

AGENDA

KARAH SHAW, CHAIR

EMILY ELLIOTT, COMMISSIONER

ALICIA GYLLENHAMMER, COMMISSIONER

RICH SMITH, COMMISSIONER

KAWA SHWAISH, COMMISSIONER

MARK STANSON, COMMISSIONER

ROSA DOMINGUEZ, COMMISSIONER

CITY OF REDLANDS
PLANNING COMMISSION MEETING
TUESDAY FEBRUARY 10, 2026
CIVIC CENTER
35 CAJON STREET, SUITE 2
4:00 P.M.

The following information comprises the agenda for the meeting of the Planning Commission of the City of Redlands at the times noted below in the City Council Chambers, Civic Center, 35 Cajon Street, Redlands, California. Although the meeting is open to the public, seating has been reduced to allow for social distancing.

To join via Zoom on a computer, laptop, or smart device
Please visit www.zoom.us, click on *Join a Meeting*
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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 Chair will adjourn the meeting to a future date.

Anyone desiring to speak about an agenda 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 Planning Commission secretary 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

Anyone desiring to speak at this meeting is encouraged but not required to turn in a "Speaker Sign-up Sheet." Forms are available prior to the meeting date in the Development Services Department, Redlands Civic Center, 35 Cajon St., Ste. 20, or in the Council Chambers during the meeting. Speakers are limited to three (3) minutes each.

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 Planning Commission 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 Dobe of Municipal Utilities & Engineering Department, 909-798-7584 Ex. 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).

NOTE: Any writings or documents distributed to a majority of the Planning Commission regarding an open session agenda item less than 72 hours before this meeting are available for public inspection at the Development Services Department.

It is the intent of the Commission to evaluate the progress of the meeting occasionally, and depending upon timing, the Commission may adjourn for a dinner hour.

1. CALL TO ORDER AND PUBLIC COMMENT PERIOD - 3 MINUTES

(At this time, the public has the opportunity to address the Commission on any item of interest within the subject matter jurisdiction of the Commission that does not appear on this agenda. The Commission may not discuss or take any action on any public comment made, except that the Commissioners or staff may briefly respond to statements made or questions posed by members of the public)

2. PRESENTATIONS - None

3. CONSENT CALENDAR

A. **REDLANDS SUMMIT, LLC**

(PROJECT PLANNER: BRIAN FOOTE, CITY PLANNER/PLANNING MANAGER)

Consideration of request for a one-year **Extension of Time** for **Tentative Parcel Map No. 20469, Tentative Tract Map No. 20490, Tentative Tract Map No. 20491, and Commission Review & Approval Nos. 940, 941 and 942** for an approved single-family and multifamily residential development project with a total of 541 dwelling units on approximately 24 acres located at the northwest corner of West Lugonia Avenue and Karon Street within the Single Family Residential (R-1) and Multiple Family Residential (R-3) zones (APNs: [0167-171-04-0000](#), [0167-171-05-0000](#), and [0167-171-06-0000](#)): The request for an extension is exempt from environmental review in accordance with Section 15162 of the California Environmental Quality Act Guidelines.

B. Approval of the Planning Commission meeting minutes for January 13, 2026.

4. OLD BUSINESS - None

5. NEW BUSINESS

- A. Applicant: Kaiser Foundation Hospitals
(Project Planner: Kevin Beery, Senior Planner)

NOTE: The following item will not be presented at this meeting and will be continued to the February 24, 2026, Planning Commission meeting date.

A **PUBLIC HEARING** to consider and make a recommendation to the City Council on the following matters concerning a proposed multistory medical center expansion project encompassing approximately 36.5 acres at 1301 California Street (APN: 0167-441-07-0000) on the west side of California Street between Lugonia and Almond Avenues:

1. A recommendation to adopt an **Environmental Impact Report** prepared for the proposed project, in conjunction with related Findings of Fact, Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program, in accordance with the California Environmental Quality Act.
2. A recommendation to the City Council to approve **Amendment No. 8 to Concept Plan No. 1** – A request for a text amendment to Concept Plan No. 1 to add an application procedure for review and approval of a Planned Development entitlement under section IV, subsection A (Discretionary Actions).
3. A recommendation to the City Council to approve **Planned Development No. 6** – A request for a Planned Development entitlement to construct two new medical office buildings (totaling approximately 248,000 square feet), a general hospital with up to 321 beds (totaling approximately 580,000 square feet), a parking structure, and a central utility plant to be constructed in four phases.

- B. **APPLICANT:**
MIG, Inc.
(PROJECT PLANNER: NYLSEN ESCAJEDA, ASSISTANT PLANNER)

PUBLIC HEARING to consider the following matter for a vacant 1.36-acre lot located at the southwest corner of Iowa Street and West Park Avenue (APN: [0292-156-22-0000](#)) in the Commercial Industrial (EV/IC) district of the East Valley Corridor Specific Plan.

1. Commission Review and Approval No. 977 – A request to construct an approximately 25,355 square-foot light industrial building with ancillary office and storage space, and related on-site improvements including utilities, parking lot, driveways, landscaping, lighting, walls and fences.
2. A determination that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to section 15332 (In-Fill Development Projects) of the CEQA Guidelines.
3. A Socio-Economic Cost/Benefit Study prepared for the proposed project in accordance with Measure “U.”

- C. Request for Planning Commissioner appointments to the Minor Exception Permit Committee.
(BRIAN FOOTE, CITY PLANNER/PLANNING MANAGER)

6. ANNOUNCEMENTS/COMMISSIONERS' COMMENTS
7. DIRECTOR'S UPDATES
8. ADJOURN TO THE FEBRUARY 24, 2026, PLANNING COMMISSION MEETING.

BRIAN FOOTE,
CITY PLANNER

City of Redlands
REQUEST FOR PLANNING COMMISSION ACTION

Planning Commission

3. A.

Meeting Date: 02/10/2026

APPLICANT:

REDLANDS SUMMIT, LLC

(PROJECT PLANNER: BRIAN FOOTE, CITY PLANNER/PLANNING MANAGER)

Consideration of request for a one-year **Extension of Time** for **Tentative Parcel Map No. 20469, Tentative Tract Map No. 20490, Tentative Tract Map No. 20491, and Commission Review & Approval Nos. 940, 941 and 942** for an approved single-family and multifamily residential development project with a total of 541 dwelling units on approximately 24 acres located at the northwest corner of West Lugonia Avenue and Karon Street within the Single Family Residential (R-1) and Multiple Family Residential (R-3) zones (APNs: [0167-171-04-0000](#), [0167-171-05-0000](#), and 0167-171-06-0000): The request for an extension is exempt from environmental review in accordance with Section 15162 of the California Environmental Quality Act Guidelines.

BACKGROUND

The project was originally approved on March 6, 2024, and the entitlement will expire on March 5, 2026, unless a grading or building permit has been issued, or an extension of time is granted. The developer has submitted the construction drawings and grading plans. These plans are currently being reviewed but permits have not been issued, except for a site grading permit.

The applicant submitted a timely application for the Extension of Time on January 21, 2026, prior to the expiration date for the tentative tract map and related entitlements. Upon submittal of an application to extend a tentative map, the map is automatically extended for 60 days or until the application for the extension is approved, conditionally approved, or denied (per Subdivision Map Act Section 66452.24).

SUMMARY

Project Description

The subject property is approximately 24 vacant acres located at the northwest corner of Lugonia Ave. and Karon St. (see Attachment A - Location Map). The entitled project includes the following elements, summarized in Table 1 (next page). Tentative Parcel Map. No. 20469 reconfigured the interior lot lines (consisting of three parcels originally) into Parcels 1, 2, and 3. Parcel 1 was then further subdivided by Tentative Tract Map No. 20491 for the 72-unit townhome development along the Pennsylvania Avenue frontage. Parcel 2 was further subdivided by Tentative Tract Map No. 20490 for 18 single-family lots along the Karon Street frontage. New Parcel 3 is for the apartment complex development (no further subdivision).

Table 1: Summary of Entitled “Lugonia Village” Project

<i>Entitlement</i>	<i>Land Use</i>	<i>Number of Dwelling Units</i>	<i>Site Area (Acres)</i>
Tentative Parcel Map No. 20469, and CRA No. 941 (Resolution No. 8554)	Apartments (no subdivision)	451	16.2
Tentative Tract Map No. 20490, and CRA No. 940 (Resolution No. 8555)	Single-Family Homes (18 lots)	18	3.4
Tentative Tract Map No. 20491, and CRA No. 942 (Resolution No. 8556)	Townhomes (72 condo units)	72	4.8
Totals:		541	24.4

Additional details about the project description are included in Attachment B (Planning Commission Staff Report of 1/23/2024).

The project includes a Density Bonus & Inclusionary Housing Agreement (recorded as DOC# [2024-0065555](#)) to provide affordable housing units within the apartment development. A total of 28 units will be designated for Very Low-income households, to be interspersed among the apartment buildings. This will help the City meet its affordable housing goals in accordance with the City’s 2021-2029 Housing Element.

Standard conditions of approval are included for on-site improvements as well as frontage and street improvements. A key element of the approved plan includes the extension of Pennsylvania Avenue to Tennessee Street (a distance of approximately 0.31 mile) to provide vehicle and pedestrian access to the townhome development. It will also allow for adequate drainage, water, and sewer services to be provided to the townhomes. The extension of Pennsylvania Ave would be approximately 1,647 feet in length, beginning at the intersection with Karon Street (to the east) and ending at Tennessee Street (to the west).

Time Extension

This will be the first request for a one-year extension. If granted, this extension request would extend the life of the project to March 5, 2027. In accordance with RMC Sections 17.07.100 and 17.11.060, an approved tentative map will expire 24 months after approval, unless a Final Map is recorded or an extension of time is granted. In addition, RMC Section 18.12.130 for Commission Review & Approval provides an initial expiration date of two (2) years from the date of approval. It has been the policy of the City to only grant extensions by one-year increments.

The applicant is requesting an extension to ensure the entitlement does not expire before construction commences. While a grading permit was issued previously (and some mass grading of the site completed), site grading has paused due to recent weather conditions. Also, the building construction plans are still undergoing review in Plan Check and no building permits have been issued. The property owner is currently working on preparing the building plan revisions, precise grading plans, and resolving other conditions regarding Final Map recordation and building permit issuance. The applicant has requested additional time to finish this work and ensure their entitlements do not expire prior to permit issuance. The applicant expects to initiate construction of the apartment complex in the coming months.

RMC Section 18.12.130 allows the Planning Commission to extend a Commission Review & Approval permit by one-year increments, not to exceed a total of three (3) extensions. RMC Sections 17.07.120(C) and 17.11.060 allow the Planning Commission to extend a tentative map

for a period not to exceed a total of six (6) years. This is the first request for a one-year extension, and would extend the life of the project to March 5, 2027. Therefore, staff recommends that the Planning Commission approve a one-year extension of time.

FINDINGS

In accordance with RMC Section 17.07.120, before an Extension of Time may be granted for a subdivision map, the Planning Commission shall make findings supporting its decision. This shall include an additional finding with respect to the potential impact of any increases in applicable development fees which have occurred since the date of the approval or conditional approval of the tentative map. The required findings are as follows.

1. The proposed map is consistent with the City's General Plan, Municipal Code, and Municipal Code.

The original findings remain valid. The approved maps are consistent with the Redlands General Plan and the Redlands Municipal Code. The project site is currently designated on the General Plan land use map as Low Density Residential and High Density Residential for the corresponding single-family and multifamily developments that have been entitled. The project remains consistent with General Plan policies 4-P.8, 4-P.9, 4-P.16, 4-A.7, and 4-A.8 of the Livable Community chapter. The project also implements the City's Housing Element. The various aspects of the entitled project meets the applicable development standards for the R-1 and R-3 zoning districts for single-family and multifamily development.

2. The site is physically suitable for the type of development.

The original findings remain valid. The project site is physically suitable for the type of development. The existing site has a relatively flat topography within the development area and is large enough to subdivide the site into 18 single-family residential lots plus parcels for attached townhome and multifamily developments, and comply with the minimum lot sizes and dimensions required of the R-1 and R-3 zoning districts. The sites have adequate street frontages along Lugonia Avenue, Karon Street, and a future extension of Pennsylvania Avenue for vehicular access and utility service connections for the entitled developments. All on-site and off-site improvements proposed as part of the project's design will meet applicable City standards and provide a safe and efficient environment for the residents as well as surrounding development.

3. The site is physically suitable for the proposed density of the development.

The original findings remain valid. The site is physically suitable for the density of the development. The project site for the detached single-family development is designated on the General Plan land use map as Low Density Residential. The project sites for the attached multi-family and townhome developments are designated on the General Plan land use map as High Density Residential. The existing zoning designations as R-1 and R-3 are appropriate for the portions of the site to be developed with corresponding single-family and multifamily structures. The project meets the applicable development standards for the R-1 and R-3 zoning districts. The size and the shape of the parcels are suitable to be subdivided into residential lots.

4. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The original findings remain valid. The design of the subdivision and proposed improvements is not likely to cause substantial environmental damage or injure fish or wildlife or their habitat.

The developable portions of the site do not contain any biological resources including fish or wildlife, and based on the Initial Study that has been prepared for the project, there are no environmental factors that cannot be mitigated to a level of less than significant.

5. The design of the subdivision or type of improvements is not likely to cause serious public health problems.

The original findings remain valid. The design of the subdivision or the type of improvements are not likely to cause serious public health problems. The proposed project would accommodate a single-family residential subdivision along Karin Street as well as multifamily and attached townhomes development between Lugonia Avenue and Pennsylvania Avenue, and they are not likely to cause any serious public health problems as the project is designed with improvements that will meet all City and State building and fire codes, no offensive emissions or odors will be associated with the development, and the ambient noise will not affect residential properties because all noise will be mitigated to a level of less than significant as shown in the Initial Study.

6. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

The original findings remain valid. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. Each residential development will have adequate vehicular access to and from surrounding public rights-of-way. The project will provide pedestrian and vehicular access in the immediate vicinity through the construction of public improvements. In addition, the project is responsible for installing or repairing associated street improvements such as curb and gutter adjacent to the project, consistent with City requirements.

7. That pursuant to California Government Code Section 66474.4, of the Subdivision Map Act the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965.

The original findings remain valid. The subject property is not under a Williamson Act Contract pursuant to the California Land Conservation Act of 1965, and will not be detrimental or otherwise affect lands in agricultural use.

8. There are no potential impacts of any increases in applicable development fees which have occurred since the date of approval of the tentative map.

There will be no fiscal impacts that would result from an increase in applicable City development fees. The developer has no vested rights to secure fees in effect at the time of original approval. Therefore, the subdivider will pay all applicable fees (including development impact fees) currently in effect at the time of building permit issuance. This additional finding can be made.

ENVIRONMENTAL REVIEW

CEQA Guidelines Section 15162(a) indicates that no subsequent Negative Declaration shall be prepared for a project when the following findings can be made.

- 1) No substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2) Substantial changes did not occur with respect to the circumstances under which the project will be undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

3) No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was certified as complete shows any of the following:

- a. The project will have one or more significant effects not discussed in the previous MND;
- b. Significant effects previously examined will be substantially more severe than shown in the previous MND;
- c. Mitigation measures previously found not to be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure; or
- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous MND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure.

Staff has analyzed the existing conditions at the time the tentative map was approved compared to present conditions using Google Earth aerial imagery (2024 to present). Portions of the project site have been mass graded in accordance with the project plans. The topography and extent of development on the tentative map site remains unchanged. There have not been any changes to environmental conditions in the surrounding area, or the discovery of new significant environmental issues under which the project will be undertaken that would require major revisions of the previously adopted Mitigated Negative Declaration.

