDITURE APPROPRIATION INCREASE (if applicable)				
Account Description	**Orgkey**	**Object Code**	**Job Ledger (If applicable)**	**Amount**
Equip. Maint. L/CNG	607900	7302		$ 1,724,781.00
Solid Waste	511900	6803		$ 236,655.00
			$	$ 1,961,436.00

REVENUE APPROPRIATION INCREASE (if applicable)				
Account Description	**Orgkey**	**Object Code**	**Job Ledger (If applicable)**	**Amount**
Equip. Maint. L/CNG Outs	607900	4803		$ 2,123,345.00
			$	$ 2,123,345.00

JUSTIFICATION: Increase to cost of L/CNG. The additional expense will be entirely offset by revenue from outside fuel sales and the internal service charges billed to the Solid Waste Division.

Requested By: _____
Department Head

Recommended By Finance Director:

Yes ✓ No _____ Signed _____

Recommended: _____
City Manager

Comments: _____

Approved by City Council:

Date: _____

Signed: _____
City Clerk

City Council Meeting **L. 4.**

DATE: 02/21/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Consideration of a Professional Services Agreement with Holt Architects, Inc. for design and construction management services of the City's new Safety Hall Facility for an amount not to exceed $2,235,000 and an additional appropriation of the same, and determination that approval of the agreement is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) of the CEQA Guidelines (Assistant City Manager Boatman)

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 find that approval of a Professional Services Agreement with Holt Architects, Inc. for the design and construction management of the City's Safety Hall Facility is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) of the CEQA Guidelines; and

2. I move that the City Council approve the Professional Services Agreement with Holt Architects, Inc. for the design and construction management of the City's Safety Hall Facility in an amount not to exceed $2,235,000; and

3. I move that the City Council approve an additional appropriation in the amount of $2,235,000.

RECOMMENDATION:

Staff recommends that the City Council find that approval of a Professional Services Agreement with Holt Architects, Inc. for the design and construction management of the City's Safety Hall Facility is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) of the CEQA Guidelines. Staff further recommends that City Council approve the Professional Services Agreement with Holt Architects, Inc. for the design and construction management of the City's Safety Hall Facility for an amount not to exceed $2,235,000; and approve an additional appropriation of the same.

DISCUSSION:

In December 2021, the City Council approved a Purchase and Sale Agreement for the acquisition of the property located at 1625 W. Redlands Blvd for the future development of a Public Safety facility to be utilized by the Redlands Police Department. The Police Department currently occupies two facilities: 30 Cajon Street (Annex) for administrative and support staff and 1270 Park Ave (Corporate Yard) for sworn personnel. This facility will house all of the current Police Department staff, consisting of approximately 90 sworn personnel and 59 support and volunteer staff while allowing for future growth.

In June 2022, staff advertised a Request for Qualifications for the Development of a Public Safety Facility. Thirty-seven consultants were solicited and five responsive bids were received. A selection committee reviewed and ranked each organization in accordance with the City's procurement policy. Based on these evaluations, the two highest-ranked consultants, Holt Architects, Inc., and Dewberry Architects, Inc. were invited to submit a Request for Proposal for the Development of a Public Safety Facility (RFP). Staff conducted interviews with each consultant, with presentations based on the submitted RFPs Holt Architects, Inc., was selected as the most highly qualified firm, based on their demonstrated competence and professional qualifications deemed necessary for the satisfactory performance of the services required.

ALTERNATIVES:

City Council may elect not to approve the agreement and direct staff accordingly.

STRATEGIC PLAN:

Supports Priority B - Public Health and Safety, Strategic Objective 2 - Complete steps to prepare for construction of a police station.

SUBMITTED BY:
Chris Boatman, Assistant City Manager

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

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

PREPARED BY:
Tricia Swope, Manager, Facilities & Community Services

Fiscal Impact

Fiscal Year:	FY 2022-23
Appropriation Required Y/N:	Y
Amount:	$2,235,000
Budgeted Y/N:	N
Account No.:	406501

Discussion:

This project will be funded from the Safety/City Hall Replacement Fund (406501).

Attachments

A. Agreement with Holt Architects

B. Additional Appropriation Form

AGREEMENT TO PERFORM PROFESSIONAL SERVICES

This agreement for the provision of Design and Construction Management of a Public Safety Facility("Agreement") is made and entered in this 21st day of February, 2023 ("Effective Date"), by and between the City of Redlands, a municipal corporation ("City") and Holt Architects, Inc, a California Corporation ("Consultant"). City and Consultant are sometimes individually referred to herein as a "Party" and, together, as the "Parties." In consideration of the mutual promises contained herein, City and Consultant agree as follows:

ARTICLE 1 – ENGAGEMENT OF CONSULTANT

1.1 City hereby engages Consultant to provide Design and Construction Management of a Public Safety Facility 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 Chris Boatman, Assistant City Manager, as City's representative with respect to performance of the Services, and such person shall have the authority to transmit instructions, receive information, interpret and define City's policies and decisions with respect to performance of the Services.

ARTICLE 4 – PERFORMANCE OF SERVICES

4.1 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 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 be in the amount of Two Million Two Hundred Thirty-Five Thousand Dollars ($2,235,000). 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:

Thomas Howell, Senior Principal
Holt Architects, Inc.
36951 Cook St., Suite 103
Palm Desert, CA 92211
Email: thowell@holtarchitecture.com
Phone: 760-328-5280

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	HOLT ARCHITECTS, INC.
By: _____	By: _____
Eddie Tejeda, Mayor	Thomas Howell, Senior Principal

ATTEST:

_____
Jeanne Donaldson, City Clerk

EXHIBIT "A"

SCOPE OF SERVICES

1. Site and Building Master Planning Process

- Perform a space needs analysis to determine the long-term space requirements for the Police Department based on the City's projected population of 72,000 residents at the estimated build-out date of 2028.
- Perform a comprehensive evaluation of the existing building site.
- Provide a complete site survey to verify all existing grades, easements and site conditions.
- Provide all entitlement documentation for the project site including location of all easements, site restrictions and CC&R's.
- Provide all coordination with local utility agencies to resolve all wet and dry utility services to the project site.
- Submit project development timeline in Excel or other City approved format to establish a baseline project schedule that will be monitored and updated throughout each phase of the project development.
- Prepare site master plan alternatives.
- Provide presentation renderings as required to relay design concepts, spatial relationships and site issues and constraints to City staff and committee members.
- Present master plan scenarios to the Project Design Team to determine preferred alternative.
- Revised master plan preferred alternative based on City staff input and submit plans to Project Design Team for approval.

2. Design Development Process

- Revise project development timeline based on final project master plan approval
- Submit master plan preferred alternative to Development Review Committee for review and comment
- Revise master plan as necessary to obtain Development Review Committee approval.
- Submit master plan to Planning Commission for approval and recommendation to City Council of final.
- Attend project-related meetings including, Project Design Team, Development Review Committee, Planning Commission and City Council meetings as required by City staff to convent the intent of the design to City staff and address any project-related issues.
- Provide probable cost of construction estimates during the course of project development from initial design through construction document preparation per Section A Scope of Consultants Services, Item No. 3.

3. Construction Document Preparation

- Revise project development timeline based on final project approval by City Planning Commission.
- Prepare construction documents (plans, general and special conditions and technical specifications and structural calculations) for the project.
- Submit construction documents to City for review and revise as necessary to obtain final plan approval from the Planning Division.
- Construction documents to be designed to achieve a minimum of Silver Certification through the LEED certification process per Section E, Green Building Certification.
- Prepare final construction cost estimates based on proposed Bid Schedule and Additive/Deductive Bid Items.

- Construction documents shall be prepared in City standard format per City of Redlands Standard Specifications including plan size and Title Block format. Construction plans shall be prepared in AutoCAD 2000, or comparable computer-aided software, as approved by the City. Copies of the construction documents shall be provided to the City and the City's reproduction company via electronic copy on CD at the City's request. Consultant shall provide up to six full sets of plans to the City per submittal at no additional cost to the City.
- Technical specification shall be provided by the consultant in Microsoft Word, or in the format determined by the City. City shall provide the consultant a copy of the City's General Conditions for incorporation into the technical specifications. Draft and final technical specifications submitted to the City shall include a full copy on CD. Consultant shall provide up to six full sets of technical specifications to the City at no additional cost to the City.
- City shall be responsible for all construction document reproduction costs required for project advertisement and bidding purposes.

4. Interior Design Services

- Coordinate the design and selection of all building interior finishes included but not limited to casework, furniture, walls, flooring and specialty equipment.
- Provide color boards and product samples for all specified surface finishes and equipment as required to convey the intent of the interior design and to obtain consensus from the Project Design Team.
- Specify interior finishes and equipment that meets the program requirements to meet and obtain LEED Silver Certification.
- Review interior finishes and equipment to ensure that all products meet the project budget constraints.

5. Construction Management Services

- Revise project development timeline for bidding and construction schedule.
- Conduct pre-bid meeting, evaluate and prepare responses to Requests for Information (RFI's), prepare any required Bid Addenda, or clarifications prior to the submittal of contractor bids.
- Review construction bid proposals and conduct review of apparent low bidder and listed subcontractors and make final recommendations to the City regarding the award of the construction contract.
- Review construction bid proposals and make recommendations to the City regarding the award of Base Bid and Additive/Deductive Bid items.
- Conduct pre-construction meeting, respond to contractors RFI's, Request for Clarifications and any project related issues throughout the course of construction.
- Review and process construction submittals/shop drawings for compliance with construction documents and to meet requirements for LEED Certification.
- Provide plan clarifications, details and consultation to the City during construction to ensure proper interpretation of the construction documents and completion of work.
- Conduct weekly site construction meetings during the course of construction, coordinate the documentation and distribution of meeting minutes, monitor and evaluate the status of the construction schedule and respond to any construction-related issues as they arise.
- Review, evaluation and respond to any Request for Change Orders.

6. Project Close-Out and LEED Certification

- Review as-built documents to ensure plan documents reflect building and site changes made during the construction process.
- Coordinate the project close-out documentation process including receipt and review of all contractor supplies maintenance manuals, product system warranty documents and as-built construction drawings.

- Coordinate the submission of all LEED Certification documents to the USGBC, including any follow-up documents requested in order to achieve final LEED Certification.

A. Police Department

The following outlines the components of the building development:

- The control, processing and housing of detainees. This includes a temporary holding facility prior to the transfer of prisoners to the West Valley Detention Center for further processing.
- The development of the City's secondary Emergency Operations Center (EOC). The facility shall be capable of housing police, fire and support operations during local agency response to a man-made or natural disaster.
- The development of an on-site firing range. The overall size of the range and number of firing lanes shall be determined by the City during design development portions of the project.
- The development of secured parking and entry/ exit points for staff
- The development of covered parking w/ solar panels
- The development of a drone base rooftop
- The development of an employee gym
- Development of a signage program for the site including site, building identification and way-finding signage to facilitate access to the site and within the building.
- Development of an electric charging station area for the Police Department's vehicle.

B. Building and Engineering Department Requirements

The City's Building Department has adopted the 2019 version of the International Building Code (IBC). The building design, structural calculations and construction documents shall all be prepared to meet all Building Codes currently adopted by the City at the time of construction document submittal.