Additionally, the parcels adjacent to the project site also remain unchanged. Considering the lack of significant or substantial change in existing conditions, staff recommends that the Planning Commission find that this project requires no further environmental analysis. There have been no changes to the project or project site, and the project remains within the scope of the Mitigated Negative Declaration originally approved. The project will not have any additional significant impacts not previously analyzed in the Mitigated Negative Declaration. All mitigation measures applied to the previous project will be implemented.

RECOMMENDATION

Staff recommends that the Planning Commission approve a one-year Extension of Time for the project, and extend the expiration date to March 5, 2027.

MOTION

If the Planning Commission determines that staff's recommendation is appropriate, the following motion is provided:

"I move to adopt Resolution No. 1739 and approve a one-year Extension of Time for the Lugonia Village project."

Attachment A: Location Map & Aerial Photo

Attachment B: PC Staff Report of 1/23/2024

Attachment C: Approved Site Plans

Attachment D-1: Approved TPM No. 20469

Attachment D-2: Approved TTM No. 20490

Attachment D-3: Approved TTM No. 20491

Attachment E-1: Approved Elevations (Townhomes)

Attachment E-2: Approved Elevations (Apartments)

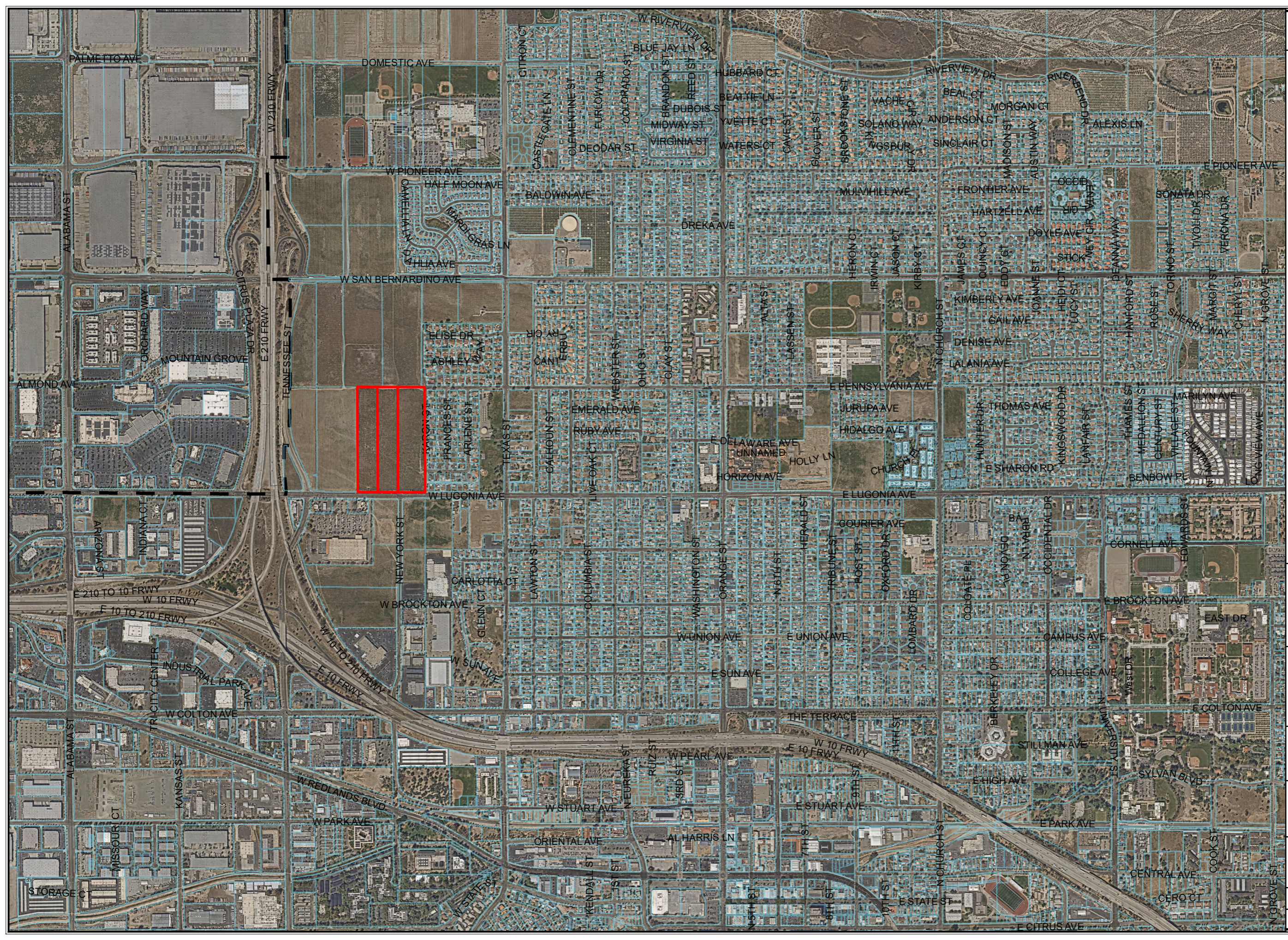
Attachment F-1: Approved Resolution No. 8554 (TPM 20469)

Attachment F-2: Approved Resolution No. 8555 (TTM 20490)

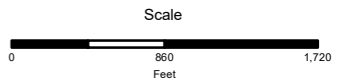
Attachment F-3: Approved Resolution No. 8556 (TTM 20491)

Attachment G: Resolution No. 1739 (Extension of Time)

Location Map



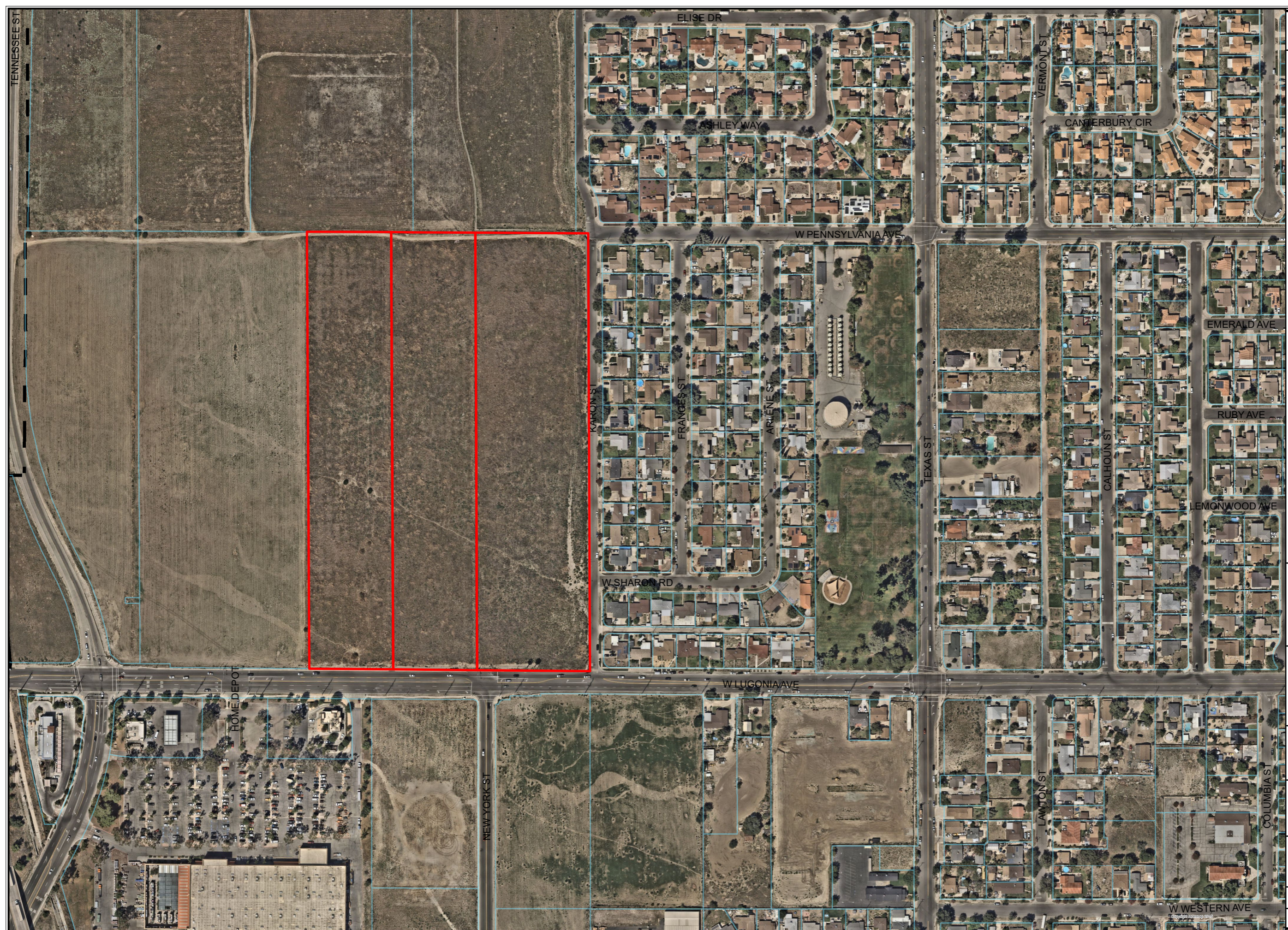
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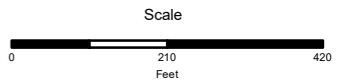
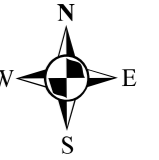
January 17, 2024

OneStop.mxd

Aerial Photo



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January 17, 2024

OneStop.mxd

City of Redlands
REQUEST FOR PLANNING COMMISSION ACTION

Planning Commission

Agenda Item NO. 5. A.

Meeting Date: 01/23/2024

APPLICANT:

REDLANDS SUMMIT, LLC

(PROJECT PLANNER: RYAN MURPHY, SENIOR PLANNER)

A **PUBLIC HEARING** the “Lugonia Village” residential project located on a 24.4-acre site located on the north side of West Lugonia Avenue, south side of Pennsylvania Avenue, and west side of Karon Street within the Specific Development (EV/SD) District of the East Valley Corridor Specific Plan (APN: 0167-171-04-0000, 0167-171-05-0000, and 0167-171-06-0000), for consideration of a recommendation to the City Council to approve the following:

1. Adoption of a **Mitigated Negative Declaration** and Mitigation Monitoring and Reporting program prepared for the project in accordance with Section 15074 of the California Environmental Quality Act.
2. A **Socio-Economic/Cost Benefit Study** prepared for the project in accordance with Measure “U”.
3. **General Plan Amendment No. 143** – A request to amend the General Plan Designation of approximately 17.9 acres from Commercial to High Density Residential (up to 27 units per acre) and amend the General Plan Designation of approximately one acre from Parks/Golf Courses to High Density Residential (up to 27 units per acre) to accommodate multifamily residential development.
4. **Specific Plan Amendment No. 40 Amendment No. 48** – A request to amend the East Valley Corridor Specific Plan (Special Plan No. 40) to remove the 24.4 acre project site from the boundaries of Specific Plan area.
5. **Zone Change No. 469** – A request to change the zoning designation of the 24.4 gross acre project site from Special Development (EV/SD) District of the East Valley Corridor Specific Plan to 18.89 gross acres of High Density Residential (R-3) District and change the zoning designation of 5.51 gross acres to Single Family Residential (R-1) District.
6. **Commission Review and Approval No. 940** – A request for site plan approval and architectural design review to construct a total of 18 single family homes, ranging in size from 1,520 sq. ft. to 1,690 sq. ft., fronting along Karon Street.
7. **Commission Review and Approval No. 941** – A request for site plan approval and architectural design review to construct a 451-unit multi-family apartment complex fronting on Lugonia Avenue. The residential units include studio, one-bedroom, and two-bedroom floor plans that range from 561 sq. ft. to 1,125 sq. ft. each. The Project also includes onsite parking and recreation areas, with access provided via two driveways on Lugonia Avenue.

8. **Commission Review and Approval No. 942** – A request for site plan approval and architectural design review to construct a 72-unit townhouse development fronting on Pennsylvania Avenue. The Project also includes onsite parking and recreation areas, with access provided via one driveway on Pennsylvania Avenue.

9. **Tentative Parcel Map No. 20469** – A request to subdivide the entire project site into three parcels (3.38 net acres, 4.75 net acres, and 14.48 net acres in size) for development purposes.

10. **Tentative Tract Map No. 20490** – A request to subdivide 3.47 net acres into 20 lots, ranging in size from 5,995 to 10,518 sq. ft., with 18 numbered lots utilized for single family residential development, one lettered lot utilized as a private park, and one lettered lot for stormwater facilities.

11. **Tentative Tract Map No. 20491** – A request to subdivide Parcel 1 of Tentative Parcel Map No. 20469 map for condominium purposes, to be utilized for 72 residential condominium units.

SYNOPSIS

1. General Plan Designation:	Commercial; Low Density Residential; and Parks/golf Courses	
2. Existing Zoning:	Special Development (EV/SD) District of the East Valley Corridor Specific Plan (proposed to change to High Density Residential)	
3. Surrounding Zoning:	North: Concept Plan No. 4 (CP4) South: General Commercial (EV/CG) District of the East Valley Corridor Specific Plan; and Agricultural (A-1) District East: Single Family Residential (R-1) District West: EV/SD District of the East Valley Corridor Specific Plan	
4. Existing Land Use:	Vacant land and unimproved	
5. Surrounding Land Use:	North: Vacant and unimproved parcels South: Retail/commercial uses; vacant and unimproved parcels East: Single-family residential neighborhoods West: Vacant and unimproved parcels	
6. Area / Topography:	Relatively flat property with an approximately 2% slope downward toward the northwest.	
7. Environmental Determination:	A Mitigated Negative Declaration has been prepared for the project in accordance with Section 15074 of the CEQA Guidelines.	
8. Socio-Economic Cost / Benefit Study:	A Socio-Economic Cost/Benefit Study has been prepared and resulted in an annual revenue/cost ratio of positive 1.55.	
9. Planning Commission Submittal Dates:	(A) Date Submitted: (B) Date Accepted As Complete: (C) Planning Commission Meeting:	December 1, 2021 August 7, 2023 January 23, 2024

PROPOSAL

The applicant proposes to develop the 24.4-gross acre project site with 541 residential units, comprised of three distinct neighborhoods created through three separate subdivisions: a 451-unit multiple family apartment community, a 72-unit townhouse community, and a community of 18 single-family homes. The project site is located on the north side of West Lugonia Avenue, south side of Pennsylvania Avenue, and west side of Karon Street (see Attachment A – Location Map and Aerial Photo). The apartment community consists of 11 three-story buildings and two recreational buildings with primary access from one signalized entrance on West Lugonia Avenue (see Attachment B-1 – Site Plan), the townhome community consists of 72 two-story attached duplex homes located on private drive aisles with access from a driveway on Pennsylvania Avenue (see Attachment B-2 – Site Plan), and the 18 one-story single-family homes fronting Karon Street, which will buffer the existing single-family neighborhood from the new high-density apartments (see Attachment B-3 – Site Plan). Summary details are provided below. Detailed analysis of each community within the proposed project is further in this report, below each *Commission Review and Approval* section of the report.

Table 1-A below summarizes the unit mix within the apartment project. The apartment units include Studio, 1-bedroom, and 2-bedroom units in varying floor plans and sizes.

Table 1-A: Apartment Development Unit Summary

<i>Unit Type</i>	<i>Number of Units</i>	<i>Minimum Size (sq. ft.)</i>	<i>Maximum Size (sq. ft.)</i>	<i>Average Sq. Ft. (approx.)</i>	<i>Percentage of Unit Mix (approx.)</i>
0 BR	21	561	561	561	5%
1 BR	200	694	735	724	45%
2 BR	230	1,004	1,125	1,053	50%

Table 1-B below details the dwelling unit and other square footage for each building within the apartment project. A total of 578,277-square feet of gross floor is proposed, including all 451 units and 241 ground-floor garage spaces.

Table 1-B: Apartment Development Building Summary

<i>Building No.</i>	<i>Building Square-Feet</i>	<i>Number of Dwelling Units</i>	<i>Number of Ground-floor Garage Spaces</i>
1	15,786	13	8
2	24,500	21	9
3	35,070	30	19
4	88,662	66	35
5	45,765	39	17
6	88,682	68	35
7	35,070	30	19
8	35,070	30	19
9	88,662	68	35

10	88,662	68	34
11	20,604	20	11
Leasing Office / Amenity	8,596	-	-
Fitness Facility	3,168	-	-
Totals:	578,277	451 units	241 garage spaces

Table 2-A below breaks down the unit summary of the townhome community. A mix of 3- and 4-bedroom attached duplexes are proposed, some with loft space and some without loft space.

Table 2-A: Townhome Development Unit Summary

<i>Unit Type</i>	<i>Unit Count</i>	<i>Size (sq. ft.)</i>
3 BD, 2.5 BA	8	1,381
3 BD, 2.5 BA + Loft	43	1,786
4 BD, 2.5 BA	8	1,937
4 BD, 2.5 BA + Loft	13	1,983
Totals:	72 units	127,401 sq. ft.

Table 2-B below breaks down the building summary for the townhome community. A total of 127,462-square feet of gross floor area is proposed.

Table 2-B: Townhome Development Building Summary

<i>Building Type</i>	<i>Count</i>	<i>Building Size (sq. ft.)</i>
B1	6	3,125
B1X	2	3,125
B2	5	3,488
B2X	7	3,488
B3	2	3,874
B3X	2	3,874
B4	12	3,728
Pool Building	1	374
Totals:	37 buildings	127,462 sq. ft.

A key element of the proposed plan includes the extension of Pennsylvania Avenue from Karon Street to Tennessee Street (a distance of approximately 1,647 feet) to provide vehicle and pedestrian access to the townhome community. More importantly, it will allow for adequate drainage, water, and sewer services to be provided to the townhomes.

In order to construct the proposed project, the applicant proposes several legislative applications, including a General Plan Amendment, Specific Plan Amendment, Zone Change, and Density Bonus Agreement.

- **General Plan Amendment:** change the General Plan land use designation of approximately 17.9

acres from Commercial to “High Density Residential” and change the land use designation of approximately one acre from Parks/Golf Courses to “High Density Residential.” Approximately 3.5 acres of the project site on the east side fronting Karon Street is currently designated as Low Density Residential and will not change.

- **Specific Plan Amendment:** amend the East Valley Corridor Specific Plan (Specific Plan 40) land use map to remove the entire 24.4-acre project site from the Special Development (EV/SD) District.
- **Zone Change:** amend the Zoning Map to designate the multi-family development area as “Multiple Family Residential (R-3) District” and designate single-family development area as “Single Family Residential (R-1) District” in accordance with RMC Title 18 (Zoning Regulations).
- **Density Bonus:** a total of 28 residences within the apartment community would be restricted for rental only to Very Low-income households, as defined. Therefore, the project is eligible for a Density Bonus and concessions and waivers pursuant to State Density Bonus Law (Gov. Code § 65915 et seq.). Pursuant to Government Code § 65915(d)(1), a requested concession or incentive shall be granted unless the City makes written findings, based on substantial evidence of any of the following: (1) the concession or incentive does not result in identifiable and actual cost reductions to provide the proposed affordable housing, (2) the concession or incentive would have a specific, adverse impact on public health and safety, or on any real property listed on the California Register of Historical Resources, and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the project unaffordable to low-income and moderate-income households, or (3) the concession or incentive would be contrary to state or federal law.

The applicant has requested concessions that include: modification of the requirement for landscape islands within parking lots for the apartment development (i.e., where otherwise landscaped islands would be required at a rate of one per every 20 adjacent parking spaces), and a waiver of specified development standards pertaining to interior yards, setbacks, and building separation requirements within the R-3 zone. It should be noted that the reduced standards for the number of parking spaces required per dwelling unit is not considered a concession or incentive under Gov. Code § 65915(d); Gov. Code § 65915(p) is a separate subsection that provides the mandated parking ratio per dwelling unit within a housing development that invokes State Density Bonus Law.

State Density Bonus Law also constrains the ability to deny requested waivers. Government Code § 65915(e)(1) restricts the City from applying development standards that would physically preclude the construction of a development entitled to a density bonus at the increased density or with the concessions/incentives, unless the City makes findings that the waiver would have a specific, adverse impact on public health or safety (as defined by State law in Gov. Code § 65589.5) and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.

BACKGROUND

The project site currently consists of vacant and unimproved land. Historic aerial surveys indicate that the site previously supported agricultural uses (citrus groves); however, agricultural use of the property ceased in 1984.

2021-2029 Housing Element: The City's new 2021-2029 Housing Element was certified by the California Department of Housing & Community Development (HCD) on September 26, 2022. State Law requires it to: include housing programs that identify adequate sites to accommodate the jurisdiction's share of the Regional Housing Needs Allocation (RHNA); assist in the approval of housing for Very Low- and Low-income households; and remove or mitigate governmental constraints that inhibit building more affordable housing.

Housing Crisis Act of 2019: The Housing Crisis Act of 2019, also referred to as Senate Bill 330 (SB 330), became effective on January 1, 2020. SB 330 imposes several limitations on cities and counties with regard to proposed housing development projects, including the provisions listed below.

- The City may conduct no more than five (5) hearings on the project (including any Commission or Board meetings, workshops, subcommittee meetings, etc.).
- The City may still use its Architectural Design Guidelines that were previously adopted in 2009, provided the City does not: a) deny the project, or b) reduce the number of dwelling units based on non-conformance with subjective design criteria.
- Requires any disapproval of a project that complies with objective General Plan and zoning standards (or approve it on the condition that it be developed at a lower density) to base its decision upon written findings supported by substantial evidence in the record and places the burden of proof on the local agency.
- Prohibits the City from changing the zoning or development standards that would: change the allowable land use to a less intensive use or reducing the intensity of use below that which was in effect on January 1, 2018; impose or enforce a moratorium on housing development within all or a portion of the jurisdiction of the city; and, impose or enforce new design standards established on or after January 1, 2020, that are not objective design standards, as defined.

ANALYSIS

A) General Plan

Existing Land Use Designation: The majority of the subject site is located within the Commercial land use designation (see Attachment C-1, Existing General Plan Land Use Map) which supports certain types of commercial and light industrial uses such as auto services, other commercial retail and services, and manufacturing. Other land use designations are also currently in place on the property: Low Density Residential (up to 6.0 dwelling units per acre) for the easterly strip of the project site fronting Karon Street; and a small (approximately 1 acre) circular portion of land with the Parks/Golf Courses land use designation. Surrounding land use designations include Commercial to the north, west, and south, and Low Density Residential to the east. With the decline of commercial development, certain areas, including the project site, have been identified in the City's 2021-2029 Housing Element and its housing sites inventory as properties suitable for higher-density residential development. Approval of the project will be consistent with several policies and goals in the Housing Element.

General Plan Amendment: The project proposes a residential density of 27.2 units per acre, which

exceeds the allowable residential density of the Commercial land use designation. In order to implement the proposed residential project, a General Plan Amendment is proposed (see Attachment C-2, Proposed General Plan Land Use Map) to change the land use designation of approximately 17.9 acres of Commercial and approximately one acre of Parks/Golf Courses areas to High Density Residential. The High Density Residential land use designation allows up to 27 dwelling units per acre, plus State-mandated density bonuses where applicable. This Amendment would eliminate all portions of the Parks/Golf Courses land use designation within the project area.

As the project site has the Commercial land use designation on three sides (north, south, and west), the preservation of the Low Density Residential designation along Karon Street provides an appropriate physical buffer between the lower-density single-family neighborhoods directly to the east and northeast of the project site.

Conformance with General Plan Policies: The project, including the proposed General Plan Amendment, is consistent with a number General Plan policies, goals, and programs as analyzed in the table contained in Attachment D. These policies and goals include those which promote buffers between commercial uses, transitions between low-density and high-density residential uses, siting of high-density projects near regional shopping centers, rezoning land identified on the housing sites inventory to a higher density, promote a variety of housing types and densities, and single-family residential development, among others.

B) Current Zoning Designation

The property is currently located in the Special Development (EV/SD) District of the East Valley Corridor Specific Plan (see Attachment E-1, Existing Zoning Map) which is intended to permit administrative/professional, commercial or industrial developments, or a mixture of such uses. The EV/SD District generally does not allow residential uses (except that single-family residential is allowed as a buffer use, which is not applicable in this case). The proposed Specific Plan Amendment will remove the entire 24.4-gross acre project site from East Valley Corridor Specific Plan. A Zone Change is proposed that will establish zoning districts that are consistent with the proposed General Plan Amendment for the project.

C) Zone Change No. 469

To allow for the proposed project, the applicant is proposing to change the zoning designation for 18.89 gross acres to "High Density Residential (R-3) District" and change 5.51 gross acres to "Single Family Residential (R-1) District" (see Attachment E-2, Proposed Zone Change). In accordance with RMC Section 18.200.060, two findings must be made by the Planning Commission to recommend approval of a Zone Change, and the findings supporting approval are provided in the resolutions attached to this report.

D) Overall Site Plan

The project proposes three distinct development types, as follows: a single-family detached neighborhood on approximately 3.5 acres on the east side (fronting along Karon Street); an attached townhome neighborhood on approximately 4.75 acres on the north side (fronting the extension of Pennsylvania Avenue); and an apartment community on 14.48 acres in the middle and south sides (fronting Lugonia Avenue). Each development has its own entitlement as described further in the following sections.

Traffic: In accordance with Measure U, a traffic study was prepared for the project (Attachment

F), to evaluate the potential for transportation impacts resulting from the development of the proposed project. The study, prepared by Michael Baker International, analyzed existing conditions without the project, existing conditions with the project, and recommended improvements. The traffic study specifies specific roadway and site access improvements to be included in the project (see Attachment G-1, Conceptual Grading Plan; and Attachment G-2, Street Improvement Plans):

- Half-width construction along W. Lugonia Ave., Pennsylvania Ave., and Karon Street project frontages.
- Construct a one-way-stop control at the new intersection of Tennessee Street and the planned Pennsylvania Avenue; east leg of the intersection is to be full-width improvement.
- Construct a one-way-stop controlled driveway to create a new T-intersection along W. Lugonia Avenue, west of New York Street.
- Construct a signal-controlled driveway at the intersection of W. Lugonia Ave. and New York St./Project Driveway, with signal modifications to accommodate a new North intersection leg.

As shown in the study, the addition of the proposed project with the above improvements does not degrade the Levels of Service below the current Levels of Service grade. Therefore, the proposed project is forecast to result in no substantial transportation effects at the study intersections and no other improvements are required.

E) Tentative Parcel Map

Tentative Parcel Map No. 20469 (Attachment H-1) will subdivide the site into three numbered parcels for development purposes. Each parcel will each have its own distinct residential development and an accompanying tentative tract map. Parcel 1 fronts the Pennsylvania Avenue extension, will be used for condominium purposes, is the intended location of the townhome community, and is approximately 4.75-acres in size; Parcel 2 fronts Karon Street, will be used for the development of the single family homes, and is approximately 3.38 net acres in size; Parcel 3 fronts West Lugonia Avenue, will be used for apartment purposes and is 14.48-acres in size. All the parcels within this subdivision exceed the minimum size and dimension requirements within their proposed zoning districts, as detailed in Attachments I-1 (R-1 Development Standards) and I-2 (R-3 Development Standards). In addition, all necessary access and improvements are required for each parcel. Site design and access details are provided further in the report, in the sections for each different residential community.

F) Commission Review & Approval No. 940 and Tentative Tract Map 20490 (Detached Single-Family Development)

Tentative Tract Map No. 20490 (Attachment H-2) will subdivide the proposed Parcel 2 (3.38 acres) of Tentative Parcel Map No. 20469 into a total of 20 lots. The 18 residential lots will range in size between 5,995 to 10,518 square-feet for 18 single-family dwelling units, with one lettered lot for a privately-owned pocket park (10,518 square feet in size), and one lettered lot for stormwater facilities. An accompanying Commission Review & Approval permit is requested for design review and site plan approval by the Planning Commission, including architectural design review.

Site Access and Circulation: The single-family residential community is proposed as a total of 18 single family homes, ranging in size from 1,520 sq. ft. to 1,690 sq. ft., fronting Karon Street. Each home takes direct access from Karon Street (classified as a residential collector street) and is provided a 20-foot wide driveway that leads to a two-car garage.

Development Standards: Each numbered lot and single-family home on those lots complies with the zoning development standards for the R-1 zone (see Attachment I-1, Table of R-1 Development Standards). These development standards primarily pertain to minimum lot size and dimensions, yards and setbacks, lot coverage, building height, parking, and landscaping.

Architecture: The architectural design concept for the single-family homes is contemporary in nature (see Attachment J-1, Single Family Architectural Typical), and is intended to assist in the visual transition between the existing single-family neighborhoods (to the east of the project site) and the more modern architectural design of the higher-density portions of the project to the west. Two product types are proposed: Type A with 3 bedrooms, and Type B with 4 bedrooms. Three different floor plans are provided for the 3-bedroom units, each with a similar but distinctive architecture. Various architectural materials and finishes are proposed: stucco siding, artificial wood siding, “hardy” board siding, brick and stone veneer, concrete tile roofs and asphalt shingle roofs, and more. Color combinations consist of earth tones. The proposed design meets the City’s adopted Architectural Design Guidelines (see Attachment K-1 for additional analysis).

Landscape, Fences and Walls: Landscape details are shown on the landscape plan (see Attachment L-1). The landscape planting palette consists of a combination of trees, shrubs, and groundcover. Conditions of Approval are included that will ensure that the tree size and species mix complies with code requirements, and that front yard landscaping is installed prior to certificates of occupancy for each unit.

A 6-foot tall decorative split-face block wall is proposed at the rear and side yards visible from the public right-of-way; Interior side yards for each home are separated by a vinyl fence less than or equal to 6-feet in height; The front yard of each home is proposed to have a decorative garden wall is proposed at the interior property lines to clearly delineate property lines; Lastly, the lots that feature a small private park and stormwater runoff facilities are enclosed by a wrought iron fence less than or equal to 6-feet in height (see Attachment L-2, Wall and Fence Plan). All required walls and fences are provided, and conditions of approval are included as well.

Recreation Space: Additional open space is provided within a 10,518-square foot private pocket park. This space is designated for use only by the residents of the single-family homes along Karon Street. Amenities include a decomposed granite (DG) path enclosing a turf area, and benches.

G) Commission Review & Approval No. 941 (Apartment Development)

The proposed apartment development is sited on Parcel 3 of Tentative Parcel Map, the largest of the parcels at 14.48-acres in size. The proposed project will comply with the applicable development standards for the proposed Multiple Family Residential (R-3) District, as summarized below.

Site Design, Access and Circulation: The apartment development consists of 11 three-story buildings and two recreation buildings. The buildings are arranged around a central linear park and the common open space amenities. Ground-level garages and surface parking lots are placed behind the U-shaped buildings and around the perimeter of the site.