All construction documents, including civil engineering drawings shall be processed through the City's Development Services Department Planning Division (Planning Division). Building plans, structural drawings and structural calculations are reviewed by an outside plan review company. The plan review process normally requires a minimum of three plan submittals prior to final approval by the Planning Division. Site construction drawings (civil engineering) are review through the City's Municipal Utilities and Engineering Department (Engineering Department) and generally require a minimum of three plan submittals prior to final approval by the City Engineer. Consultant shall provide all plan revision submittals as required to complete the plan check process at no additional cost to the City.

C. Cost Estimating / Value Engineering

Consultant shall provide cost estimating for the development of the Police Department based on completion of the following project milestones:

- At completion of the schematic design process and approval of the final site plan.
- At completion of design development process and approval of final building and site design (prior to Planning Commission approval).
- At 50% completion of the construction document preparation.

- At 100% completion of construction document preparation including submittal of bid estimate based on project Bid Form including Base Bid and all Additive/Deductive Bid Items.

All cost estimates shall incorporate value engineering principles to ensure the most cost effective methods of construction are being utilized in the development of the facilities.

D. Green Building Certification

The City has elected to take a proactive approach to green development and the incorporation of green design principles into the building construction. The City has established a goal of LEED Silver Certification for the project through the U.S. Green Building Council (USGBC). The consultant hall be required to perform all aspects of the building certification including, but not limited to, the following items:

- Project registration and certification fees with the USGBC.
- Development of the LEED Target Scorecard.
- Design document review and recommendations.
- Construction specification preparation.
- Plan check review of the construction plans and specifications.
- Contractor bid review for LEED targeted credit compliance.
- Construction submittal review and documentation.
- Project commissioning including all energy modeling, HVAC and specialty systems.
- Design, plan preparation and construction administration meetings with the City and consultant team required to ensure project is meeting all the established design goals.
- Preparation and submittal of all documentation to the USGBC as required for project certification.
- Appealing of any credits required to achieve the established LEED level of certification.

The consultant shall be responsible for coordinating with the Project Design Team to ensure that the project will achieve a LEED Silver Certification at development of the building.

EXHIBIT "B"
PROJECT SCHEDULE

				Time (Months)	
Part	RFP #	Phase	Item	Item	Phase
A	1	Planning	Program, Preliminary Design & Project Diligence	3	4
			City Review	1	
B	2	Schematic Design	Document Development	3	4
			City Review	1	
		Entitlement	City Review + Entitlement Process (as needed)	3	3
		Design Development	Document Development	3	4
			City Review	1	
	3	Construction Documents	Document Development	3	3
	4	Plan Check	City, Fire, LEED & Utilities	3	3
	5	Bid & Construction Administration Services	Public Bid Process	2	25
			City Award for Construction Process	2	
			Preliminary Project Construction Duration	18	
			Construction Contingency	3	
Sub-Total					**46**
LEED Certification - Post Construction Project Certification Process					3
Total					**49**

EXHIBIT "C"

Fee Schedule

Proposed Phasing	Description	% of Fee	Amount
A	1a - Diligence	7.72%	$ 172,560
	1b - Program/Preliminary Design	9.87%	$ 220,595
B	2a - Schematic Design	15.00%	$ 335,250
	2b - Design Development	17.00%	$ 379,950
	3-4a - Construction Documents	25.00%	$ 558,750
	3-4b - Plan Check	3.00%	$ 67,050
	5a - Bid	1.00%	$ 22,350
	5b - Construction Admin	19.00%	$ 424,650
	5c - Typical Close-out	0.50%	$ 11,175
	5d - LEED Close-out	1.50%	$ 33,525
Reimburseables		0.41%	$ 9,146
			$ 2,235,000

HOLT ARCHITECTURE

2023 HOURLY RATE AND EXPENSE SCHEDULE

Rates Effective through 12/31/2023

HOLT ARCHITECTURE STAFF

Senior Principal	246.00
Principal	214.00
Project Architect	193.00
Project Manager + Designer	166.00
Assistant Project Manager + Assistant Designer + Interior Designer	139.00
Project Assistant	107.00
Administration Assistance	91.00
Intern	75.00

CONSULTANTS

Services performed by Consultants outside the Scope of Work delineated in Professional Services Agreement such as: Structural, Mechanical, Electrical Plumbing, Civil; Soils, Landscape, etc.	Cost + 15%

REIMBURSABLE EXPENSES

Vehicle Mileage	0.80 Mile
Postage/Delivery Service, Outside Reprographic Service, Photography, Permits & Fees	Cost + 15%

Copies, Printing & Scanning	Black & White	Color
8 ½ x 11	.20	.50
11 x 17	.50	1.00
18 x 24	2.00	4.00
24 x 36	4.00	6.00
30 x 42	6.00	9.00
36 x 48	12.00	16.00

36951 Cook Street, Suite 103 | Palm Desert, CA 92211
2300 Market Street, Suite 140 | Riverside, CA 92501
760.328.5280

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.

HOLT ARCHITECTS, INC.

By:_____ Date: _____
Thomas Howell, Senior Principal

CITY OF REDLANDS
REQUEST FOR ADDITIONAL APPROPRIATION

DATE OF REQUEST: 2/21/23

FINANCE USE ONLY
TRANSACTION NO:
ACCOUNTING PERIOD:

An additional appropriation is hereby requested as follows:

Department: Facilities & Community Services

EXPENDITURE APPROPRIATION INCREASE (if applicable)				
Account Description	**Orgkey**	**Object Code**	**Job Ledger (If applicable)**	**Amount**
Safety/City Hall Replacement Fund	406501	8501		$ 2,235,000.00
				$ $ 2,235,000.00

REVENUE APPROPRIATION INCREASE (if applicable)				
Account Description	**Orgkey**	**Object Code**	**Job Ledger (If applicable)**	**Amount**
				$ $ 0.00

JUSTIFICATION: Architectural Services for Safety Hall Facility

Requested By: _____
Department Head

Recommended By Finance Director:

Yes ✓ No _____ Signed _____

Recommended: _____
City Manager

Comments: _____

Approved by City Council:

Date: _____

Signed: _____
City Clerk

City Council Meeting **L. 5.**

DATE: 02/21/2023

TO: Honorable Mayor and City Council Members

SUBJECT: Consideration of the Agreement with Quinmar Janitorial, Inc. for city-wide, interim janitorial services for an amount not to exceed $58,977.50 and a Purchase Order for an amount not to exceed $47,562.50 (Assistant City Manager Chris Boatman)

MOTION(S):

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

I move to approve the Agreement with Quinmar Janitorial, Inc. for city-wide janitorial services for an amount not to exceed $58,977.50 and a Purchase Order for an amount not to exceed $47,562.50.

RECOMMENDATION:

Staff recommends City Council approve an agreement with Quinmar Janitorial, Inc. for city-wide janitorial services for an amount not to exceed $58,977.50 and a Purchase Order in the amount not to exceed $47,562.50.

DISCUSSION:

The City operates 16 facilities that require varying degrees of janitorial service and sanitation. On December 14, 2022, the contract between the previous janitorial services vendor and the City was terminated due to a failure to perform the scope of services adequately. In order to continue to ensure uninterrupted janitorial services, City staff selected Quinmar Janitorial, Inc. to perform interim janitorial services while a new contract was let to bid.

Quinmar Janitorial, Inc. agreed to perform the requested services at the same rate as the previous vendor ($26,635 monthly) while City staff advertised a new bid for the services. Janitorial services for January 1, 2023, through February

21, 2023 total $47,562.50, and this report includes approval of a purchase order to address that time period. In addition, staff has included a contract to continue janitorial services through April 30, 2023, to allow sufficient time for the City to award a new, long-term contract once the bid has closed. Janitorial Services for February 22, 2023, through April 30, 2023, will total $58,977.50.

ALTERNATIVES:

The City Council may elect not to approve the purchase order or agreement; however, janitorial services may be interrupted.

STRATEGIC PLAN:

N/A

SUBMITTED BY:
Chris Boatman, Assistant City Manager

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

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

PREPARED BY:
Kathleen Giorgianni, Senior Administrative Assistant

Fiscal Impact

Fiscal Year:	FY 2022-23
Revenue Generating:	No
Appropriation Required Y/N:	No
Amount:	106,540.00
Budgeted Y/N:	Yes
Account No.:	101301,501900,521900,562900,564900,511981

Discussion:

Sufficient funding for these services is included in Department Operating Budgets for FY 22-23 and FY 23-24 as approved by City Council.

Attachments

Sole Source Purchase Order
Agreement

Sole Source/ Single Source/ Standardization Form

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

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

Date: 2/6/23

TO: Purchasing Division

FROM: Facilities & Community Services

Purchase Requisition # _____

Estimated Total Cost: $ 47,562.50

Proposed Vendor: Quinmar Janitorial Services

Request Term: 90 Days

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:

h: The janitorial contract is currently out to bid

i: On December 14, 2023 the contract between the previous janitorial services vendor was terminated. Quinmar Janitorial agreed to perform same services/same price until bids were received and new contract approved by City Council.

3. Was an evaluation of other equipment, products, or services performed?

☐ Yes ☐ No

***If yes, please explain the type of evaluation performed and provide all supporting documentation*:**

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

5. Explain what action(s) the department would take if the sole/single source services were no longer available

Janitorial Services would not be available until current RFP comes in and a new contract is a

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

Kathleen Giorgianni Digitally signed by Kathleen Giorgianni
Date: 2023.02.06 14:06:26 -08'00'

Prepared by Date

Department Director Date

Purchasing Approvals

Purchasing Agent Approval Date

City Manager Approval Date

AGREEMENT TO PERFORM NON-PROFESSIONAL SERVICES
FOR EQUIPMENT AND SUPPLIES

This agreement for the provision of janitorial services and supplies ("Agreement") is made and entered in this 22nd day of February, 2023 ("Effective Date"), by and between the City of Redlands, a municipal corporation ("City") and Quinmar Janitorial, Inc., a California Corporation ("Contractor"). City and Consultant are sometimes individually referred to herein as a "Party" and, together, as the "Parties." In consideration of the mutual promises contained herein, City and Consultant agree as follows:

ARTICLE 1 – ENGAGEMENT OF CONTRACTOR

1.1 City hereby engages Contractor to perform janitorial services and supplies for City (the "Services").

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

ARTICLE 2 – SERVICES OF CONTRACTOR

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

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

ARTICLE 3 – RESPONSIBILITIES OF CITY

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

3.2 City designates Chris Boatman, Assistant City Manager Director, as City's representative with respect to performance of the Services, and such person shall have the authority to transmit instructions, receive information, interpret and define City's policies and decisions with respect to performance of the Services.

ARTICLE 4 – PERFORMANCE OF SERVICES

4.1 The Services shall commence immediately after the Effective Date of this Agreement. Contractor shall perform and complete the Services in a prompt and diligent manner in accordance with the schedule set forth in Exhibit "A."

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

4.3 The Term of this Agreement shall commence on the Effective Date stated above and expire on April 30, 2023.

ARTICLE 5 – PAYMENTS TO CONTRACTOR

5.1 Total compensation for Contractor's performance of the Services shall not exceed the amount of Fifty Eight Thousand, Nine Hundred Seventy Seven Dollars and Fifty Cents ($58,977.50). City shall pay Contractor 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 Contractor shall submit monthly invoices to City describing the Services performed during the preceding month. Contractor's invoices shall include a brief description of the Services performed, the dates the Services were performed, the number of hours spent, and by whom. City shall pay Contractor no later than thirty (30) days after receipt and approval by City of Contractor's invoice.