Site access is provided via two secure entry points: 1) a signalized main entrance located at the intersection of West Lugonia Avenue and New York Street, and 2) a secondary driveway at the southwest corner of the site. In addition, the main entry provides enhanced pedestrian access

and decorative paving in the public parking area. A number of 30-foot-wide drive aisles ensure adequate access throughout the site to all parking, trash service areas, and firefighting apparatus.

Development Standards: The project complies with all applicable development standards for the R-3 zoning district (see Attachment I-2, Table of R-3 Development Standards), except as noted in the Density Bonus Agreement. These development standards primarily pertain to building separation and setbacks, lot coverage, pedestrian connectivity, common and private open space, building height and more. Notably, while the project is required to provide a minimum of 99,703 square feet of common open space, it exceeds this requirement through the provision of 164,535 square feet of common open space.

Architecture: The architectural design of the apartment community can be described as having a more contemporary style, and incorporates elements that are reminiscent of mid-century modern designs (see Attachment J-2, Apartment Elevations). Qualities employed by the architecture include clean lines, flat roofs, offset wall panels that create shadow and movement along the face of the walls, glass, wood siding, juxtaposition of different materials, and light earth tones. A variety of siding materials and fixtures are provided, including stucco, stone and tile veneer, glass, metal and aluminum. The proposed design meets the City’s adopted Architectural Design Guidelines (see Attachment K-2 for additional analysis).

Architectural features are present along the Lugonia Avenue street frontage that will activate the street scene to create a vibrant, urban, and pedestrian-scaled environment. This includes porches and balconies, street-facing windows, and open tower elements.

Parking: The project provides parking ratios in accordance with State Density Bonus Law, which states the maximum number of spaces that may be required for projects using a density bonus. Parking ratios are provided at a rate of one (1.0) space for each studio and 1-bedroom unit, and 1.5 spaces for each 2-bedroom unit. Despite only being required to provide a total of 566 spaces for the apartment community, a total of 744 parking spaces will be provided, thereby exceeding parking requirements per State law. Table 3 details the parking totals for the site. Guest parking is not required in accordance with State law.

Table 3: Apartment Development Parking Totals

<i>Types of Spaces</i>	<i>Number of Spaces</i>	<i>Percentage of Parking Area</i>
Garage	241	32%
Carports	325	44%
Parallel	7	1%
Open, Uncovered	139	19%
EV Charging Stalls	32	4%
<i>Total Required Parking</i>	566	100%
<i>Total Spaces Provided</i>	744	
<i>Parking to Unit Ratio</i>	1.65 spaces per dwelling unit	

Landscape, Fences and Walls: A combination of trees, shrubs and groundcover is employed throughout the site. All required landscape yards and landscape areas are proposed within the site, including front yard landscaping and parking lot screening areas. In order to achieve the necessary slopes for drainage, masonry retaining walls are proposed around the perimeter of the site, which allow the development areas closest to the streets to be brought to street level (see G-1 – Conceptual Grading Plan). The tallest walls are at the center and rear of the site, where they are approximately 6 feet high. A decorative split-face perimeter wall encloses the site, except along the Lugonia Avenue frontage, where a tubular steel fence allows open views onto the buildings and areas beyond. All walls and fences required by the Redlands Municipal Code will be provided. Conditions of approval are included that will ensure the tree size and mix requirements will be met prior to permit issuance. In addition, conditions are included that require a Minor Exception Permit to be approved for any retaining walls or combination fences/walls that might exceed 6 feet high.

Recreational Amenities: Two recreational buildings are provided: a 3,168 square-foot fitness center and a clubhouse building 8,596 square-feet in size, with adjacent pool deck with cabanas. The pool, cabanas, and clubhouse will allocate space for the leasing center and for residents of the community to enjoy active recreation, and a space to host small or informal gatherings.

Building No. 10 (adjacent to the fitness center and pool area) provides a ground-level children's play area where people can bring their family for free-play and creative activities supervised by adults. Within the central greenbelt, a meandering pedestrian path connects open turf and park areas that include barbecues, shade lattice structures, and seating amenities. Two pocket parks are proposed, inclusive of a "tot lot" located near the fitness center and pool area. All required amenities and open space areas (common and private) have been provided.

H) Commission Review & Approval No. 942 and Tentative Tract Map 20491 (Townhome Condominium Development)

Tentative Tract Map No. 20491 (Attachment H-3) will subdivide the proposed Parcel 1 (4.75 acres) of Tentative Parcel Map No. 20469 for condominium purposes, into a total of 72 lots. The townhomes are designed as a series of attached duplexes placed around a central recreation and amenity area, accessed by a circular private drive aisle, with branch-offs that terminate in "auto courts." The street of the townhome community is designed with features along the street frontage that will activate the street to create a vibrant, urban, and walkable environment. This includes private front yard courtyards, and street facing windows.

The proposed townhome development (for condominiums) will comply with the applicable development standards for the R-3, Multiple Family District as summarized below.

Site Access and Circulation: A 30-foot-wide central driveway with decorative paving provides vehicular and pedestrian access from the proposed Pennsylvania Avenue extension. Private interior drive aisles 26-feet in width provide access to private garages and entryways for homes.

Development Standards: The project complies with all applicable development standards for the R-3 zoning district (see Attachment I-2 - Table of R-3 Development Standards), except as noted in the Density Bonus Agreement. These development standards primarily pertain to front, side and rear setbacks, lot coverage, pedestrian connectivity, common and private open space, building height and more.

Waiver of Building Separation Requirements: Pursuant to State Density Bonus Law, in order to achieve the maximum permitted density proposed under the General Plan Amendment, the applicant is requesting a reduction (concession) of the building separation requirements contained in RMC Section 18.60.160. This request for concession is included in the proposed Density Bonus Agreement. The project proposes to have minimum building separations of 10 feet, and drive aisle setback of approximately 2 feet, which are less than what the code would otherwise require.

Architectural Design: Architecture for the townhomes is the most contemporary among the three neighborhoods, and has a modern style based on clean lines, flat roofs, and basic forms in earth tones (see Attachment J-3). While modern building forms are proposed, a variety of enhanced exterior colors and siding materials such as wood, stucco and stone veneer are provided, combined with decorative ironwork, awnings, and other fixtures to relate the new style to the surrounding development. The proposed design meets the City's adopted Architectural Design Guidelines for residential projects (see Attachment K-3 for additional analysis).

Parking: A 2-car garage is provided for each townhome unit, and the project provides 21 guest parking spaces (note that no guest parking spaces are required per State law). Guest parking spaces that are voluntarily provided are placed throughout the development, and can be accessed from the drive aisles.

Landscape, Fences and Walls: A combination of trees, shrubs and groundcover is employed throughout the site (see Attachment L-1, Landscape Plans). All required landscape yards and landscape areas are proposed within the site, including front yard landscaping. Walls are also proposed (see Attachment L-2, Wall and Fence Plans). The private front yard courtyards along Pennsylvania Street are enclosed by a combination solid/open wall 4-feet in height. The perimeter of the project and interior yards are enclosed with a series of 6-foot split face decorative masonry walls. The pool area is enclosed with a minimum 5-foot high tubular steel fence, and smooth stucco wall. Conditions of approval have been recommended that ensure that tree size and mix requirements are met during the plan check process. In addition, conditions are in place that require a Minor Exception Permit to be reviewed and approved for any retaining or retaining combination walls that exceed 6-feet in height.

Recreational Amenities: Two pocket parks are provided on the south side of the project, which may include barbeques, corn hole/bocce ball, fire pits, or seating amenities. A pool and pool deck with an accompanying recreation building 374-square feet in size is provided at the center of the community for use by the residents.

I) Density Bonus Agreement and Inclusionary Housing Program

Density Bonus Incentives and Concessions: The applicant has requested a density bonus in accordance with California State law. The City requires approval of a Density Bonus Agreement for all density bonus applications. Such agreement(s) require the approval of the City Council. A density bonus granted to a residential development project shall consist of an increase over the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the City's General Plan as of the date of application. In this case, the applicant is requesting that the apartment and townhome units be constructed at an ultimate density of 27.2 units per acre, which would otherwise exceed the maximum allowable density of 27.0 dwelling units per acre. The proposal would be consistent with the density proposed for this site in the 2021-2029 Housing Element for higher-density housing and affordable housing.

Inclusionary Housing Program: RMC Chapter 18.230 was recently adopted by the Redlands City

Council on July 5, 2023, and established an Inclusionary Housing Program for the City of Redlands. This ordinance requires any Residential Development that includes ten (10) or more units to provide affordable housing, as defined. The applicant has submitted an Inclusionary Housing Plan (see Attachment M-1) in conjunction with their applications for discretionary approvals. Staff has reviewed the proposal, it complies with code requirements, and staff recommends approval.

Method(s) of Compliance with Inclusionary Housing Requirements: The Inclusionary Housing Plan provided by the applicant shows that the applicant proposes to comply with the inclusionary housing requirement through the provision of affordable housing units on the project site. A total of 5% of the units for the project will be restricted for rental only to very-low-income households, as defined within the inclusionary housing program, which meets the minimum required amount of affordable housing for the project.

Recording of Affordable Housing Agreements: Conditions of approval have been added requiring that an Affordable Housing Agreement, in a form approved by the City, is recorded against Inclusionary Units or the Residential Development in its entirety, as deemed appropriate by the City Manager in consultation with the City Attorney, prior to the issuance of any building permit for the project. The Affordable Housing Agreement shall ensure that the applicant develops the required Inclusionary Housing Units and complies with all other terms of the approved Inclusionary Housing Plan and the Redlands Municipal Code.

Upon recommendation by the City Attorney's office, a single agreement is proposed that will satisfy both the requirements of State Density Bonus Law and the City's Inclusionary Housing Program. A draft of the agreement is provided as Attachment M-2.

J) Socio-Economic Cost/Benefit Study

In accordance with the provisions of the Principles of Management Development within the Redlands General Plan, the project was required to undergo a Socio-Economic Cost Benefit study (Attachment N). The study recommends that the project will not create an unmitigable physical blight or overburden public services in the community because project design features described in the Initial Study/Mitigated Negative Declaration, and incorporated in the Socio-Economic Cost Benefit Study will reduce effects to a less than significant level. According to the cost/benefit model used by the City, upon full buildout this project will provide the City approximately \$578,377 in annual revenue and annual costs of \$372,710. This will result in a positive balance of \$205,667 annually (or a combined positive cost/benefit ratio of +1.55) for years 2025 through 2034.

ENVIRONMENTAL REVIEW

The City retained an environmental consultant to fully analyze the project and prepare an Initial Study (Attachment O-1) in accordance with the California Environmental Quality Act (CEQA). In accordance with the CEQA Guidelines, the Initial Study/Mitigated Negative Declaration (IS/MND) was made available for public review and comment for 30 days (State Clearinghouse No. 2023120124). A Notice of Intent was filed with the County Clerk on December 5, 2023, and with the State Clearinghouse. The IS/MND was circulated for 30 days between December 6, 2023, and January 4, 2024. The public review Initial Study and Mitigated Negative Declaration was also made available via the City's website (www.cityofredlands.org/post/environmental-documents).

The Initial Study recommends a Mitigated Negative Declaration with 14 mitigation measures that pertain to Biological Resources, Geological Resources, Transportation, Cultural Resources, and Tribal Cultural Resources. All mitigation measures will ensure that any environmental effects are less than significant. After mitigation, no significant effects were identified as a result of the project, and the recommended mitigation measures will be incorporated into the project as mandatory Conditions of Approval. The document also includes a Mitigation Monitoring & Reporting Program (MMRP) (see Attachment O-2). The IS/MND and all technical studies are available at the City's website (www.cityofredlands.org/post/environmental-documents).

The City's environmental consultant has assembled the public comments and prepared Responses to Comments (see Attachment O-3). One public comment letter was received from Omnitrans requesting that the City require the construction of a bus landing and bus pad on the north side of West Lugonia Avenue, between Karon Street and the signalized New York Street intersection. This request has been made a condition of approval for the project as permitted by the Redlands Municipal Code.

FINDINGS

The appropriate Findings for each entitlement are included in the attached Resolutions. All necessary Findings can be made for each discretionary action, and therefore, staff recommends approval of the project.

RECOMMENDATIONS

Based on the above analysis in this staff report and the related findings, staff recommends that the Planning Commission adopt Resolution Nos. 1650, 1651, and 1652 to make a recommendation to City Council to adopt the Initial Study/Mitigated Negative Declaration prepared for the project, approve the Socio-Economic Cost/Benefit Study, and approve the requested entitlements for the project.

MOTIONS

If the Planning Commission concurs with staff's recommendation, the following motion has been provided:

"I move that the Planning Commission adopt Resolution Nos. 1650, 1651, and 1652, recommending that the City Council:

Adopt a Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program for the proposed project;

Approve a Socio-Economic Cost/Benefit Study for the project;

Approve General Plan Amendment No. 143;

Approve Amendment No. 48 to Specific Plan 40;

Approve Zone Change No. 469;

Approve Tentative Parcel Map No. 20469;

Approve Tentative Tract Map Nos. 20490 and 20491;

Approve Commission Review & Approval Nos. 940, 941, and 942; and,

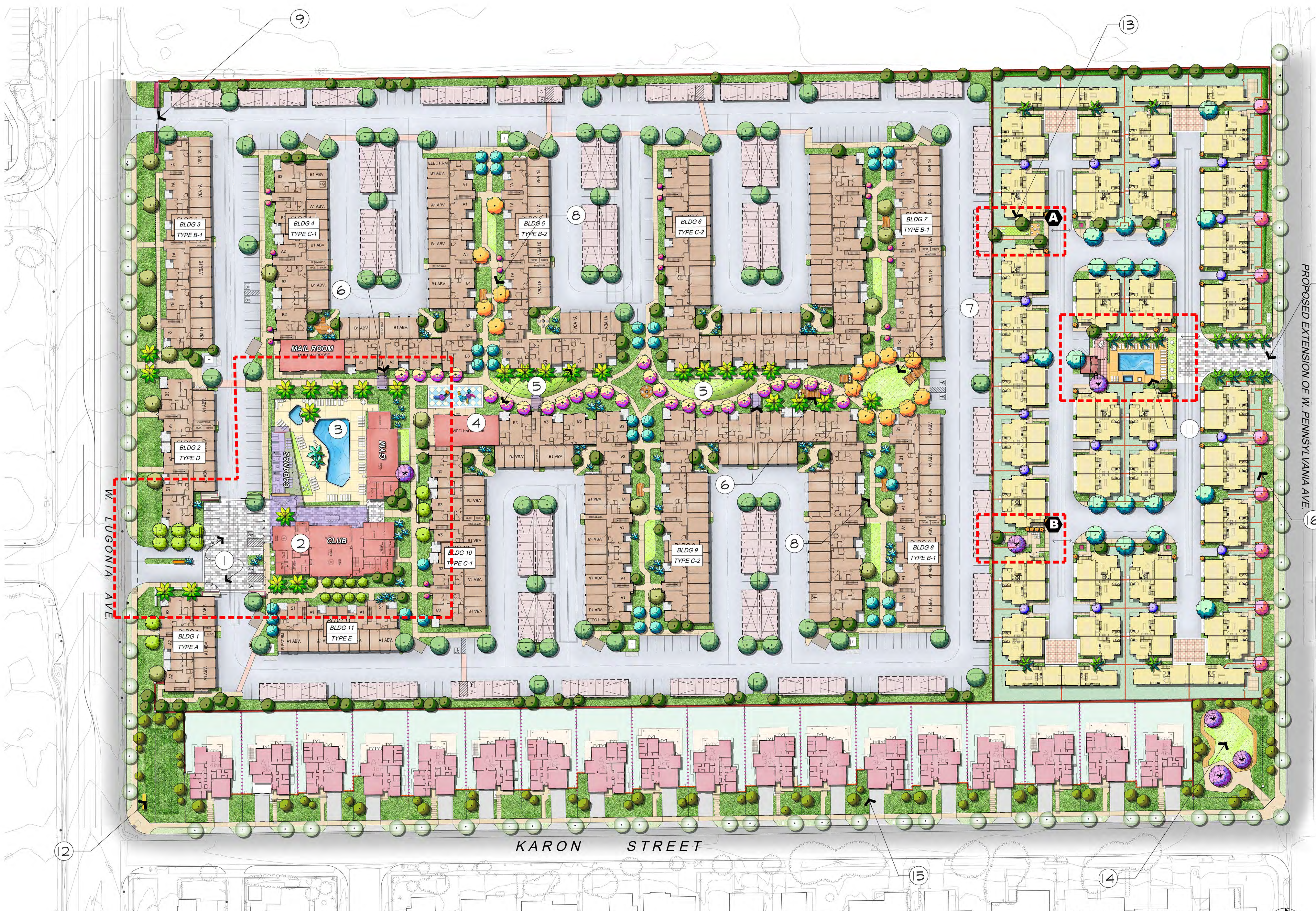
Approve the Density Bonus and Inclusionary Housing Agreements for the project."