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

CITY	CONTRACTOR
City Clerk City of Redlands 35 Cajon Street P.O. Box 3005 (mailing) Redlands, CA 92373 jdonaldson@cityofredlands.org (909) 798-7531	Quinmar Janitorial, Inc. Max Quintana, President 7532 Webster Street Highland, CA 92346 quinmarjanitorials@msn.com 951-258-5376

ARTICLE 6 – INSURANCE AND INDEMNIFICATION

6.1 The following insurance coverage required by this Agreement shall be maintained by Contractor for the duration of its performance of the Services. Contractor shall not perform any Services unless and until the required insurance listed below is obtained by

Contractor. Contractor shall provide City with certificates of insurance and endorsements evidencing such insurance prior to commencement of the Services. Insurance policies shall include a provision prohibiting cancellation or modification of the policy except upon thirty (30) days prior written notice to City.

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

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

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

6.2 Contractor shall defend, indemnify, and hold harmless City and its elected and appointed officials, employees and agents from and against any and all claims, losses and liability, including attorneys' fees, arising from injury or death to persons or damage to property occasioned by any negligent act or omission by, or the willful misconduct of, Contractor, or its officers, employees and agents in performing the Services.

ARTICLE 7 – CONFLICTS OF INTEREST

7.1 Contractor covenants and represents that it does not have any investment or interest in any real property that may be the subject of this Agreement or any other source of income, interest in real property or investment that would be affected in any manner or degree by the performance of Contractor's Services. Contractor further covenants and represents that in the performance of its duties hereunder, no person having any such interest shall perform any Services under this Agreement.

7.2 Contractor agrees it is not a designated employee within the meaning of the Political Reform Act because Contractor:

A. Does not make a governmental decision whether to:

(i) approve a rate, rule or regulation, or adopt or enforce a City law;
(ii) issue, deny, suspend or revoke any City permit, license, application, certification, approval, order or similar authorization or entitlement;
(iii) authorize City to enter into, modify or renew a contract;
(iv) grant City approval to a contract that requires City approval and to which City is a party, or to the specifications for such a contract;
(v) grant City approval to a plan, design, report, study or similar item;
(vi) adopt, or grant City approval of, policies, standards or guidelines for City or for any subdivision thereof.

B. Does not serve in a staff capacity with City and, in that capacity, participate in making a governmental decision or otherwise perform the same or substantially the same duties for City that would otherwise be performed by an individual holding a position specified in City's Conflict of Interest Code under Government Code section 87302.

7.3 In the event City determines that Contractor must disclose its financial interests, Contractor shall complete and file a Fair Political Practices Commission Form 700, Statement of Economic Interests, with the City Clerk's office pursuant to the written instructions provided by the City Clerk.

ARTICLE 8 – GENERAL CONSIDERATIONS

8.1 In the event any action is commenced to enforce or interpret any of the terms or conditions of this Agreement the prevailing Party shall, in addition to any costs and other relief, be entitled to the recovery of its reasonable attorneys' fees, including fees for the use of in-house counsel by a Party.

8.2 Contractor shall not assign any of the Services, except with the prior written approval of City and in strict compliance with the terms and conditions of this Agreement. Any assignment or attempted assignment without such prior written consent may, in the sole discretion of City, results in City's immediate termination of this Agreement.

8.3 Contractor is for all purposes under this Agreement an independent contractor and shall perform the Services as an independent contractor. Neither City nor any of its agents shall have control over the conduct of Contractor or Contractor's employees, except as herein set forth. Contractor shall supply all necessary tools and instrumentalities required to perform the Services. Assigned personnel employed by Contractor are for its account only, and in no event shall Contractor or personnel retained by it be deemed to have been employed by City or engaged by City for the account of, or on behalf of City. Contractor shall have no authority, express or implied, to act on behalf of City in any capacity

whatsoever as an agent, nor shall Contractor have any authority, express or implied, to bind City to any obligation.

8.4 This Agreement may be terminated by City, in its sole discretion, by providing not less than ten (10) days prior written notice to Contractor of City's intent to terminate. If this Agreement is terminated by City, an adjustment to Contractor's compensation shall be made, but (1) no amount shall be allowed for anticipated profit or unperformed Services, and (2) any payment due Contractor at the time of termination may be adjusted to the extent of any additional costs to City occasioned by any default by Contractor. Upon receipt of a termination notice, Contractor shall immediately discontinue its provision of the Services and, within five (5) days of the date of the termination notice, deliver or otherwise make available to City, copies (in both hard copy and electronic form, where applicable) of project related data, drawings, specifications, reports, summaries and such other information and materials as may have been accumulated by Contractor in performing the Services. Contractor shall be compensated on a pro-rata basis for Services completed up to the date of termination.

8.5 Contractor shall maintain books, ledgers, invoices, accounts and other records and documents evidencing costs and expenses related to the Services for a period of three (3) years, or for any longer period required by law, from the date of final payment to Contractor pursuant to this Agreement. Such books shall be available at reasonable times for examination by City at the office of Contractor.

8.6 This Agreement, including the Exhibits incorporated herein by reference, represents the entire agreement and understanding between the Parties as to the matters contained herein, and any prior negotiations, written proposals or verbal agreements relating to such matters are superseded by this Agreement. Except as otherwise provided for herein, any amendment to this Agreement shall be in writing, approved by City and signed by City and Contractor.

8.7 This Agreement shall be governed by and construed in accordance with the laws of the State of California, without regard to its conflicts of laws provisions. The Parties agree that all actions or proceedings arising in connection with this Agreement shall be tried and litigated only in the state courts located in San Bernardino County, California, and the federal courts located in Riverside County, California.

8.8 If one or more of the sentences, clauses, paragraphs or sections contained in this Agreement is declared invalid, void or unenforceable by a court of competent jurisdiction, the same shall be deemed severable from the remainder of this Agreement and shall not affect, impair or invalidate the remaining sentences, clauses, paragraphs or sections contained herein, unless to do so would deprive a Party of a material benefit of its bargain under this Agreement.

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

CITY OF REDLANDS

By: _____
Eddie Tejeda, Mayor

ATTEST:

_____
Jeanne Donaldson, City Clerk

QUINMAR JANITORIAL SERVICES, INC.

By: _____
Max Quintana, Owner

EXHIBIT "A"

SCOPE OF SERVICES

Contractor shall appoint an experienced supervisor to be responsible for all Services required & performed under this Agreement. The Supervisor must be acceptable to City and have the authority to receive on behalf of Contractor any order or communication relating to the Services. The Supervisor shall be always readily accessible to staff of the City and have communication equipment (cell phone and email). If a replacement Supervisor is deemed necessary by Contractor, replacement Supervisor shall be approved by City prior to commencement of any Supervisory duties. Supervisor shall "walk" all buildings with a check list and review janitorial work being performed by janitorial staff. Supervisor shall attend bi-monthly meetings with City Staff and report findings and challenges.

SERVICE LEVEL (Acceptable Quality):

The level of services as outlined in these Specifications must be consistently maintained. During the Contract period, appropriate City Staff will conduct routine inspections of the facilities under this Contract. The inspections are based on standards for commercial facilities within the maintenance industry. This scope of work establishes the minimum requirements for providing Janitorial Services to the City of Redlands. The Contractor is required to meet all specifications listed herein, as minimum, and is required to submit a firm, fixed cost for all commodities/services. The Contractor shall fully and timely provide all deliverables described herein in strict accordance with the terms, covenants, and conditions of the Contract and all applicable Federal, State, and local laws, rules, and regulations including the Displaced Janitorial Act (California Labor Code 1060 et seq.). Contractor shall provide all labor, materials, equipment, and mobilization to complete the services for the City of Redlands.

DETAILED SPECIFICATIONS:

Task specifications are provided for general cleaning and should be applied to any and all public and office areas. Task specifications for general restroom cleaning should be applied to any and all restrooms. Special task requirements unique to each facility are also detailed. All items not specifically included but found to be necessary to properly clean the facilities shall be included as though written into them.

DEFINITIONS:

Where "as directed", "as required", "as permitted", "approved", "acceptance", or words of similar importance are used, it shall be understood that the direction, requirement, permission, approval, or acceptance of the Maintenance Manager is intended unless otherwise stated. As used herein, "provide" shall be understood to mean "provide complete", "in place", "this is", "furnish and install"; the work "site" as used hereinafter shall be understood to mean the location receiving the service. The use of the word "Director" shall be construed to mean the Maintenance Manager or his delegated representative(s). The use of the word "Contractor" shall be held to mean the Contractor and/or any person employed by them and working under this

contract. The use of the words "shall" and "may" shall be held to mean "mandatory" and "permissive" respectively.
The use of the words "his" or "him" shall be construed to mean either gender, as appropriate.

CLEANING TASKS:

Contractor shall accomplish all cleaning tasks to meet the completeness, quality, and frequency requirements set forth under these definitions.

1. Plumbing Fixtures and Dispenser Cleaning:

Plumbing fixtures and dispensers are clean when free of all deposits and stains so that items are left without dust, streaks, film, odor, or stains.

2. Sweeping:

Contractor shall sweep all floors, including corners and abutments, so that after sweeping they are free of all visible litter, dust, and foreign debris. Chairs, trash receptacles and easily movable items shall be tilted or moved to sweep underneath and returned to their original location when sweeping has been completed.

3. Cleaning Floors:

Contractor shall clean all tile and/or vinyl floors, including corners and abutments so that they are uniform in appearance and are free of streaks, swirl marks, detergent residue, or any evidence of stains, soil film, debris, or standing water. Chairs, trash receptacles, and easily movable items shall be moved to clean underneath and returned to their original location when cleaning has been completed. Contractor shall remove all splash marks on furniture, walls, baseboards, etc. Contractor shall remove all splash marks on furniture, walls, baseboards, etc. Contractor shall clean bathroom tile floors, including corners and abutments so that they are uniform in appearance and free of streaks, swirl marks, detergent, residue, or any evidence of stains, soil, film debris or standing water. Contractor shall ensure that the mop used to clean the bathroom floor is not used on any other common floor area. Contractor shall display caution signs when floors are wet and personnel other than Contractor personnel are present in the area. Signs shall remain in place until floors are completely dry.

4. Maintaining Floors:

Contractor shall maintain all tile and vinyl floors accessible with a floor cleaning machine, unless specified elsewhere as having carpet or special flooring. After tile and/or vinyl floors receive floor maintenance, the entire floor shall have a uniform coating of nonskid finish and have a uniform glossy appearance and be free of scuff marks, heel marks and other stains and discoloration. Contractor shall remove floor finish solutions from baseboards, walls, furniture, trash receptacles, etc. Chairs, trash receptacles and easily movable items shall be tilted or moved to maintain floors underneath and returned to their original location when maintenance has been

completed. Contractor shall apply these techniques only to the portion of the floor needing work to bring the entire surface up to the above stated standard.

5. Mirror/Glass Cleaning:

Contractor shall clean interior and exterior glass doors and surrounding glass areas to include sills/ledges, display cases, glass cabinets, mirrors, and adjacent trim so that after cleaning there shall be no traces of film, dirt, smudges, water, or other foreign matter. All accessible glass surfaces shall be without streaks, film deposits and stains and have a uniform bright appearance.

6. Shampooing Carpets:

Contractor shall shampoo carpets so that after shampooing, the carpet area is uniform in appearance and free of embedded dirt, grime, cleaning solution, film, debris, stains, marks, and discoloration. Carpet shall be cleaned with a commercial floor machine with power scrubbing capability that will clean both sides of the carpet using extraction methods and a drying time of four to five hours. All shampooing solutions shall be removed from walls, furniture, trash receptacles, chairs, and similar items. Chairs, trash receptacles and easily moveable items shall be moved to shampoo carpet area underneath and then returned to their original location.

7. Baseboard Cleaning:
After cleaning, the surfaces of all baseboards (wood, resilient, ceramic will have a uniformly clean appearance, free from dirt, stains, streaks, wax and cleaning marks.

8. Washing of Walls:

Wash all wall surfaces. Use cleaning materials consistent with finish material of wall. All exposed surfaces of walls are to be cleaned and made free of all dirt, dust, grit and left without streaks, film, odor, or stains.

9. Supplies:

Contractor shall provide all consumable supplies including but not limited to the following: all paper products (i.e., seat covers, toilet paper, hand towels), hand soap and trash can liners. ***Paper products shall contain at a minimum 30% post-consumer material.***

The Contractor shall use cleaning supplies that are of a quality that will not be abrasive, stain, discolor, corrode, or otherwise damage the surfaces being cleaned. The City reserves the right to require the Contractor to substitute supplies at any time during the contract term.

10. Removal of Trash:

Contractor shall empty and return to their location waste baskets and if clearly marked, other trash containers within the area (empty boxes, etc.). Contractor shall empty and return to their original location bathroom waste baskets, sanitary napkin disposal containers, and other trash containers within the area. Plastic trash liners shall be placed in waste receptacles and replaced when soiled or torn. Interior and exterior of trash receptacles shall be cleaned as required to

assure cleanliness. Contractor shall dispose of trash in plastic bags secured with a bag tie. Contractor shall pick up any trash that may fall in or around the building during the removal of collected trash. Contractor shall deposit the trash in the outside trash collection point (trash bin).

11. Low Dust:

Contractor shall perform low dusting so that after dusting, all dust, smudges, cobwebs, litter, lint, and dry soil are removed from surfaces of chairs, file cabinets and other types of office furniture, wall hangings, tops of partitions, partition ledges, windowsills, window blinds, light fixtures, ceiling corners, etc. to a line of 8'-0" above floor level. Contractor shall not dust typewriters, business machines or computer equipment.

12. Drinking Fountains and Sinks:

Contractor shall clean and disinfect all polished metal surfaces, including the opening and drain, so that after cleaning, drinking fountains and break room sinks shall be free from streaks, spots, stains, smudges, scale and other obvious soil.

13. Vacuum Carpet:

Contractor shall vacuum all carpeted floor areas so that after vacuuming, they are free of all litter, dust, soil, etc. Chairs, trash receptacles and easily moveable items shall be moved to vacuum underneath and returned to their original location when vacuuming has been completed.

14. Restrooms/Showers Cleaning:

Contractor shall perform restroom cleaning as specified:

A. CLEAN/DISINFECT: Contractor shall completely clean and disinfect all surfaces of toilet bowls, urinals, lavatories, showers, plumbing fixtures and other such surfaces, using germicidal detergent. After cleaning all surfaces shall be free of dirt, grime, film, stains, scum, soap residue, dust, and other foreign matter.

B. SPOT CLEAN: Contractor shall remove smudges, fingerprints, marks, streaks, dust, deposits from washable surface of partitions, stalls, stall doors, handrails, wall areas adjacent to lavatories, urinals, toilets, interior and exterior doors, and soap/towel dispensers. Contractor shall spot clean using a germicidal detergent. After spot cleaning, the surface shall have a clean, uniform appearance. Other wall surfaces not mentioned shall be spot cleaned as needed to the same standards.

C. DESCALE: Contractor shall descale interior of toilet bowls, showers, and urinals as needed so that after cleaning, the entire surface is free of streaks, stains, scum, scale, urine deposits and rust stains.

D. CLEAN MIRRORS: Contractor shall clean mirrors and adjacent trim so that after cleaning, they are free of dirt, film, smudges, water spots, streaks, etc.

E. SHOWER MATS: Contractor shall clean and disinfect weekly shower mats located in both the men's and women's showers. The Contractor shall clean the shower floor under the mats weekly.

15. Remove Spider Webs:

Contractor shall remove all spider webs from walls and windows inside buildings and on the outside entrances. Dust sills on all windows including floor length windows.

16. Vacuum Upholstery of all Fabric Furniture:

Contractor shall vacuum all upholstery of all fabric furniture.

17. Dust Vacuum Heating and Ventilating Grills:

Contractor shall dust or vacuum all heating and ventilating grills.

18. Location and Frequency of Services: The Location and Frequency of Services are more particularly described in Exhibit "B," which is attached hereto and incorporated herein by this reference.

GENERAL REQUIREMENTS:

Equipment and Supplies: The Contractor shall furnish and keep in good working order, all necessary cleaning supplies, tools, and equipment. This includes, but is not limited to cleaners, waxes, mops, brooms, buffers, ladders, hoses, and vacuums, etc. Non-complying equipment and supplies shall be changed out at the request of the City. Contractor shall provide all consumable supplies including but not limited to the following: cleaning products, hand soap and paper products (i.e., seat covers, toilet paper, hand towels, trash can liners, germicidal cleaners, etc.).

Contractor shall submit all cleaning product information for approval prior to use. Any change of product shall be pre-approved by the City.

Contractor is responsible for supplying MSDS sheets to the Maintenance Supervisor for all cleaning liquids, chemicals, solvents, additives, floor waxes, etc., which Contractor is using. These will be kept on file for immediate access to the Building Maintenance Team and updated as needed.

Janitorial closet areas shall be always kept clean and free of debris and odor. All supplies shall be stored in a neat and orderly manner and in such a way as to prevent injury to City or Contractor's employees.

DESCRIPTION OF ITEM	MIN. REQUIRED SPECIFICATIONS
Heavy duty small trash can liners	Grainger, 500 count, 10 gallon, 24 x 23, black or approved functionally equivalent
Hand Soap	Waxie Select NRG No-Touch Foam
Heavy duty medium trash can liner	Grainger, 250 count, 20-30 gallon, 30x36, black or grey, or approved functionally equivalent
Toilet tissue, coreless roll	2-ply, 1000 sheets per roll, 36 rolls/case or approved functionally equivalent
Toilet tissue to match various dispensers	2-ply, white, Kleenex Cottonelle, or approved functionally equivalent
Paper towels, single fold to match various dispensers	Must fit each specific dispenser at each location (to be noted during facility walk-through)
Toilet Seat Covers	Waxie, or equivalent, 250 count, 20 pack/case or approved functionally equivalent.
Paper Towels, EnMotion	10" x 800', 6 rolls/case, touchless roll or approved functionally equivalent
Glass Cleaner	Trigger spray bottle, non-streaking
Urinal Deodorizing Screens	Waxie, deluxe urinal deodorizing screen, 12/ea or approved functionally equivalent
Toilet Bowl Cleaner	Acid Base, Squeeze Bottle
Industrial Strength Disinfectant	Lysol or approved functionally equivalent
Furniture Polish	Pledge or approved functionally equivalent
Cleanser	Comet or approved functionally equivalent cleaner with chlorinal
Floor Stripper	Baseboard Stripper or approved functionally equivalent *
Carpet Stain Remover	Spray Bottle *
Mop Cleaner	Any Brand
Carpet Shampoo	For Carpet Cleaning Machines *
Floor Wax	TBD

Supervision: Contractor will assign a supervisor and lead custodial person to this contract and one or both are required to be present during all scheduled cleaning hours and special work assignments. This custodial supervisor or lead person is required to speak, read, and understand English. Site supervisor shall carry a cell phone and/or pager by which the City Staff will be able to communicate with him/her. They are required to attend bi-monthly meetings with Building Maintenance Manager to review performance and discuss outstanding issues. Additional meetings may be required as requested by other departments and their city representatives.

Inspection: The City shall inspect the work areas daily and with the Contractor every week to ensure adequacy of maintenance and that methods of performing the work are in compliance with the contract. However, this walk-through shall not be construed to relieve the Contractor of the duty to provide continuous inspection of the work area. Discrepancies and deficiencies in the work shall be brought to the attention of the Contractor and corrected in the same manner specified by the Director. Same day corrections of deficiencies are required.

Staffing: The Contractor shall submit a breakdown of BONDED staffing proposed to adequately perform the tasks as outlined in these specifications. As part of the breakdown, the Contractor shall list the percentage of staff who are employed by the Contractor and the percentage of staff that will be assigned to this contract.

Employee Conduct:

Employees of the Contractor while performing work under this contract, WILL NOT:

1. Be accompanied in their work area by acquaintances, family members, assistants, or any other person unless such person is an on-duty, authorized Contractor employee.

2. Remove any City property or personal property, equipment, monies, form, or any other item from any city facility.

3. Engage in horseplay or loud boisterous behavior.

4. Be under the influence of alcohol or drugs.

5. Gamble.

6. Smoke in any building.

7. Turn on or use any equipment (i.e., computers, typewriters, fax machines, copy machines, radios, televisions, etc.) except any Contractor or City supplied equipment.

8. Use any City telephone except those designated by the City for purposes of business under this contract.

9. Open any desk, file cabinet or storage cabinet.

10. Remove any articles from desks.

11. Consume any food or beverage, other than that brought with or purchased by the employee, and only in areas designated as break or lunchrooms.

12. Enter any facility that they are not specifically approved to enter.

Employee Removal: The Contractor shall remove from service on the premises of the City any employee of the Contractor who, in the opinion of the City, is not performing the services in a proper manner, or who is incompetent, disorderly, abusive, dangerous, or disruptive, or does not comply with the rules and regulations of the City.

Employee Appearance and Identification: Contractor personnel shall present a neat appearance and be easily recognized as Contractor employees. The Contractor shall provide each employee with an identification badge and uniform. Identification badges may be worn on collared shirts or tee shirts with company logos. Long pants are required. No shorts, skirts, or open-toed shoes are allowed.
Security: The City will provide access to all facilities and properties after which the Contractor is required to always have all keys and alarm codes available when providing services to the City. The Contractor is responsible for the replacement of all lost keys, fobs, or card access keys at a cost of $50.00 each. Contractor will be financially responsible for any and all costs resulting from the need to re-key or re-code alarms in a facility.

The Contractor shall ensure all facilities are secure. Contractor is responsible for resetting alarms, turning off lights and locking doors upon completion of all duties. Failure to secure a facility correctly may result in termination of the contract. The Contractor will be financially responsible for any call outs by stand-by personnel due to doors left open, alarms turned off, and alarms activated after hours.