Attachments

Attachment A: Location Map and Aerial Photo
Attachment B-1: Site Plan (Apartments)
Attachment B-2: Site Plan (Townhomes)
Attachment B-3: Site Plan (Single Family Homes)
Attachment C-1: Existing General Plan
Attachment C-2: Proposed General Plan
Attachment D: Table of General Plan Policies
Attachment E-1: Existing Zoning Map
Attachment E-2: Proposed Zone Change
Attachment F: Traffic Impact Study
Attachment G-1: Grading Plan
Attachment G-2: Street Improvement Plans
Attachment H-1: Tentative Parcel Map 20469
Attachment H-2: Tentative Tract Map No. 20490
Attachment H-3: Tentative Tract Map No. 20491
Attachment I-1: Table of R-1 Development Standards
Attachment I-2: Table of R-3 Development Standards
Attachment J-1: Single Family Architectural Typical
Attachment J-2: Apartment Elevations
Attachment J-3: Townhome Community Elevations
Attachment K-1: Table of Architectural Design Guidelines (SFR)
Attachment K-2: Table of Architectural Design Guidelines (Apartments)
Attachment K-3: Table of Architectural Design Guidelines (Townhomes)
Attachment L-1: Landscape Plans
Attachment L-2: Fence and Wall Plans
Attachment M-1: Inclusionary Housing Plan
Attachment M-2 - Lugonia Village Draft Density Bonus Agreement
Attachment N: Socio-Economic Cost/Benefit Study
Attachment O-1: Initial Study/Mitigated Negative Declaration
Attachment O-2: Mitigation Monitoring & Reporting Program
Attachment O-3: Comments, Response to Comments, and Errata
Attachment P-1 - PC Reso 1650 - GPA, MND, and SECB
Attachment P-2 - PC Reso 1651 - SP40 Amendment and Zone Change
Attachment P-3 - PC Reso 1652 - Lugonia Village Project

PLANT LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	QTY.	QTY.
				NBHD-A	NBHD-B	NBHD-C
TREES						
	<i>Aloe baobab</i>	Tree Aloe	24"B	53	0	0
	<i>Cercidium hybrid</i>	Hybrid Palo Verde	24"B	26	0	0
	<i>Strelitzia reginae</i>	Giant Bird-of-Paradise	24"B	0	27	0
	<i>Chitalpa tashkentensis</i>	Pink Dawn Chitalpa	24"B	21	0	0
	Citrus Spp.	Citrus species	24"B	7	0	0
	<i>Arbutus 'Marina'</i>	Strawberry Tree	24"B	0	17	0
	Lagerstromia species	Crape Myrtle	36"B	0	11	0
	<i>Magnolia grandiflora</i>	Southern Magnolia	36"B	32	6	0
	<i>Olea Europaea</i>	Olive Tree	14x14	11	2	0
	<i>Platanus racemosa</i>	Field Crown	24"B	0	20	0
	<i>Podocarpus gracilior</i>	Fern Pine	24"B	71	0	0
	<i>Pyrus calleryana 'Bradford'</i>	Bradford Pear	24"B	21	0	0
	<i>Rhus lancea</i>	African Sumac	48"B	17	0	0
	Specimen Tree	To be selected	72"B	1	3	0
	<i>Tristania conferta</i>	Brisbane Box	36"B	94	27	0
	<i>Acacia stenophylla</i>	Shoestring Acacia	24"B	0	0	46
	Front yard street trees to be selected			0	0	46
	Street tree	T.B.D.	24"B			
PALMS						
	<i>Phoenix dactylifera</i>	Date Palm	20" BTH	25	0	0
	<i>Dypsis Decaryi</i>	Triangle Palm	10" BTH	0	18	0
SHRUBS						
	<i>Agave 'Blue Flame'</i>	Blue Flame Agave	5G			
	<i>Agave weberi</i>	Weber's Century Plant	5G			
	<i>Aloe striata</i>	Coral Aloe	5G			
	Angelesia hybrids	Dwarf Kangaroo Paw	5G			
	<i>Asparagus d. 'Myers'</i>	Myer's Asparagus	5G			
	<i>Bougainvillea 'La Jolla'</i>	Bougainvillea	5G			
	<i>Buxus microphylla</i>	Japanese Boxwood	5G			
	<i>Carex tumulicola</i>	Foothill Sedge	5G			
	<i>Chondropetalum tectorum</i>	Cape Rush	5G			
	<i>Dianella revoluta 'DR5009'</i>	Little Rev. Flax Lily	5G			
	<i>Dianella 'Silver Streak'</i>	Silver Streak Flax Lily	5G			
	<i>Euphorbia tirucalli</i>	Sticks on Fire	5G			
	<i>Myoporum pacificum</i>	Myoporum	5G			
	<i>Pittosporum tobira</i>	Fothera	5G			
	<i>Strelitzia reginae</i>	Bird-of-Paradise	5G			
	<i>Tracheloperium jamaicense</i>	Star Jasmine	5G			
	Turf					
	Synthetic turf					

- LEGEND**
- VEHICULAR MAIN ENTRY
 - UNIT PAVERS MOTOR COURT W/ ZERO CURB
 - DECORATIVE BOLLARDS DEFINE THE SPACE
 - LOW STONE VENEER ACCENT/MONUMENT WALLS
 - CENTRAL DRIVEWAY
 - DUAL SLIDING GATES (GATES MATCH POCKET WALLS WHEN CLOSED)
 - CLUB BUILDING
 - PEDESTRIAN COLONNADE BETWEEN CLUB BUILDING AND POOL W/ BBQ & FIRE TABLES
 - LARGE LEAVES PROVIDE SHADE
 - PALM GROWING THRU CUT CIRCLES IN THE ROOF
 - POOL AREA
 - LARGE RESORT STYLE POOL
 - BUILT-IN CABANAS W/ LARGE EXTENDED ROOF FOR SHADE
 - SYNTHETIC TURF PANELS
 - KIDS CLUB
 - 1ST FLOOR CLUB PLAY ROOM
 - LARGE OUTDOOR TOT LOT PLAY AREA
 - CENTRAL SPINE GREEN BELT
 - 40' TO 60' WIDE LINEAR NORTH/SOUTH GARDEN
 - 8' DECORATIVE WALKWAYS
 - CENTRAL TURF MOUNDED OVALS FRAMED BY SHADED TREES
 - COVERED FIRE PIT NODES
 - THEMED SHADE STRUCTURE TO COVER WALKS AT BUILDING ENTRIES
 - ENCLOSED DOG PARK
 - INTERNAL COURTYARDS
 - LUSHLY LANDSCAPED
 - SYNTHETIC TURF PANELS
 - BBQ NODES W/ WOOD TILE PAVING
 - SECONDARY ACCESS SLIDING GATE
 - TOWNHOME VEHICULAR ENTRY
 - DECORATIVE PAVING MOTOR COURT
 - CENTRAL REC BUILDING
 - THEMED POOL BUILDING
 - ENTERTAINMENT COURTYARD
 - POOL W/ DECORATIVE SUN DECK
 - SPA W/ MURAL BACKDROP WALL
 - NEIGHBORHOOD MONUMENT
 - POCKET PARKS (2 TOTAL) **A B**
 - BBQ
 - CORN HOLE/ BOCCI BALL
 - VARIETY OF SEATING
 - FIRE PITS
 - NEIGHBORHOOD PRIVATE OPEN SPACE PARK W/ D/G PATH, CENTRAL TURF & BENCHES
 - SINGLE FAMILY FRONT YARD LANDSCAPING TO MATCH NEIGHBORHOOD CHARACTERS
 - PRIVATE PATIOS & LANDSCAPE



PRELIMINARY SITE PLAN
 1"=50'-0"
 0 25' 50' 100' 150'
 NORTH

THE NEIGHBORHOODS AT LUGONIA VILLAGE

REDLANDS, CA

REDLANDS SUMMIT LLC
 2459 HUNTINGTON DR., SAN MARINO, CA 91108
 (626) 360-2888

SITE SCAPES
 Landscape Architecture & Planning
 3190-B2 Airport Loop Drive
 Costa Mesa, CA 92626
 Richard Robinson, License # 2782
 (949) 644-9370 FAX (714) 210-3140

AO ARCHITECTS
 144 NORTH ORANGE ST., ORANGE, CA 92866
 (714) 639-9860

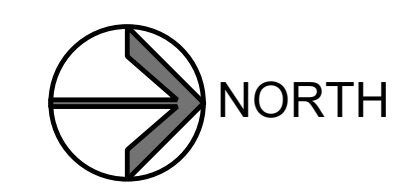
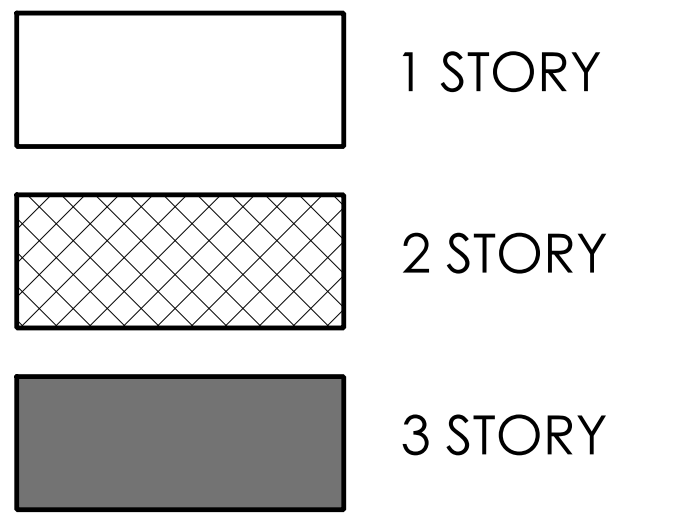
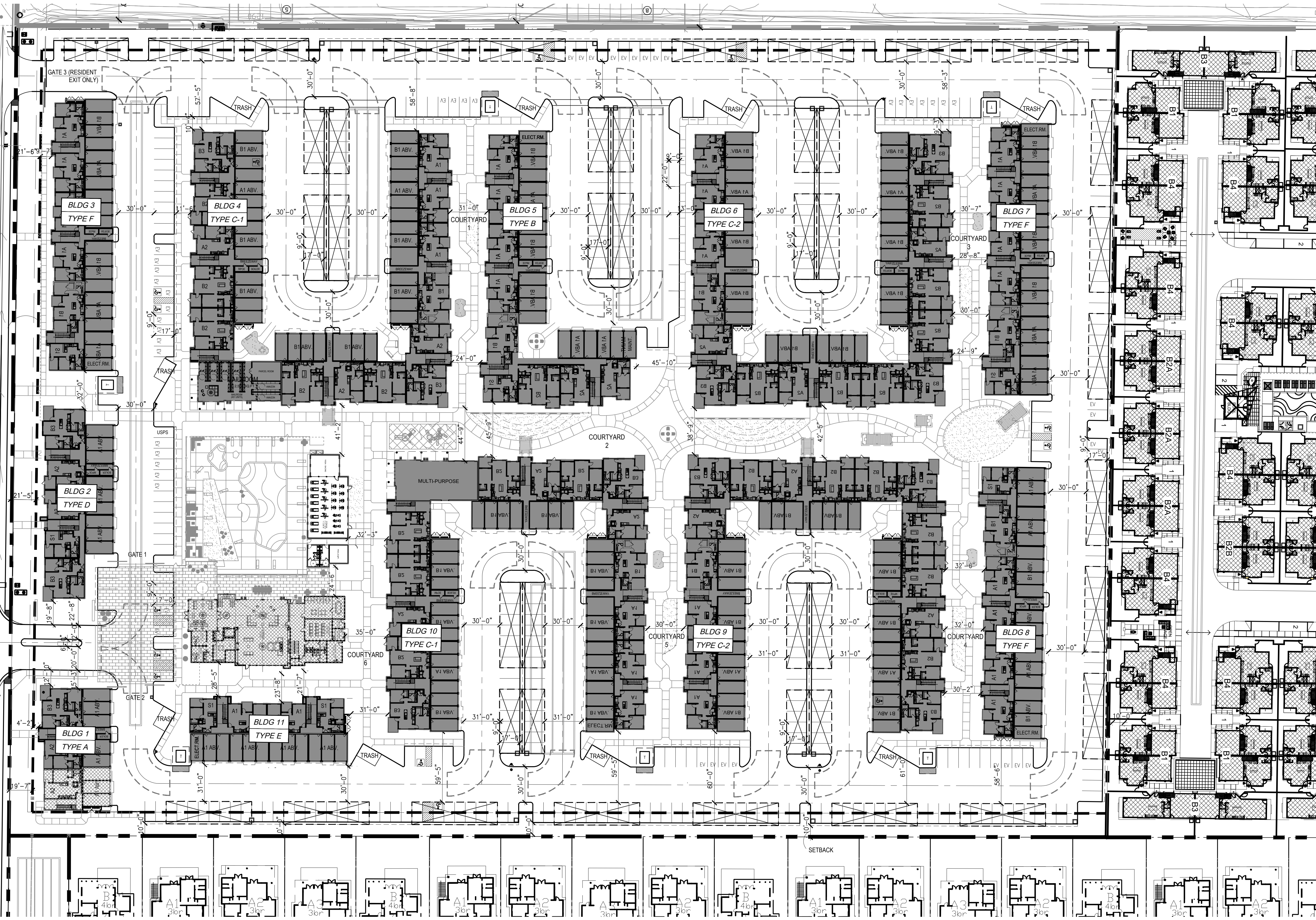


DATE: 06-05-23
 JOB NO.: 21-050

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Wednesday, June 28, 2023 5:21:59 PM
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W. LUGONIA AVE.