Quality Control and Janitorial Manager: The City of Redlands utilizes a web/app-based software called "Janitorial Manager" to manage janitorial activity vs. scope of services at each location, using a QR code method. Contractor is responsible for providing a means (mobile phone) to which their staff can access and use the Janitorial Manager system/app. The City of Redlands maintains the data base and provides access as needed. There is no cost to the contractor for use of Janitorial Manager other than providing a phone and/or data access to their staff while on City property.

Contractor shall attend bi-monthly meetings with Building Maintenance Staff for review of areas of improvement, Contractor questions and/or issues with facilities.

Property Damage: The Contractor shall be held responsible for damages that occur during the hours pertaining to performance of this contract to the interior of the facilities or contents thereof. The Contractor, as his/her expense, shall pay to repair the damage and/or replace the items(s) damaged.

Missed Cleanings: Should the Contractor fail to clean a facility in accordance with scheduled times and requirements, the City will automatically remove payment for that cleaning from the invoice. Continued failure to clean in accordance with the schedule may result in termination of the contract. The sum of Two Hundred Fifty Dollars ($250.00) per day will be deducted and forfeit from payments to the Contractor for each instance where an item of work is not completed in accordance with the schedule or Specifications.

Special Events: The Contractor can expect to support special events during and outside of normal duty hours. Special events may include, but are not limited to, City council meetings, City commission meetings, special meetings and/or functions. The Contractor shall adjust the service schedule so that these services will be performed after the event. Contractor shall propose an hourly rate per person for this service and provide adequate procedures for receiving and responding to special event service requests.

Labor Strike: It is the Contractor's responsibility to provide continuous maintenance services, without interruption, to all buildings and facilities specified herein. In the event of a labor action, the Contractor shall provide other means, at the Contractor's expense, to provide continuous and comparable service. Failure to do so will cause the City to take whatever action is necessary to provide the service, with any cost above and beyond the contractor normal rates (which will be deducted from the Contractor's payment) to the City being borne by the Contractor.

Additions/Deletions: The City may, without invalidating the contract, modify the contract by adding, deleting, or changing areas to the contract; by adding deleting or changing usage or space, by adding, deleting, or changing routine services; by deleting or changing specifications. All changes shall be ordered by means of a written change order to the purchase order. Additions shall be added at the contracted square foot for comparable facilities under contract. If there are no comparable facilities, the price shall be negotiated by the City with the Contractor.

Holidays: Contractor ***shall not*** provide services on City observed holidays. City holidays include

New Year's Day	Martin Luther King Day	President's Day
Memorial Day	Juneteenth	Independence Day
Labor Day	Veteran's Day	Thanksgiving Day
Day after Thanksgiving	Christmas Eve Day	Christmas Day
New Year's Eve Day		

Qualifications/Security: The Contractor, subcontractors and all employees shall be capable and experienced in the contract work to be performed. The contractor or any principal, officer or employee of the Contractor who has been convicted of any felony or any crime involving moral turpitude with the previous 10 years is prohibited from working on City premises until such time as the charges are dismissed. The city may limit or reject certain individuals if their presence is determined by the Building Maintenance Supervisor to be detrimental to the normal conduct of its business.

Prior to commencing any Work under this contract, the City of Redlands requires that the Contractor and any principals, officers or employees who will work on City premises undergo a security check through the City of Redlands Police Department. This is a LIVESCAN background check and is considered a Background Check 1. There is no cost to the contractor for this service and the Contractor shall ensure this requirement is met prior to ANY personnel arriving onsite to conduct janitorial services.

Contractor personnel that are scheduled to work in ANY Redlands Police Department facility will be required to undergo a more in-depth background check (Background Check 2) that includes reviewing online presence, Officers speaking with neighbors, prior employers, family members, etc. Background Check 2 can take up to six (6) weeks to complete and is a requirement for all janitorial personnel entering ANY Redlands Police Department facility for purposes of work.

In the event Contractor enters any Redlands Police Department facility to perform any janitorial functions, without having successfully passed a Background 2, the Contract and Purchase Order are subject to immediate cancellation.

Recycling: Contractor shall coordinate recycling activities with the City's Recycling Coordinator to minimize refuse disposal & maximize recycling from City facilities.

Contractor shall empty recyclable materials contained with designated recycling containers throughout the facility. This includes all blue, recycling desk-side containers & larger, blue 32-gallon recycling containers. Recycling materials shall be emptied into the white recycling dumpster at the rear of the City Hall (Citrus Avenue).

Recyclable materials set aside should be collected & emptied into the white recycling dumpster. This includes office materials such as paper (e.g., boxes, blueprints, plans, files, etc.) that may or may not be placed inside of a recycling container due to inadequate capacity but are clearly labeled "RECYCLE".

Contractor shall contact the City's Recycling Coordinator to apprise him/her of improper separation of materials by City staff. Materials listed below should be separated for recycling by City office staff. Contractor shall NOT collect recyclables for personal use or sale.

Office Paper	Blueprints	Junk Mail	Envelopes
Catalogs	Computer Paper	Colored Paper	Aluminum Cans
Tin (steel) cans	Glass Bottles	Flattened Cardboard Boxes	All other plastic bottles and containers

EXHIBIT "B"CLEANING LOCATIONS AND FREQUENCY

AK SMILEY LIBRARY
ITEM A
125 W. VINE STREET

LIBRARY CLEANING: SATURDAY, SUNDAY, MONDAY, TUESDAY, WEDNESDAY, THURSDAY, FRIDAY
BETWEEN THE HOURS OF 10:00 PM & 6:00 AM

BATHROOMS ARE CLEANED FIVE DAYS PER WEEK, MONDAY THROUGH FRIDAY

BATHROOMS

A1	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Seven Times Weekly
A2	Clean floor (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Seven Times Weekly
A3	Empty all trash/recycle receptacles & replace trash liners as necessary	Seven Times Weekly
A4	Clean & sanitize fixtures, mirrors, counters, doorknobs & chrome	Seven Times Weekly
A5	Spot clean all walls, partitions, light switches & doors with approved cleaning product	Seven Times Weekly
A6	Refill all dispensers with approved paper/soap products	Seven Times Weekly
A7	Remove with vacuum spider webs from corners, windowsills & doorways. Vacuum/Clean Air Conditioning Vents	Once Monthly

KITCHEN/BREAKROOMS

LOBBIES, CORRIDORS, MAIN ROOMS, STAIRS, GENERAL OFFICES, ELEVATORS

A8	Clean sinks, countertops and exterior of appliances with approved cleaner	Seven Times Weekly
A9	Clean & Sanitize lunchroom tables, chairs, and vending machines with approved cleaner	Seven Times Weekly
A10	Empty all trash/recycle receptacles & replace trash liners as necessary	Seven Times Weekly
A11	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Seven Times Weekly
A12	Clean floors (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Seven Times Weekly
A13	Remove with vacuum spider webs from corners, baseboards, windowsills & doorways	Seven Times Weekly
A14	Clean & vacuum air conditioning vents	Once Monthly

A15	Dust all furniture, fixtures & equipment with approved cleaning product	Seven Times Weekly
A16	Spot clean all walls, partitions, light switches, baseboards & doors with approved cleaning product	Seven Times Weekly
A17	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Seven Times Weekly
A18	Clean floors (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Seven Times Weekly
A19	Empty all trash/recycle receptacles & replace trash liners as necessary	Seven Times Weekly
A20	Clean inside and outside of glass doors and entrances with approved cleaning product	Seven Times Weekly
A21	Vacuum all carpeted areas (entry mats included)	Seven Times Weekly
A22	STAIRS: Sweep stairwells (interior, exterior & landings)	Seven Times Weekly
A23	STAIRS: Dust rails & ledges with approved cleaning product	Seven Times Weekly
A24	STAIRS: Mop interior stairs with approved cleaning product	Seven Times Weekly
A25	ELEVATORS: Clean & vacuum carpeted elevators	Seven Times Weekly
A26	ELEVATORS: Spot clean carpeted areas using approved cleaner	Seven Times Weekly
A27	ELEVATORS: Detail clean threshold plates, removing fingerprints, etc.	Seven Times Weekly
A28	ELEVATORS: Wipe down and sanitize button panel & interior doors	Seven Times Weekly
A29	Remove with vacuum spider webs from corners, baseboards, windowsills & doorways	Once Monthly
A30	Spot clean carpets as required	Once Weekly
A31	Dust all chairs, tabletops, ledges, moldings, and other low reaching areas with approved cleaner	Once Weekly
A32	DRINKING FOUNTAINS: Clean and sanitize drinking fountains	Once Weekly

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ANIMAL SHELTER
ITEM B
504 NORTH KANSAS STREET

CLEANING SHALL BE PERFORMED EVERY TUESDAY THROUGH SATURDAY BETWEEN THE HOURS OF 5:30 P.M. & 7:30 A.M.
BATHROOMS ARE CLEANED FIVE DAYS PER WEEK, TUESDAY THROUGH SATURDAY

BATHROOMS

B1	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Five Times Weekly
B2	Clean floor (mop)of dirt, dust, scuff marks & stains with approved cleaning product	Five Times Weekly
B3	Empty all trash/recycle receptacles & replace trash liners as necessary	Five Times Weekly
B4	Clean & sanitize fixtures, mirrors, counters, doorknobs & chrome	Five Times Weekly
B5	Spot clean all walls, partitions, light switches & doors with approved cleaning product	Five Times Weekly
B6	Refill all dispensers with approved paper/soap products	Five Times Weekly
B7	Remove with vacuum spider webs from corners, windowsills & doorways. Vacuum and clean air conditioning vents	Once Monthly

RECEPTION & OFFICE AREA

B8	Dust/vacuum all furniture, fixtures & equipment	Four Times Weekly
B9	Spot clean all walls, partitions, light switches, baseboards & doors with approved cleaning product	Four Times Weekly
B10	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Four Times Weekly
B11	Clean floor (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Four Times Weekly
B12	Empty all trash/recycle receptacles & replace trash liners as necessary	Four Times Weekly
B13	Remove with vacuum spider webs from corners, baseboards, windowsills & doorways	Four Times Weekly
B14	Clean & vacuum air conditioning vents	Once Monthly

B15	Clean & sanitize care room with germicide to include counter surfaces, sinks, floors & appliances.	Four Times Weekly

KITCHEN/BREAKROOM

B16	Spot clean all walls, partitions, light switches, counters, appliances, baseboards & doors with approved cleaning product	Four Times Weekly
B17	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Four Times Weekly
B18	Clean floor (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Four Times Weekly
B19	Clean & Sanitize lunchroom tables, chairs, and vending machines with approved cleaner	Four Times Weekly
B20	Empty all trash/recycle receptacles & replace trash liners as necessary	Four Times Weekly
B21	Remove with vacuum spider webs from corners, baseboards, windowsills & doorways	Once Monthly

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CALIFORNIA STREET LANDFILL TRAILER

ITEM C

2151 NEVADA STREET

CLEANING SHALL BE PERFORMED BETWEEN THE HOURS OF 7:00 AM & 5:00 PM
2 DAYS A WEEK – TUESDAY, THURSDAY

BATHROOMS ARE CLEANED FIVE DAYS PER WEEK MONDAY THROUGH FRIDAY

BATHROOMS

C1	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Five Times Weekly
C2	Clean floor (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Five Times Weekly
C3	Empty all trash/recycle receptacles & replace trash liners as necessary	Five Times Weekly
C4	Clean & sanitize fixtures, mirrors, counters, doorknobs & chrome	Five Times Weekly
C5	Spot clean all walls, partitions, light switches & doors with approved cleaning product	Five Times Weekly
C6	Refill all dispensers with approved paper/soap products	Five Times Weekly
C7	Remove with vacuum spider webs from corners, windowsills & doorways	Once Monthly

KITCHEN & BREAKROOM

C8	Clean sink, countertops and exterior of appliances with approved cleaner	Two Times Weekly
C9	Clean & Sanitize lunchroom tables, chairs, and vending machines with approved cleaner	Two Times Weekly
C10	Empty all trash/recycle receptacles & replace trash liners as necessary	Two Times Weekly
C11	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Two Times Weekly
C12	Clean floors (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Two Times Weekly
C13	Clean & vacuum air conditioning vents, baseboards, windowsills & remove spider webs	Once Monthly

LOBBIES, CORRIDORS, GENERAL OFFICES

C14	Dust all furniture, fixtures & equipment with approved cleaning product	Two Times Weekly
C15	Spot clean all walls, partitions, light switches, baseboards & doors with approved cleaning product	Two Times Weekly
C16	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Two Times Weekly
C17	Clean floors (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Two Times Weekly
C18	Empty all trash/recycle receptacles & replace trash liners as necessary	Two Times Weekly
C19	Vacuum all floor mats	Two Times Weekly
C20	Remove with vacuum spider webs from corners, baseboards, windowsills & doorways.	Two Times Weekly
C21	Clean & vacuum air conditioning vents	Once Monthly

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CARRIAGE HOUSE
ITEM D

1325 Prospect Drive Lane
CLEANING SHALL BE PERFORMED BETWEEN THE HOURS OF 7:00 PM & 6:00 AM 2 DAYS A WEEK

BATHROOMS ARE CLEANED FIVE DAYS PER WEEK MONDAY THROUGH FRIDAY

TWICE PER WEEK & AS NEEDED

BATHROOMS

D1	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Five Times Weekly
D2	Clean floor (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Five Times Weekly
D3	Empty all trash/recycle receptacles & replace trash liners as necessary	Five Times Weekly
D4	Clean & sanitize fixtures, mirrors, counters, doorknobs & chrome	Five Times Weekly
D5	Spot clean all walls, partitions, light switches & doors with approved cleaning product	Five Times Weekly
D6	Refill all dispensers with approved paper/soap products	Five Times Weekly
D7	Remove with vacuum spider webs from corners, windowsills, air conditioning vents, doorways. Remove spider webs	Once Monthly

KITCHEN

D8	Clean sink, countertops and exterior of appliances with approved cleaner	Two Times Weekly
D9	Clean & Sanitize lunchroom tables, chairs, and vending machines with approved cleaner	Two Times Weekly
D10	Empty all trash/recycle receptacles & replace trash liners as necessary	Two Times Weekly
D11	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Two Times Weekly

D12	Clean floors (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Two Times Weekly
D13	Clean & vacuum air conditioning vents, baseboards, windowsills & remove spider webs	Once Monthly

MAIN ROOM & STAIRS

D14	Dust all furniture, fixtures & equipment with approved cleaning product	Two Times Weekly
D15	Spot clean all walls, partitions, light switches, baseboards & doors with approved cleaning product	Two Times Weekly
D16	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Two Times Weekly
D17	Clean floors (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Two Times Weekly
D18	Empty all trash/recycle receptacles & replace trash liners as necessary	Two Times Weekly
D19	Vacuum all carpeted areas (entry mats included)	Two Times Weekly
D20	Spot clean carpet as needed with approved cleaning product	Two Times Weekly
D21	Remove with vacuum spider webs from corners, baseboards, windowsills & doorways.	Two Times Weekly
D22	Empty & damp wipe ashtrays located outside building entrances	Two Times Weekly
D23	Clean & vacuum air conditioning vents	Once Monthly
D24	DRINKING FOUNTAIN: Clean and sanitize	Two Times Weekly

CIVIC CENTER
ITEM E
35 CAJON STREET

EVERY LOCATION *EXCEPT TREASURER'S OFFICE* CLEANING SHALL BE PERFORMED BETWEEN THE HOURS OF 6:00 P.M. & 6:00 A.M. EVERY TUESDAY & THURSDAY
THE TREASURER'S OFFICE –TO BE CLEANED BETWEEN 5:00 P.M. & 6:00 P.M. ON TUESDAY & THURSDAY

BATHROOMS ARE CLEANED FIVE DAYS PER WEEK, MONDAY THROUGH FRIDAY

BATHROOMS

E1	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Five Times Weekly
E2	Clean floor (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Five Times Weekly
E3	Empty all trash/recycle receptacles & replace trash liners as necessary	Five Times Weekly
E4	Clean & sanitize fixtures, mirrors, counters, doorknobs & chrome	Five Times Weekly
E5	Spot clean all walls, partitions, light switches & doors with approved cleaning product	Five Times Weekly
E6	Refill all dispensers with approved paper/soap products	Five Times Weekly
E7	Remove with vacuum spider webs from corners, windowsills, blinds, doorways & air conditioning vents	Once Monthly

KITCHEN/BREAKROOMS

E8	Clean sink, countertops and exterior of appliances with approved cleaner	Two Times Weekly
E9	Clean & Sanitize lunchroom tables, chairs, and vending machines with approved cleaner	Two Times Weekly
E10	Empty all trash/recycle receptacles & replace trash liners as necessary	Two Times Weekly
E11	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Two Times Weekly

E12	Clean floors (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Two Times Weekly
E13	Remove with vacuum spider webs from corners, baseboards, windowsills, window blinds, doorways and air conditioning vents.	Once Monthly

LOBBIES, CORRIDORS, GENERAL OFFICES

E14	Dust all furniture, fixtures & equipment with approved cleaning product	Two Times Weekly
E15	Spot clean all walls, partitions, light switches, baseboards & doors with approved cleaning product	Two Times Weekly
E16	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Two Times Weekly
E17	Clean floors (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Two Times Weekly
E18	Empty all trash/recycle receptacles & replace trash liners as necessary	Two Times Weekly
E19	Clean inside and out both sets of glass doors with approved cleaning product	Two Times Weekly
E20	Vacuum all carpeted areas (entry mats included)	Two Times Weekly
E21	Remove with vacuum spider webs from corners, baseboards, windowsills, window blinds, doorways & air conditioning vents	Once Monthly
E22	ELEVATORS: Dust/Sweep all hard surface floors, mop floors, remove scuff marks and stains with approved cleaning product.	Two Times Weekly
E23	ELEVATORS: Detail clean threshold plates, removing fingerprints, etc.	Two Times Weekly
E24	ELEVATORS: Wipe down and sanitize button panel., interior doors and walls	Two Times Weekly
E25	GLASS ENTRY DOORS: Clean glass doors and windows inside and outside	Two Times Weekly
E26	DRINKING FOUNTAINS: Clean and sanitize	Two Times Weekly

COMMUNITY RECREATION & SENIOR CENTER

ITEM F

111 W. LUGONIA AVE.

CLEANING SHALL BE PERFORMED BETWEEN THE HOURS OF 11:00 PM & 6:00 AM

MONDAY, TUESDAY, WEDNESDAY, THURSDAY, FRIDAY, SATURDAY

COMMUNITY SENIOR CENTER

LOBBY, HALLWAYS, CLASSROOMS, & MULTI-PURPOSE ROOM

F1	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Six Times Weekly
F2	Clean floor (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Six Times Weekly
F3	Empty all trash/recycle receptacles & replace trash liners as necessary	Six Times Weekly
F4	Vacuum all entry mats, windowsills, window blinds, corners & baseboards	Six Times Weekly
F5	Spot clean all walls, light switches & doors with approved cleaning product	Six Times Weekly
F6	Remove with vacuum spider webs from corners, windowsills, window blinds & doorways	Once Monthly
F7	Clean & Sanitize tables, chairs, and vending machines with approved cleaner	Six Times Weekly
F8	Clean inside and outside of entry door and windows	Six Times Weekly
F9	DRINKING FOUNTAINS: Clean and sanitize	Six Times Weekly

SENIOR CENTER & NUTRITION SITE KITCHEN

F10	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Six Times Weekly
F11	Clean (mop) floor of dirt, dust, scuff marks & stains with approved cleaning product	Six Times Weekly
F12	Empty all trash/recycle receptacles & replace trash liners as necessary	Six Times Weekly
F13	Remove all collected trash/boxes to designated area	Six Times Weekly
F14	Spot clean all walls, light switches, doors, appliances & light switches with approved cleaning product	Six Times Weekly
F15	Clean & sanitize fixtures, mirrors, counters, chrome, tabletops	Six Times Weekly
F16	Remove with vacuum spider webs from corners, windowsills & doorways	Once Monthly

BATHROOMS

F17	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Five Times Weekly
F18	Clean floor (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Five Times Weekly
F19	Empty all trash/recycle receptacles & replace trash liners as necessary	Five Times Weekly
F20	Clean & sanitize fixtures, mirrors, counters, doorknobs & chrome	Five Times Weekly
F21	Spot clean all walls, partitions, light switches & doors with approved cleaning product	Five Times Weekly
F22	Refill all dispensers with approved paper/soap products	Five Times Weekly
F23	Remove with vacuum spider webs from corners, windowsills, window blinds, doorways & air conditioning vents	Once Monthly

RECREATION CENTER

BATHROOMS

F24	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Six Times Weekly
F25	Clean floor (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Six Times Weekly
F26	Empty all trash/recycle receptacles & replace trash liners as necessary	Six Times Weekly
F27	Clean & sanitize fixtures, mirrors, counters, doorknobs & chrome	Six Times Weekly
F28	Spot clean all walls, partitions, light switches & doors with approved cleaning product	Six Times Weekly
F29	Refill all dispensers with approved paper/soap products	Six Times Weekly
F30	Remove with vacuum spider webs from corners, windowsills, window blinds & doorways	Once Monthly

GYMNASIUM and DANCE ROOMS

F31	Dust/sweep all hard surface floors with treated dust mop.	Six Times Weekly
F32	Spot clean as needed with approved cleaning product	Six Times Weekly
F33	Spot clean walls, partitions, light switches, door knobs & doors with approved cleaning product	Six Times Weekly
F34	Clean all mirrors and bars with approved cleaner	Six Times Weekly
F35	Empty all trash/recycle receptacles & replace trash liners as necessary	Six Times Weekly
F36	Spot clean metal bleachers as needed, remove gum/trash as needed	Six Times Weekly
F37	Vacuum entry mats	Six Times Weekly
F38	Remove with vacuum spider webs from corners, windowsills, window blinds & doorways	Once Monthly

LOBBY, GAME ROOM, CLASSROOMS, MUSIC STUDIO, OFFICES

F39	Vacuum all carpeted areas (entry mats included)	Six Times Weekly
F40	Remove with vacuum spider webs from corners, windowsills, window blinds & doorways	Once Monthly
F41	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Six Times Weekly
F42	Clean (mop) floor of dirt, dust, scuff marks & stains with approved cleaning product	Six Times Weekly
F43	Clean & Sanitize tables, chairs, and vending machines with approved cleaner	Six Times Weely