0 20' 40' 80' 120'
 1"=40'-0" SCALE = 1:40

APN: 0167-171-04-000
 0167-171-05-000
 0167-171-06-000

THE NEIGHBORHOODS AT LUGONIA VILLAGE

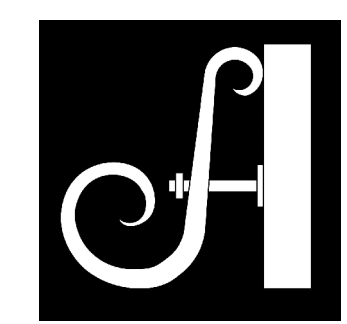
REDLANDS, CA

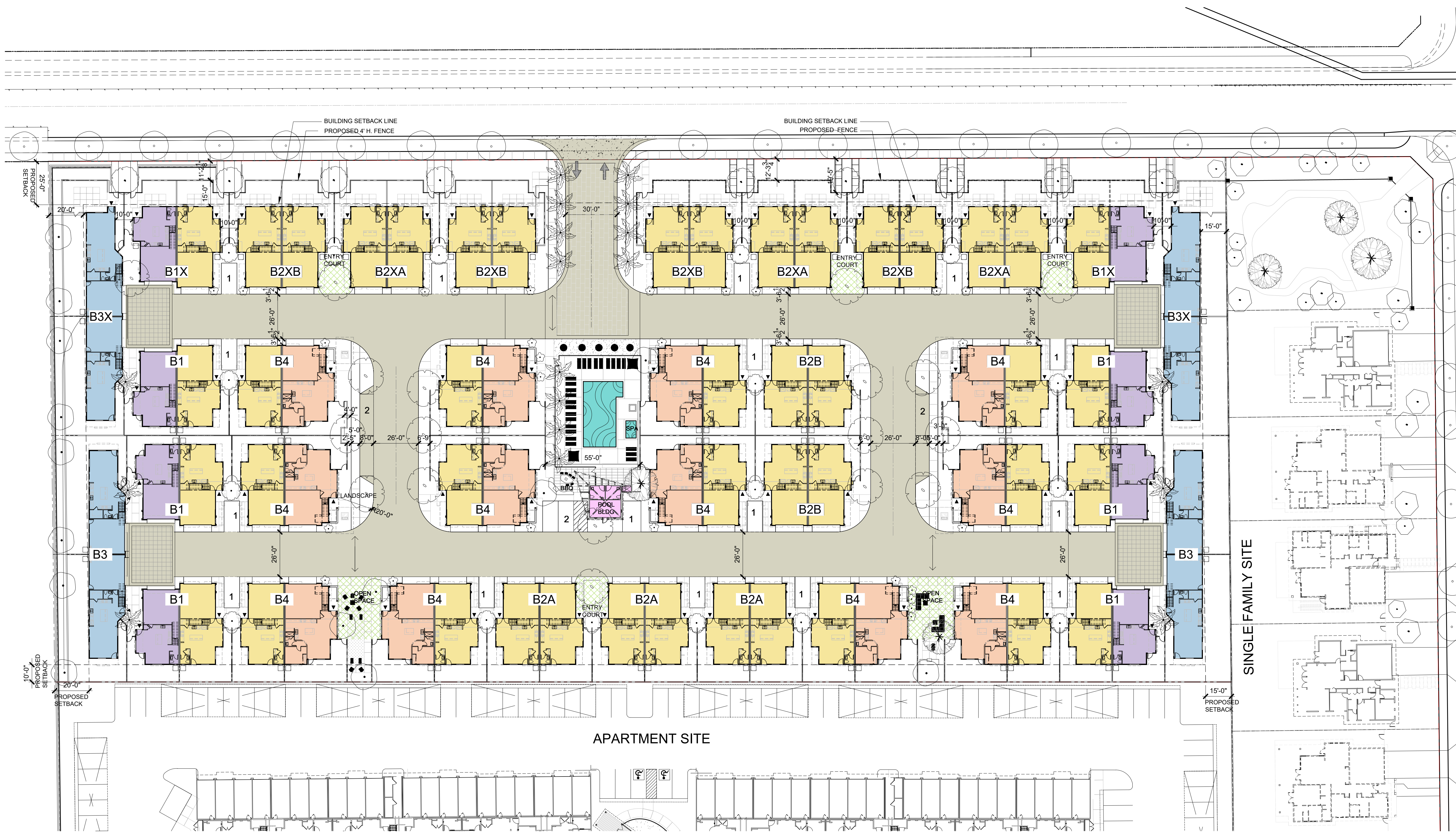
MULTI-FAMILY SITE PLAN - 451 UNITS

DATE: 06-05-2023
 JOB NO.: 2021-046

M-1.1

REDLANDS SUMMIT LLC
 2459 HUNTINGTON DR., SAN MARINO, CA 91108
 (626) 360-2888





NEIGHBORHOOD SUMMARY

TOTAL UNITS: 72 UNITS
 TOTAL BUILDINGS: 36 RESIDENTIAL BUILDINGS + 1 POOL BUILDING

UNIT SUMMARY:	UNIT TYPE	COUNT	SQ FT
	3 BD, 2.5 BA	8	1,381
	3 BD, 2.5 BA, LOFT	43	1,746
	4 BD, 2.5 BA	8	1,937
	4 BD, 3 BA, LOFT	13	1,983
	TOTAL	72	127,401

BUILDING SUMMARY:	BLDG TYPE	COUNT	SQ FT
	B1	6	3,125
	B1X	2	3,125
	B2	5	3,488
	B2X	7	3,488
	B3	2	3,874
	B3X	2	3,874
	B4	12	3,728
	POOL BUILDING	1	374
	TOTAL	37	127,462

MAX. NO. OF STORY: 2
 BUILDING HEIGHT: 28 FT +/-

PARKING:	REQUIRED	PROVIDED	TYPE
2 PER UNIT:	144	144	GARAGES
GUEST (.25/UNIT):	18	21	OPEN SPACES
TOTAL:	162	165	
PARKING RATIO:	2.25 SPACES / DU		

COMMON AREA:	PROVIDED:	SQ FT
	POOL & SPA AREA:	5,367
	VARIOUS OPEN AREAS:	3,376
	TOTAL	8,743

OPEN SPACE:	REQUIRED:	PROVIDED:
	LIVABLE SQ FT:	31,850
	127,401 x 25%	31,850
	REQUIRED OPEN SPACE	31,850
	PRIVATE:	23,286
	COMMON:	8,743
	TOTAL PROVIDED	32,029

THE NEIGHBORHOODS AT LUGONIA VILLAGE

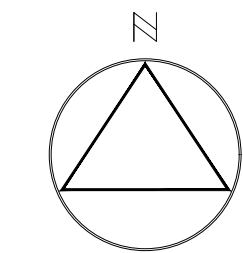
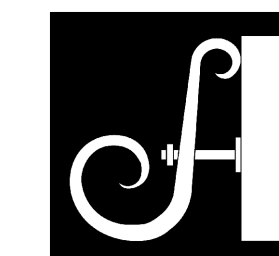
REDLANDS, CA

REDLANDS SUMMIT LLC
 2459 HUNTINGTON DR., SAN MARINO, CA 91108
 (626) 360-2888

SITE PLAN

DATE: 06-05-2023
 JOB NO.: 2207

PH-1.2.1



NEIGHBORHOOD "C"

PROJECT SUMMARY

ZONING: R1
 PROPOSED SUBDIVISION: 18 LOTS
 5 LOTS - 62.0'X120.0' (4BR UNITS)
 13 LOTS - 60.0'X120.0' (3BR UNITS)
 PROPOSED UNITS: 18 SINGLE FAMILY DWELLINGS
 PARKING: 2 CARS PER DWELLING REQUIRED
 ATTACHED 2 CAR GARAGE PROVIDED

BLDNG SUMMERY:	BLDG TYPE	QUANTITY	SQ.FT.
	B1 - 4BR	5	1,690 SF
	A1 - 3BR	4	1,520 SF
	A2 - 3BR	6	1,520 SF
	A3 - 3BR	3	1,590 SF
TOTAL:		18	28,420 SF

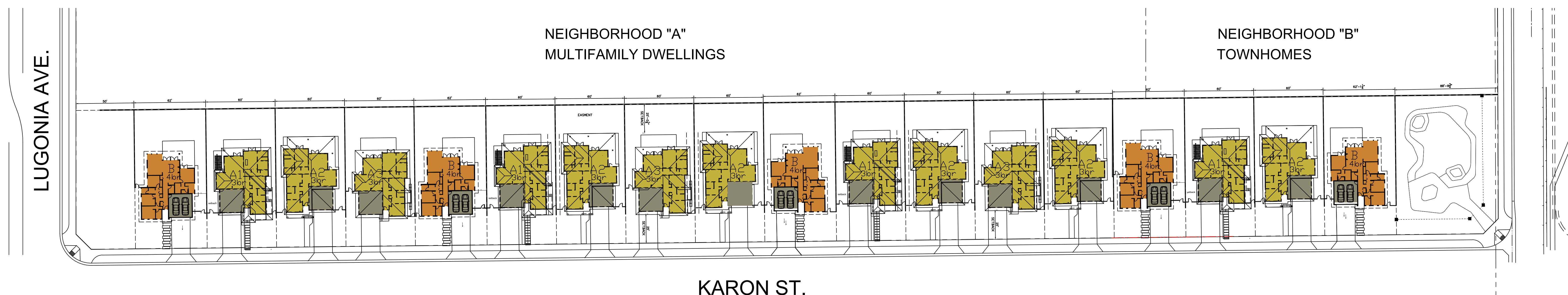
LOT COVERAGE (3BR): 29%
 LOT COVERAGE (4BR): 29.9%
 NO.OF STORIES 1
 BUILDING HEIGHT 19 FT +/-

LEGEND:

- 3 BR. DWELLING
- 4 BR. DWELLING
- 2 CAR GARAGE



STREET VIEW FROM NORTH-EAST @ KARON ST.



SINGLE FAMILY NEIGHBORHOOD MASTER PLAN

1"=40'-0"



SINGLE FAMILY NEIGHBORHOOD STREET ELEVATIONS

1"=40'-0"

THE NEIGHBORHOODS AT LUGONIA VILLAGE

REDLANDS, CA

DATE: 06-06-2023
 JOB NO.: 2021-046

REDLANDS SUMMIT LLC
 2459 HUNTINGTON DR., SAN MARINO, CA 91108
 (626) 360-2888



SF-0.1

TENTATIVE TRACT MAP No. 20490

BEING A SUBDIVISION OF PARCEL MAP NO. 20469 AS PER MAP FILED IN BOOK _____, PAGES _____ TO _____, RECORDS OF SAN BERNARDINO COUNTY

EXISTING LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1 (APN: 0167-171-04-0-000)

THAT PORTION OF THE NORTHEAST 1/2 OF SECTION 21 TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:

COMMENCING 60 RODS WEST OF THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SAID SECTION 21; THENCE NORTH 80 RODS; THENCE WEST 20 RODS; THENCE SOUTH 80 RODS; THENCE EAST 20 RODS TO THE POINT OF BEGINNING.

PARCEL 2 (APN: 0167-171-05-0-000)

THE EAST 7 1/2 ACRES OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 3 WEST OF THE SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE GOVERNMENTAL SURVEY, EXCEPTING ANY PORTION WITHIN LUGONIA AVENUE.

PARCEL 3 (APN: 0167-171-06-0-000)

THE WEST 1/2 OF THE EAST 15 ACRES OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:

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EXCEPTING THE SOUTH 30 FEET FOR ROAD PURPOSES.

FEMA

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY APPEARS TO BE WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP, MAP NUMBER 0607108704H, DATED AUGUST 28, 2008. THE DESIGNATION OF ZONE X INDICATES AN AREA OF MINIMAL FLOOD HAZARD, OR AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

CITY OF REDLANDS ZONING

SPECIFIC PLAN: EV/SD - SPECIAL DEVELOPMENT DISTRICT

BASIS OF BEARINGS

BASIS OF BEARINGS: THE CENTERLINE OF LUGONIA AVE BETWEEN TEXAS ST & THE C 1/4 COR OF SEC 21. BEARING BEING N89°59'57"W PER RS 109/82.

GEOTECHNICAL ENGINEER

MOORE TIMING ASSOCIATES, INC.
2527 FRESNO STREET
FRESNO, CA 93721
(559) 268-7126

RECORD OWNER

REDLANDS SUMMIT LLC
1705 OAK GROVE AVENUE
SAN MARINO, CA 91108

UTILITY PURVEYORS

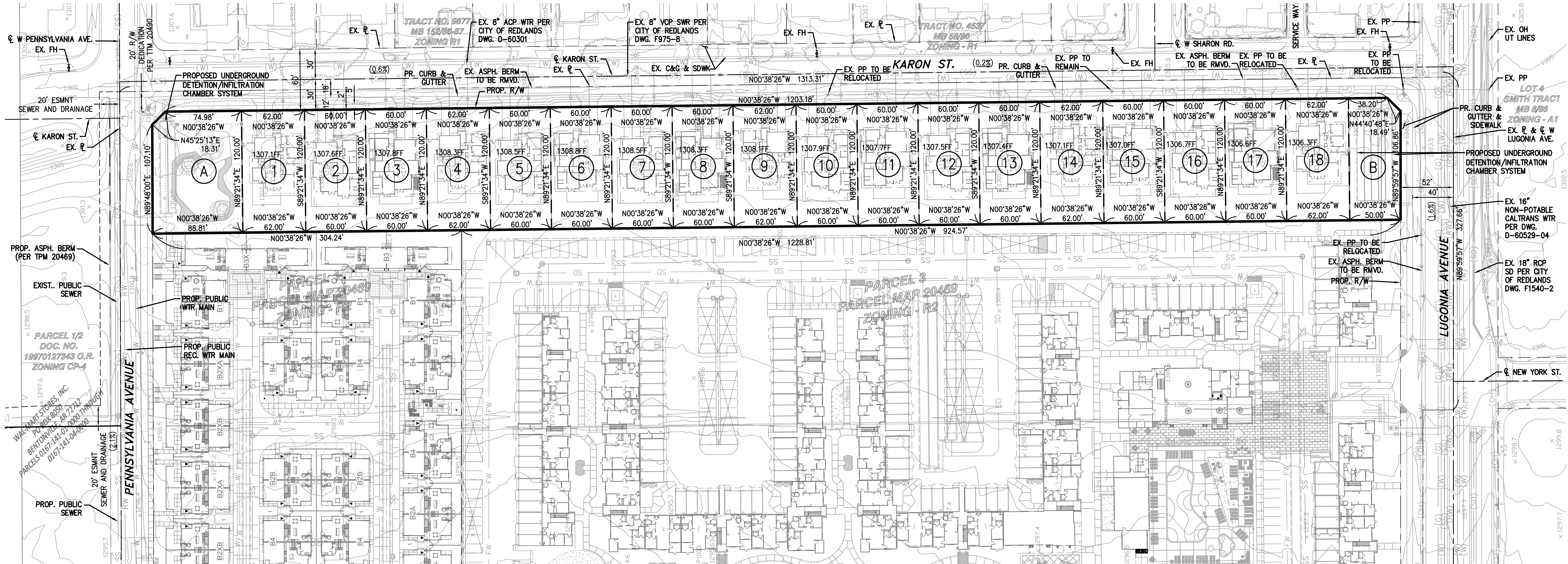
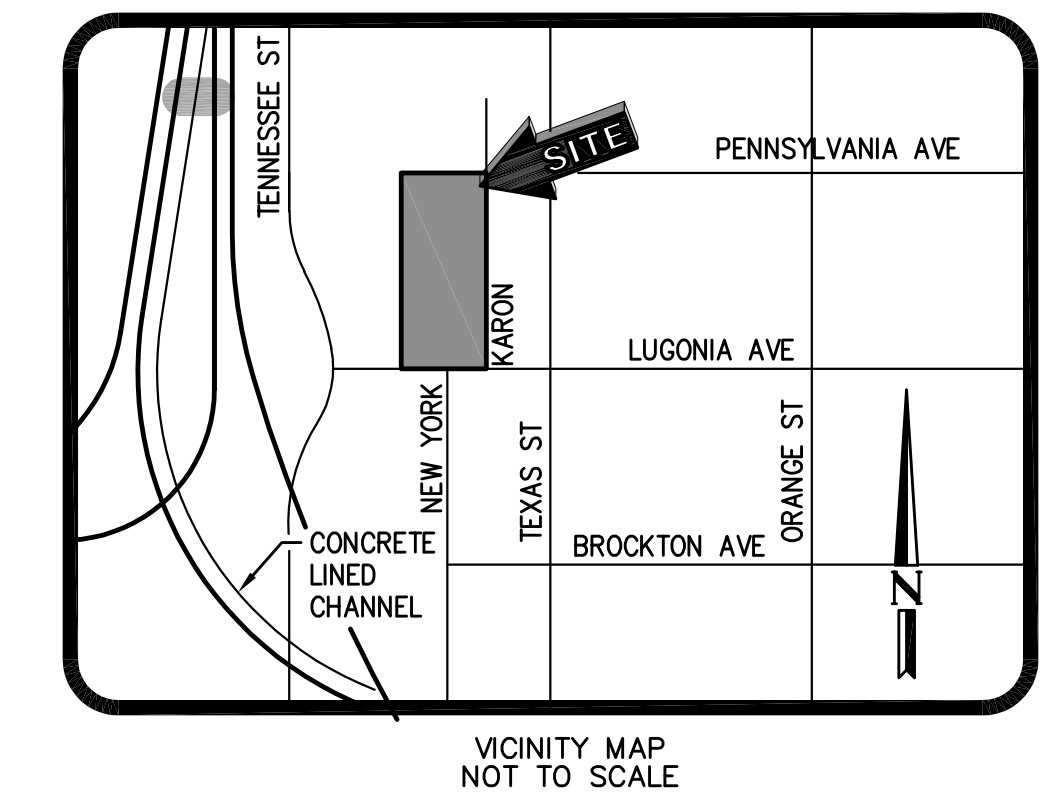
CHARTER
1500 AUTO CENTER DRIVE
ONTARIO, CA 91761
(855) 335-7806