F45	Empty all trash/recycle receptacles & replace trash liners as necessary	Six Times Weekly
F46	Remove all collected trash/boxes to designated area	Six Times Weekly
F47	Spot clean all walls, partitions, light switches, door knobs & doors with approved cleaning product	Six Times Weekly
F48	Remove with vacuum spider webs from corners, windowsills, window blinds & doorways	Once Monthly
F49	Clean inside and outside of entry glass doors and windows	Six Times Weekly
F50	DRINKING FOUNTAIN: Clean and sanitize	Six Times Weekly

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CONTEMPORARY CLUB
ITEM G
173 S. Eureka Street

CLEANING SHALL BE PERFORMED WEEKLY
BETWEEN THE HOURS OF 10:00 PM & 6:00 AM
EVERY WEDNESDAY

BATHROOMS

G1	Dust/Sweep all hard surface floors with clean broom or treated dust mop	One Time Weekly
G2	Clean floor (mop) of dirt, dust, scuff marks & stains with approved cleaning product	One Time Weekly
G3	Empty all trash/recycle receptacles & replace trash liners as necessary	One Time Weekly
G4	Clean & sanitize fixtures, mirrors, counters, doorknobs & chrome	One Time Weekly
G5	Spot clean all walls, partitions, light switches & doors with approved cleaning product	One Time Weekly
G6	Refill all dispensers with approved paper/soap products	One Time Weekly
G7	Remove with vacuum spider webs from corners, windowsills, window blinds & doorways	Once Monthly

KITCHEN

G8	Clean sink, countertops and exterior of appliances with approved cleaner	One Time Weekly
G9	Damp wipe all lunchroom tables, chairs and vending machines with approved cleaner	One Time Weekly
G10	Empty all trash/recycle receptacles & replace trash liners as necessary	One Time Weekly
G11	Dust/Sweep all hard surface floors with clean broom or treated dust mop	One Time Weekly
G12	Clean floors (mop) of dirt, dust, scuff marks & stains with approved cleaning product	One Time Weekly

G13	Clean & vacuum air conditioning vents, baseboards, windowsills, window blinds & remove spider webs	Once Monthly

MAIN ROOM, LOBBY & HALLS

G14	Dust all furniture, fixtures & equipment with approved cleaning product	One Time Weekly
G15	Spot clean all walls, partitions, light switches, baseboards & doors with approved cleaning product	One Time Weekly
G16	Dust/Sweep all hard surface floors with clean broom or treated dust mop	One Time Weekly
G17	Clean floors (mop) of dirt, dust, scuff marks & stains with approved cleaning product	One Time Weekly
G18	Empty all trash/recycle receptacles & replace trash liners as necessary	One Time Weekly
G19	Vacuum all carpeted areas (entry mats included)	One Time Weekly
G20	Spot clean carpet as needed with approved cleaning product	One Time Weekly
G21	Remove with vacuum spider webs from corners, baseboards, windowsills, window blinds & doorways.	One Time Weekly
G22	Empty & damp wipe ashtrays located outside building entrances	One Time Weekly
G23	Clean & vacuum air conditioning vents	Once Monthly
G24	DRINKING FOUNTAIN: Clean and sanitize	One Time Weekly

CORPORATE YARD
ITEM H
1270 W. PARK AVENUE
BUILDINGS A, B, E, I, J, M, N, O, P

CLEANING SHALL BE PERFORMED EVERY TUESDAY & THURSDAY AFTER 4:30 P.M. EXCEPT FOR BUILDING "A" PURCHASING DEPT. WHICH IS TO BE CLEANED BETWEEN THE HOURS OF 7:30 A.M. & 4:30 P.M.

BATHROOMS ARE CLEANED FIVE DAYS PER WEEK, MONDAY THROUGH FRIDAY

BATHROOMS/FUEL ISLAND BATHROOM/LOCKER ROOMS/SHOWERS

H1	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Five Times Weekly
H2	Clean floor (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Five Times Weekly
H3	Empty all trash/recycle receptacles & replace trash liners as necessary	Five Times Weekly
H4	Clean & sanitize fixtures, mirrors, counters, doorknobs & chrome	Five Times Weekly
H5	Spot clean all walls, partitions, light switches & doors with approved cleaning product	Five Times Weekly
H6	Refill all dispensers with approved paper/soap products (including Gas Pump paper towel dispensers)	Five Times Weekly
H7	LOCKER ROOMS: Wipe down all lockers, sinks, door knobs, floors and with approved cleaner	Five Times Weekly
H8	PURCHASING: Sweep storeroom area	Twice Monthly
H9	Remove with vacuum spider webs from corners, windowsills, window blinds & doorways	Once Monthly
H10	SHOWERS: Clean and sanitize floors, mats, walls, ceilings, partitions, and fixtures	Five Times Weekly

KITCHEN/BREAKROOM

H11	Clean and sanitize sink, countertops and exterior of appliances with approved cleaner	Two Times Weekly
H12	Clean & Sanitize all lunchroom tables, chairs and vending machines with approved cleaner	Two Times Weekly

H13	Empty all trash/recycle receptacles & replace trash liners as necessary	Two Times Weekly
H14	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Two Times Weekly
H15	Clean floors (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Two Times Weekly
H16	Clean & vacuum air conditioning vents, baseboards, windowsills, window blinds & remove spider webs	Once Monthly

LOBBIES, CORRIDORS, GENERAL OFFICES

H17	Dust all furniture, fixtures & equipment with approved cleaning product	Two Times Weekly
H18	Clean & sanitize all walls, partitions, light switches, baseboards & doors with approved cleaning product	Two Times Weekly
H19	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Two Times Weekly
H20	Clean floors (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Two Times Weekly
H21	Empty all trash/recycle receptacles & replace trash liners as necessary	Two Times Weekly
H22	Vacuum all carpeted areas (entry mats included)	Two Times Weekly
H23	Remove with vacuum spider webs from corners, baseboards, windowsills, window blinds & doorways.	Twice Monthly
H34	DRINKING FOUNTAINS: Clean and sanitize	Two Times Weekly
H25	Clean & vacuum air conditioning vents	Once Monthly

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HILLSIDE MEMORIAL PARK
ITEM I

1540 ALESSDRO ROAD
CLEANING SHALL BE PERFORMED
AFTER 4:30 P.M. EVERY TUESDAY & FRIDAY
BATHROOMS ARE CLEANED SIX DAYS PER WEEK, TUESDAY THROUGH SUNDAY

BATHROOM

I1	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Six Times Weekly
I2	Clean floor (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Six Times Weekly
I3	Empty all trash/recycle receptacles & replace trash liners as necessary	Six Times Weekly
I4	Clean & sanitize fixtures, mirrors, counters, doorknobs & chrome	Six Times Weekly
I5	Spot clean all walls, partitions, light switches & doors with approved cleaning product	Six Times Weekly
I6	Refill all dispensers with approved paper/soap products	Six Times Weekly
I7	Remove with vacuum spider webs from corners, windowsills, window blinds & doorways	Once Monthly

GENERAL OFFICES

I8	Dust all furniture, fixtures & equipment. Wipe down and vacuum couch and chairs in lobby area.	Two Times Weekly
I9	Spot clean all walls, partitions, light switches, baseboards & doors with approved cleaning product. Sanitize lobby counter tops.	Two Times Weekly
I10	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Two Times Weekly
I11	Clean floor (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Two Times Weekly
I12	Empty all trash/recycle receptacles & replace trash liners as necessary	Two Times Weekly

I13	Remove with vacuum spider webs from corners, baseboards, windowsills, window blinds & doorways	Two Times Weekly
I14	Vacuum all entry mats	Two Times Weekly
I15	Clean plexi-glass on both sides in lobby	Two Times Weekly
I16	Clean & vacuum air conditioning vents	Once Monthly

KITCHEN/BREAKROOM

I17	Clean & sanitize all walls, partitions, light switches, appliances, baseboards & doors with approved cleaning product	Two Times Weekly
I18	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Two Times Weekly
I19	Clean & Sanitize lunchroom tables, chairs, and vending machines with approved cleaner	Two Times Weekly
I20	Clean floor (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Two Times Weekly
I21	Empty all trash/recycle receptacles & replace trash liners as necessary	Two Times Weekly
I22	Clean & sanitize fixtures, counter tops, doorknobs & chrome	Two Times Weekly
I23	Remove with vacuum spider webs from corners, baseboards, windowsills, window blinds & doorways	Once Monthly

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MUNICIPAL AIRPORT
ITEM K

1745 SESSUMS DRIVE

CLEANING SHALL BE PERFORMED
TUESDAY & FRIDAY AFTER 5:30 P.M.

HANGAR BATHROOM CLEANED FIVE DAYS PER WEEK, MONDAY THROUGH FRIDAY

HANGAR BATHROOM

K1	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Five Times Weekly
K2	Clean floor (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Five Times Weekly
K3	Empty all trash/recycle receptacles & replace trash liners as necessary	Five Times Weekly
K4	Clean & sanitize fixtures, mirrors, counters, doorknobs & chrome	Five Times Weekly
K5	Spot clean all walls, partitions, light switches & doors with approved cleaning product	Five Times Weekly
K6	Refill all dispensers with approved paper/soap products	Five Times Weekly
K7	Remove with vacuum spider webs from corners, windowsills & doorways	Once Monthly

AIRPORT MANAGERS OFFICE

K8	Empty all trash/recycle receptacles & replace trash liners as necessary	Two Times Weekly
K9	Spot clean all walls, partitions, light switches, appliances, baseboards & doors with approved cleaning product	Two Times Weekly
K10	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Two Times Weekly
K11	Clean floor (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Two Times Weekly
K12	Dust all chairs, table legs and rungs, table tops, desktops, baseboards, ledges, & moldings	Two Times Weekly

PARK AVENUE POLICE STATION/JAIL
(CORPORATE YARD)
ITEM L

1270 W. PARK AVENUE
CLEANING SHALL BE PERFORMED BETWEEN THE HOURS OF 7:00 A.M. AND 5:00 P.M.
7 DAYS PER WEEK – INCLUDES RECORDS AND DISBATCH DEPARTMENT

BATHROOMS ARE CLEANED SEVEN DAYS PER WEEK MONDAY THROUGH SUNDAY

BATHROOMS, SHOWERS & LOCKER ROOMS

L1	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Seven Times Weekly
L2	Clean floor (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Seven Times Weekly
L3	Empty all trash/recycle receptacles & replace trash liners as necessary	Seven Times Weekly
L4	Clean & sanitize fixtures, mirrors, counters, doorknobs & chrome	Seven Times Weekly
L5	Spot clean all walls, partitions, light switches & doors with approved cleaning product	Seven Times Weekly
L6	Refill all dispensers with approved paper/soap products	Seven Times Weekly
L7	LOCKER ROOMS: Fully clean and sanitize sinks, mirrors, showers, shower floors, walls & ceilings with approved cleaning product	Seven Times Weekly
L8	LOCKER ROOMS: Wipe down all lockers with approved cleaner	Seven Times Weekly
L9	Remove with vacuum spider webs from corners, windowsills, window blinds & doorways	Once Monthly

KITCHEN/BREAKROOM

L10	Clean and sanitize sink, countertops and exterior of appliances with approved cleaner	Seven Times Weekly
L11	Clean & Sanitize lunchroom tables, chairs, and vending machines with approved cleaner	Seven Times Weekly
L12	Empty all trash/recycle receptacles & replace trash liners as necessary	Seven Times Weekly
L13	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Seven Times Weekly