SOCAL GAS
1981 W. LUGONIA AVENUE
REDLANDS, CA 92374
(213) 244-1200

CITY OF REDLANDS MUNICIPAL UTILITIES AND ENGINEERING DEPARTMENT (WATER/SEWER)
35 CAJON STREET, SUITE 15A
REDLANDS, CA 92373
(909) 788-7585

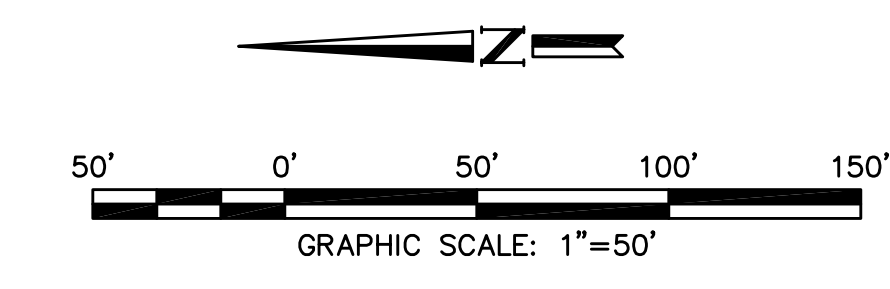
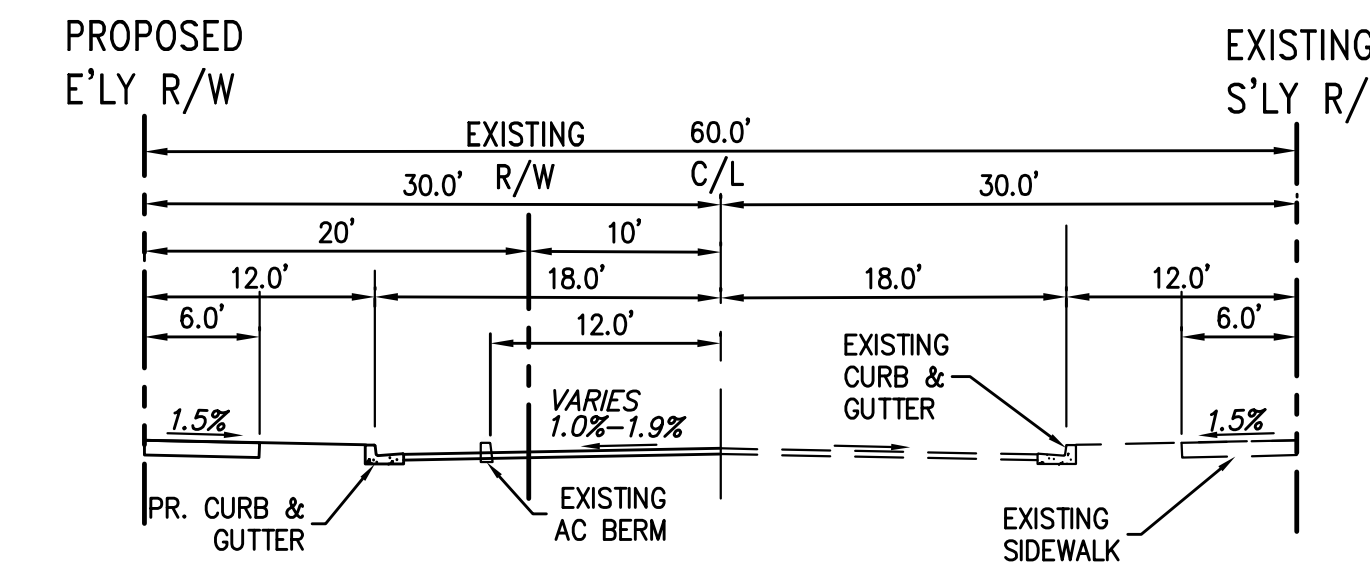
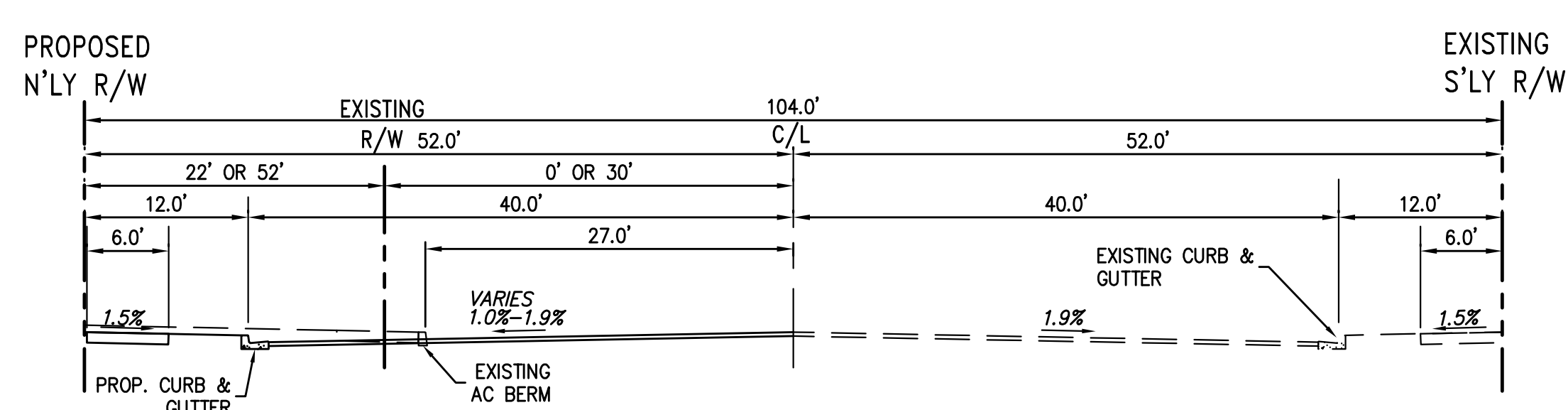
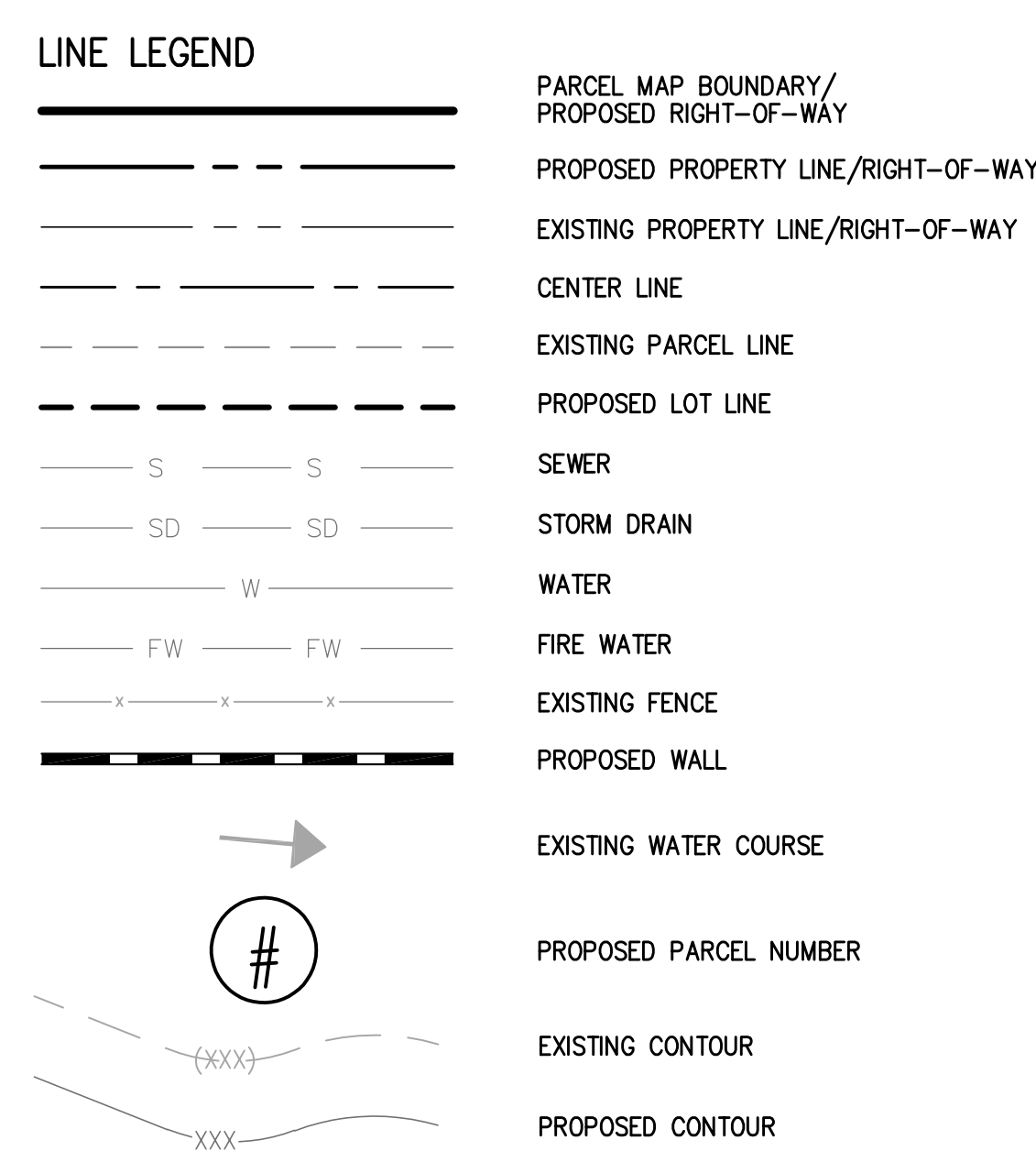
FRONTIER
9 SOUTH 4TH STREET
REDLANDS, CA 92373
(866) 926-8182

SOUTHERN CALIFORNIA Edison
287 TENNESSEE STREET
REDLANDS, CA 92373
(909) 307-6740



LOT SUMMARY

LOT NO.	AREA (SQ.-FT.)	AREA (ACRES)	LOT USE
1	7,440	0.171	SINGLE-FAMILY HOME
2	7,200	0.165	SINGLE-FAMILY HOME
3	7,200	0.165	SINGLE-FAMILY HOME
4	7,440	0.171	SINGLE-FAMILY HOME
5	7,200	0.165	SINGLE-FAMILY HOME
6	7,200	0.165	SINGLE-FAMILY HOME
7	7,200	0.165	SINGLE-FAMILY HOME
8	7,200	0.165	SINGLE-FAMILY HOME
9	7,440	0.171	SINGLE-FAMILY HOME
10	7,200	0.165	SINGLE-FAMILY HOME
11	7,200	0.165	SINGLE-FAMILY HOME
12	7,200	0.165	SINGLE-FAMILY HOME
13	7,200	0.165	SINGLE-FAMILY HOME
14	7,440	0.171	SINGLE-FAMILY HOME
15	7,200	0.165	SINGLE-FAMILY HOME
16	7,200	0.165	SINGLE-FAMILY HOME
17	7,200	0.165	SINGLE-FAMILY HOME
18	7,440	0.171	SINGLE-FAMILY HOME
A	10,518	0.241	SINGLE-FAMILY HOME
B	5,995	0.138	SINGLE-FAMILY HOME
TOTAL	130,800	3.379	-



NOT FOR CONSTRUCTION
 PREPARED BY: **dprc** Engineering, Inc.
 Civil Engineering/Land Surveying/Land Planning
 160 S. 0th Springs Road, Suite 210, Anaheim Hills, CA 92808
 Phone: 714-665-8660
 Date: 8/17/2023
 Project: **TENTATIVE TRACT MAP No. 20490**
 The Neighborhoods at Lugonia Village
 Redlands, California
 Drawing Name: **TENTATIVE TRACT MAP**
 Issue: **TENTATIVE MAP**
 Date: **06/29/2023**
 Checked: LI, Drawn: LI
 Project No.: **21-088**
 Sheet Number: **1**
 Of **1** Sheets
 Scale: **AS SHOWN**

TENTATIVE TRACT MAP No. 20491

BEING A SUBDIVISION OF PARCEL MAP NO. 20469 AS PER MAP FILED IN BOOK _____, PAGES _____ TO _____, RECORDS OF SAN BERNARDINO COUNTY

for CONDOMINIUM PURPOSES

EXISTING LEGAL DESCRIPTION
REAL PROPERTY IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1 (APN: 0167-171-04-0-000)
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EXCEPTING THE SOUTH 30 FEET FOR ROAD PURPOSES.