L14	Clean floors (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Seven Times Weekly
L15	Clean & vacuum air conditioning vents, baseboards, windowsills, window blinds & remove spider webs	Once Monthly

LOBBIES, CORRIDORS, GENERAL OFFICES

L16	Dust all furniture, fixtures & equipment with approved cleaning product	Seven Times Weekly
L17	Spot clean all walls, partitions, light switches, baseboards & doors with approved cleaning product	Seven Times Weekly
L18	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Seven Times Weekly
L19	Clean floors (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Seven Times Weekly
L20	Empty all trash/recycle receptacles & replace trash liners as necessary	Seven Times Weekly
L21	Vacuum all carpeted areas (entry mats included)	Seven Times Weekly
L22	Spot clean carpet as needed	Seven Times Weekly
L23	Remove with vacuum spider webs from corners, baseboards, windowsills, window blinds, air conditioning vents & doorways.	Once Monthly

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LOCKUP FACILITY

L24	Clean and sanitize sink, toilet, all surfaces, all fixtures including doorknobs & benches	Seven Times Weekly
L25	Dust mop or sweep all hard surface floors with a clean treated dustmop	Seven Times Weekly
L26	Empty all trash/recycle receptacles & replace trash liners as necessary	Seven Times Weekly
L27	Clean floors (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Seven Times Weekly
L28	Clean & vacuum air conditioning vents, baseboards, windowsills & remove spider webs	Once Monthly

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POLICE ADMINISTRATIVE OFFICES
ITEM M

30 CAJON STREET

CLEANING SHALL BE PERFORMED BETWEEN THE HOURS OF
3:00 P.M. & 5:00 P.M. EVERY TUESDAY & THURSDAY

BATHROOMS ARE CLEANED FIVE DAYS PER WEEK, MONDAY THROUGH FRIDAY

BATHROOMS

M1	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Five Times Weekly
M2	Clean floor (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Five Times Weekly
M3	Empty all trash/recycle receptacles & replace trash liners as necessary	Five Times Weekly
M4	Clean & sanitize fixtures, mirrors, counters, doorknobs & chrome	Five Times Weekly
M5	Spot clean all walls, partitions, light switches & doors with approved cleaning product	Five Times Weekly
M6	Refill all dispensers with approved paper/soap products	Five Times Weekly
M7	Remove with vacuum spider webs from corners, windowsills, window blinds & doorways	Once Monthly

BASEMENT & KITCHEN/BREAKROOM

M8	Clean all walls, partitions, light switches, appliances, baseboards & doors with approved cleaning product	Two Times Weekly
M9	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Two Times Weekly
M10	Clean floor (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Two Times Weekly
M11	Empty all trash/recycle receptacles & replace trash liners as necessary	Two Times Weekly
M12	Clean & sanitize fixtures, appliances, counter tops, doorknobs & chrome	Two Times Weekly

M13	Vacuum all carpeted areas (entry mats included)	Two Times Weekly
M14	As needed, spot clean carpeted areas	Two Times Weekly
M15	DRINKING FOUNTAINS: Clean & sanitize	Two Times Weekly

MAIN FLOOR & SECOND FLOOR OFFICES & COMMON AREAS

M16	Empty all trash/recycle receptacles & replace trash liners as necessary	Two Times Weekly
M17	Clean, disinfect and polish all drinking fountains, removing water marks, scale and splash marks on the sides and front	Two Times Weekly
M18	Spot clean all walls, partitions, light switches, appliances, baseboards & doors with approved cleaning product	Two Times Weekly
M19	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Two Times Weekly
M20	Clean floor (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Two Times Weekly
M21	Vacuum all carpeted areas (entry mats included))	Two Times Weekly
M22	Clean inside and out both sets of glass doors with approved cleaning product	Two Times Weekly
M23	As needed, spot clean carpeted areas	Two Times Weekly
M24	STAIRS: Sweep and mop stairs with approved cleaner	Two Times Weekly
M25	STAIRS: Clean stair railings and ledges with approved product	Two Times Weekly
M26	Clean & vacuum air conditioning vents	Once Monthly
M27	Dust/vacuum all furniture, fixtures, equipment & accessories	One Monthly
M28	Dust high and low areas (pictures, clocks, partition tops, etc.)	Once Monthly

POLICE SUB-STATION
ITEM N

1150 BROOKSIDE, #J1A

CLEANING SHALL BE PERFORMED BETWEEN THE HOURS OF
3:00 P.M. & 5:00 P.M. EVERY TUESDAY & THURSDAY

BATHROOMS ARE CLEANED FIVE DAYS PER WEEK, MONDAY THROUGH FRIDAY

BATHROOMS

N1	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Five Times Weekly
N2	Clean floor (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Five Times Weekly
N3	Empty all trash/recycle receptacles & replace trash liners as necessary	Five Times Weekly
N4	Clean & sanitize fixtures, mirrors, counters, doorknobs & chrome	Five Times Weekly
N5	Spot clean all walls, partitions, light switches & doors with approved cleaning product	Five Times Weekly
N6	Refill all dispensers with approved paper/soap products	Five Times Weekly
N7	Remove with vacuum spider webs from corners, windowsills & doorways	Once Monthly

KITCHEN/BREAKROOMS

N8	Clean sink, countertops and exterior of appliances with approved cleaner	Two Times Weekly
N9	Damp wipe all lunchroom tables, chairs, and vending machines with approved cleaner	Two Times Weekly
N10	Empty all trash/recycle receptacles & replace trash liners as necessary	Two Times Weekly
N11	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Two Times Weekly
N12	Clean floors (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Two Times Weekly

N13	Remove with vacuum spider webs from corners, baseboards, windowsills & doorways	Once Monthly
N14	Clean & vacuum air conditioning vents	Once Monthly

WASTEWATER TREATMANT PLANT

ITEM O

1950 Nevada Street
CLEANING SHALL BE PERFORMED SUNDAY, TUESDAY & THURSDAY AFTER 7:00 P.M.

BATHROOMS ARE CLEANED FIVE DAYS PER WEEK MONDAY THROUGH FRIDAY

BATHROOMS

O1	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Five Times Weekly
O2	Clean floor (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Five Times Weekly
O3	Empty all trash/recycle receptacles & replace trash liners as necessary	Five Times Weekly
O4	Clean & sanitize fixtures, mirrors, counters, doorknobs & chrome	Five Times Weekly
O5	Spot clean all walls, partitions, light switches & doors with approved cleaning product	Five Times Weekly
O6	Refill all dispensers with approved paper/soap products	Five Times Weekly
O7	SHOWERS: Clean and sanitize floors, walls, ceilings, faucets with approved cleaning product	Five Times Weekly
O8	Remove with vacuum spider webs from corners, windowsills & doorways	Once Monthly

KITCHEN AND BREAKROOM

O9	Clean and sanitize sink, countertops and exterior of appliances with approved cleaner	Three Times Weekly
O10	Damp wipe all lunchroom tables, chairs and vending machines with approved cleaner	Three Times Weekly
O11	Empty all trash/recycle receptacles & replace trash liners as necessary	Three Times Weekly
O12	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Three Times Weekly
O13	Clean floors (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Three Times Weekly
O14	Clean & vacuum air conditioning vents, baseboards, windowsills & remove spider webs	Once Monthly

LOBBIES, CORRIDORS, GENERAL OFFICES

O15	Dust all furniture, fixtures & equipment with approved cleaning product	Three Times Weekly
O16	Spot clean all walls, partitions, light switches, baseboards & doors with approved cleaning product	Three Times Weekly
O17	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Three Times Weekly
O18	Clean floors (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Three Times Weekly
O19	Empty all trash/recycle receptacles & replace trash liners as necessary	Three Times Weekly
O20	Vacuum all entry mats	Three Times Weekly
O21	Remove with vacuum spider webs from corners, baseboards, windowsills, window blinds & doorways.	Once Monthly
O22	Clean & vacuum air conditioning vents	Once Monthly
O23	DRINKING FOUNTAIN: Clean and sanitize	Three Times Weekly

WATER PRODUCTION & OPERATIONS

ITEM P

955 Parkford Drive

CLEANING SHALL BE PERFORMED SUNDAY AND WEDNESDAY AFTER 7:00 P.M

BATHROOMS ARE CLEANED FIVE DAYS PER WEEK MONDAY THROUGH FRIDAY

BATHROOMS

P1	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Five Times Weekly
P2	Clean floor (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Five Times Weekly
P3	Empty all trash/recycle receptacles & replace trash liners as necessary	Five Times Weekly
P4	Clean & sanitize fixtures, mirrors, counters, doorknobs & chrome	Five Times Weekly
P5	Spot clean all walls, partitions, light switches & doors with approved cleaning product	Five Times Weekly
P6	Refill all dispensers with approved paper/soap products	Five Times Weekly
P7	Remove with vacuum spider webs from corners, windowsills, window blinds & doorways	Once Monthly

KITCHEN/BREAKROOM

P8	Clean sink, countertops and exterior of appliances with approved cleaner	Two Times Weekly
P9	Clean & sanitize all lunchroom tables, chairs and vending machines with approved cleaner	Two Times Weekly
P10	Empty all trash/recycle receptacles & replace trash liners as necessary	Two Times Weekly
P11	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Two Times Weekly
P12	Clean floors (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Two Times Weekly
P13	Clean & vacuum air conditioning vents, baseboards, windowsills & remove spider webs	Once Monthly

LOBBIES, CORRIDORS, GENERAL OFFICES

P14	Dust all furniture, fixtures & equipment with approved cleaning product	Two Times Weekly
P15	Spot clean all walls, partitions, light switches, baseboards & doors with approved cleaning product	Two Times Weekly
P16	Dust/Sweep all hard surface floors with clean broom or treated dust mop	Two Times Weekly
P17	Clean floors (mop) of dirt, dust, scuff marks & stains with approved cleaning product	Two Times Weekly
P18	Empty all trash/recycle receptacles & replace trash liners as necessary	Two Times Weekly
P19	Vacuum all carpeted areas (entry mats included)	Two Times Weekly
P20	Remove with vacuum spider webs from corners, baseboards, windowsills & doorways.	Once Monthly
P21	Clean & vacuum air conditioning vents	Once Monthly

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EXHIBIT "C"

FEE SCHEDULE

LOCATION	MONTHLY AMOUNT
Airport office, classroom, and Hangar Bathroom	$ 600.00
Animal Shelter	$ 900.00
Landfill Trailers	$ 240.00
Carriage House	$ 1200.00
Civic Center	$ 3600.00
Community Center and Senior Center	$ 5040.00
Contemporary Club	$ 240.00
Corporate Yard All	$ 1200.00
Hillside Cemetery	$ 1200.00
Library	$ 4320.00
EOC/Jail	$ 4150.00
Police Administrative Offices	$ 2110.00
Police Sub Station	$ 395.00
Waste Water Treatment Plant	$ 1080.00
Water Production and Operations	$ 360.00
TOTAL PER MONTH	**$26,635.00**

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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.

QUINMAR JANITORIAL SERVICES, INC.

By:_____ Date: _____
Max Quintana, Owner