FEMA
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CITY OF REDLANDS ZONING
EV/SD - SPECIAL DEVELOPMENT DISTRICT

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RECORD OWNER
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UTILITY PURVEYORS

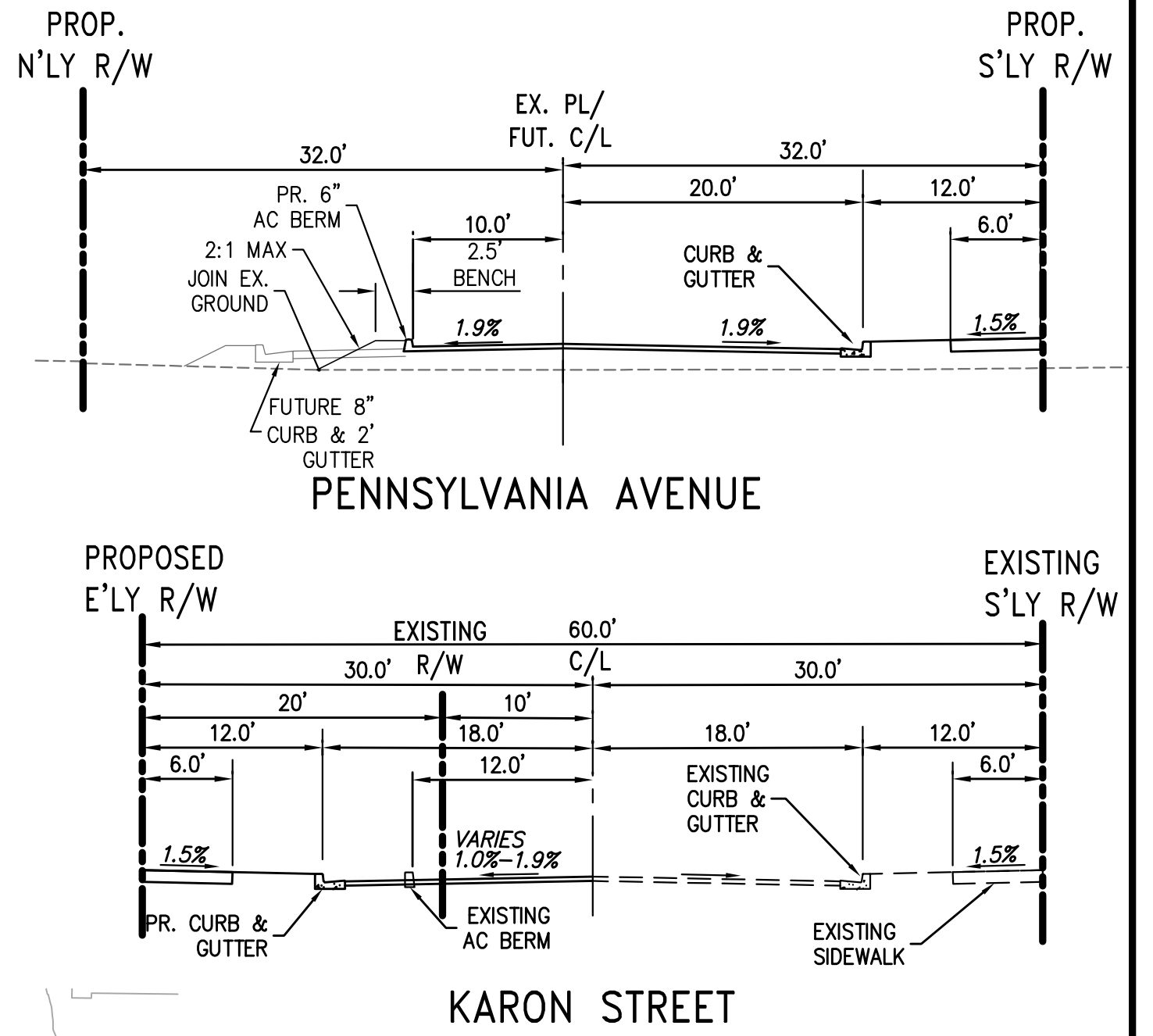
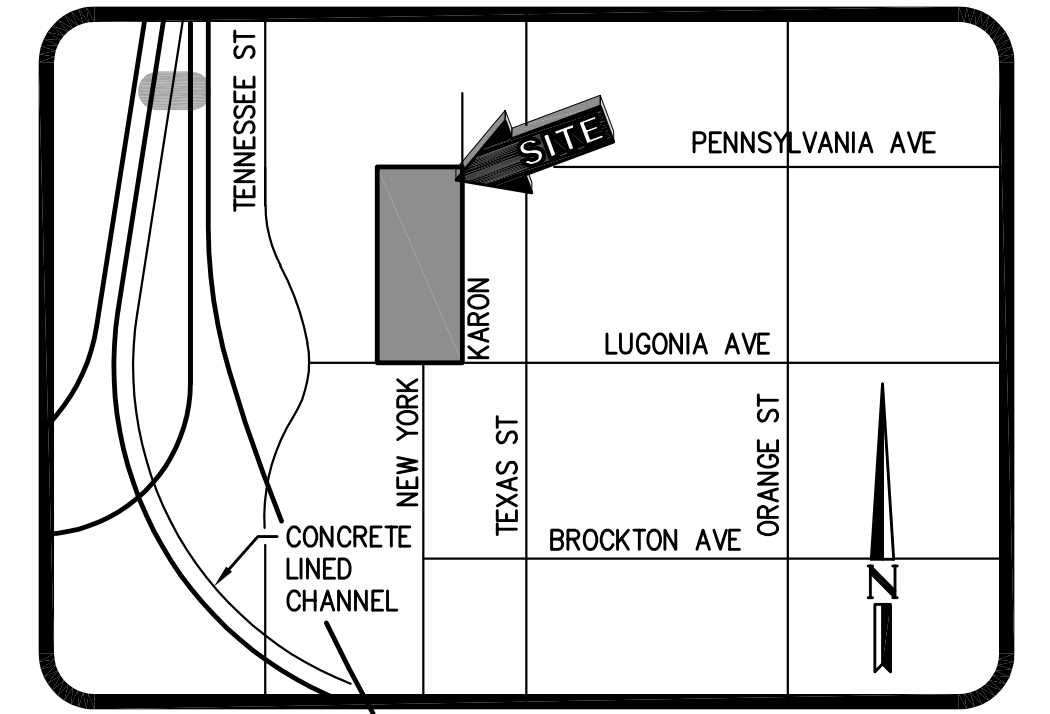
CHARTER
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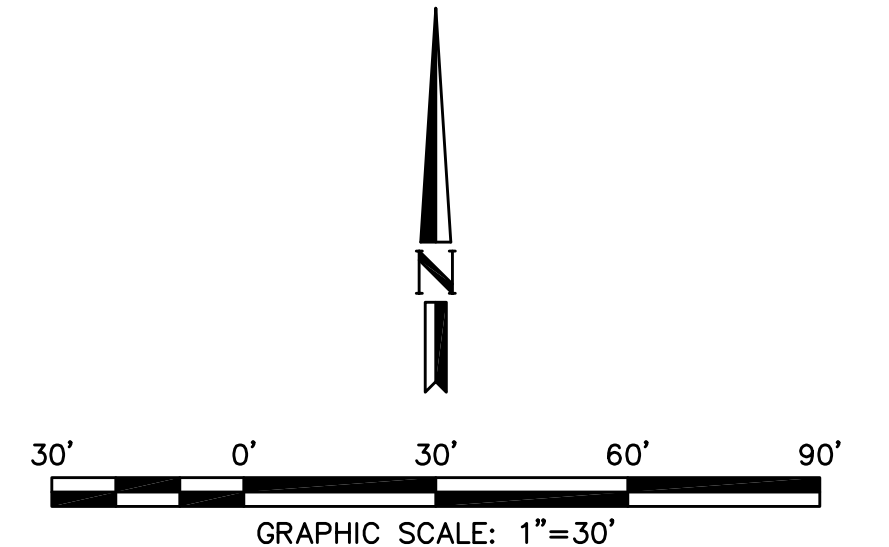
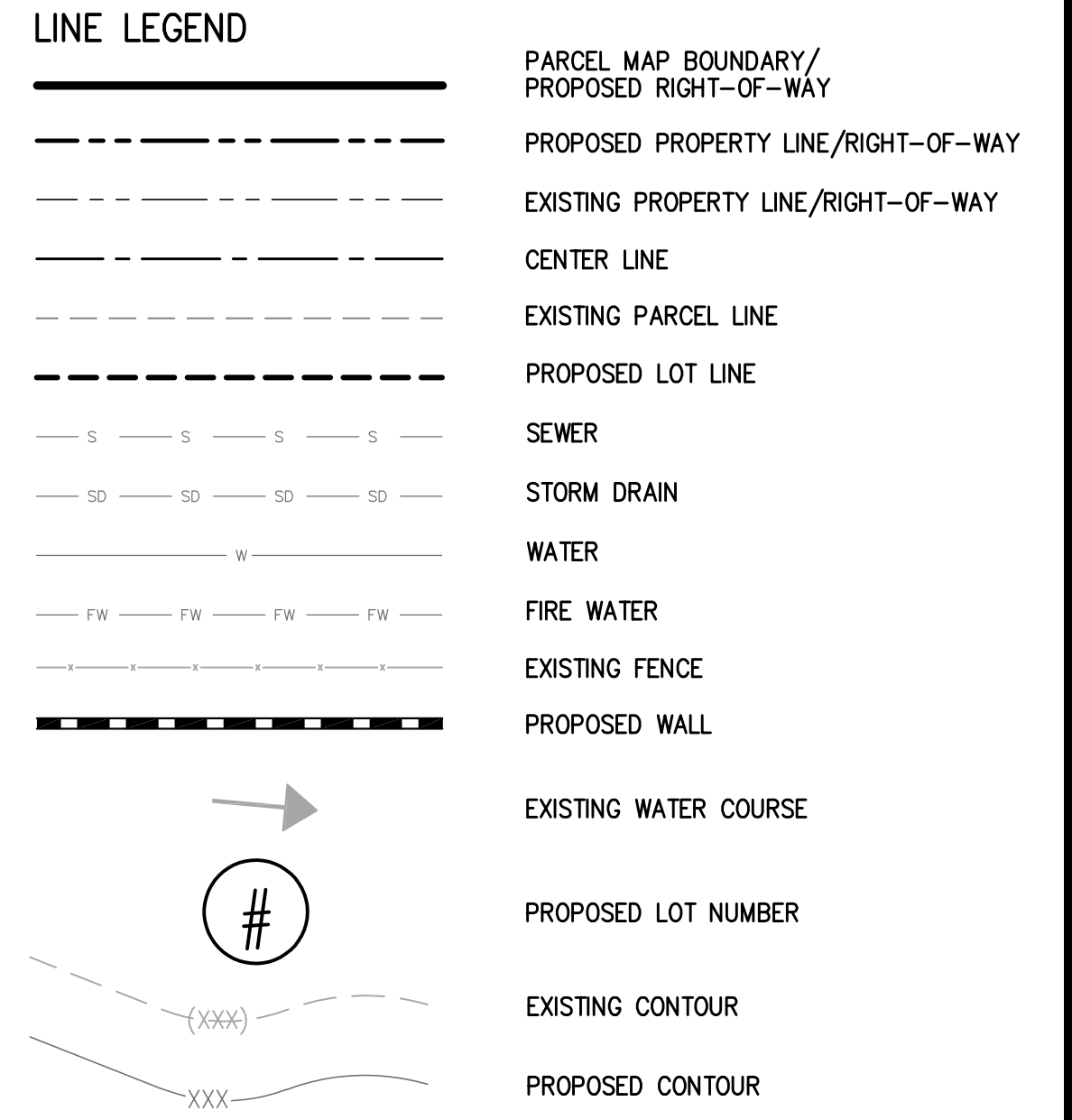
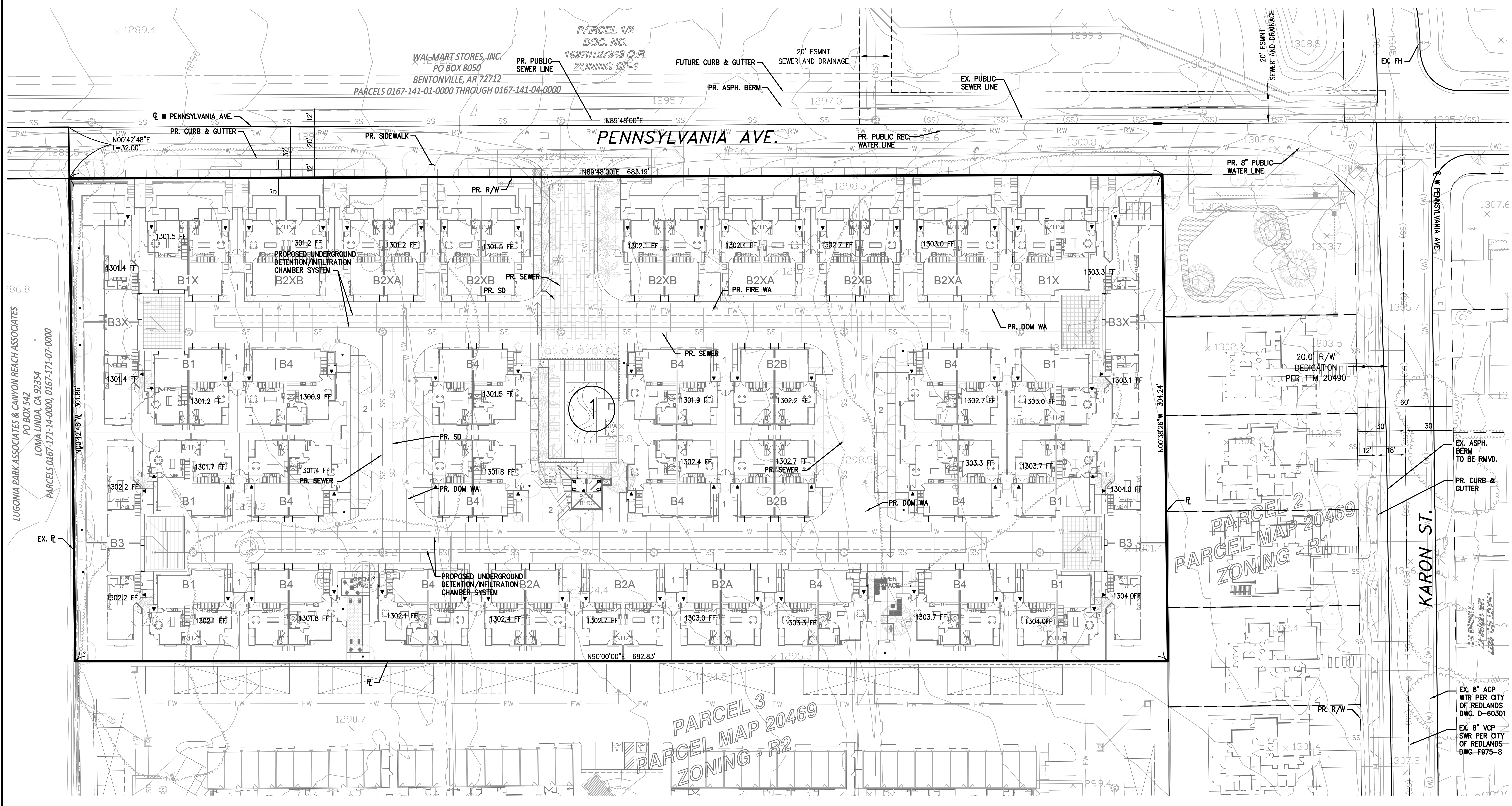
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REDLANDS, CA 92373
(866) 926-8192

SOUTHERN CALIFORNIA Edison
287 TENNESSEE STREET
REDLANDS, CA 92373
(909) 307-6740



LOT SUMMARY

LOT NO.	AREA (ACRES)	PARCEL USE
①	4.751	CONDOMINIUM PURPOSES



TENTATIVE TRACT MAP No. 20491
THE NEIGHBORHOODS AT LUGONIA VILLAGE
REDLANDS, CALIFORNIA

TENTATIVE TRACT MAP

PROJECT: TENTATIVE MAP
DATE: 06/29/2023
CHECKED: LI DRAWN: LI
DRAWING FILE:
PROJECT NO.: 21-088
SHEET NUMBER:
1
OF 1 SHEETS
SCALE: AS SHOWN

PREPARED BY: **DRPC Engineering, Inc.**
Civil Engineering/Land Surveying/Land Planning 714-665-8860
160 S. 0th Springs Road, Suite 210, Anaheim Hills, CA 92808
8/11/2022
F.C.E. 7414
NOT FOR CONSTRUCTION



PLAN 2
RIGHT ELEVATION

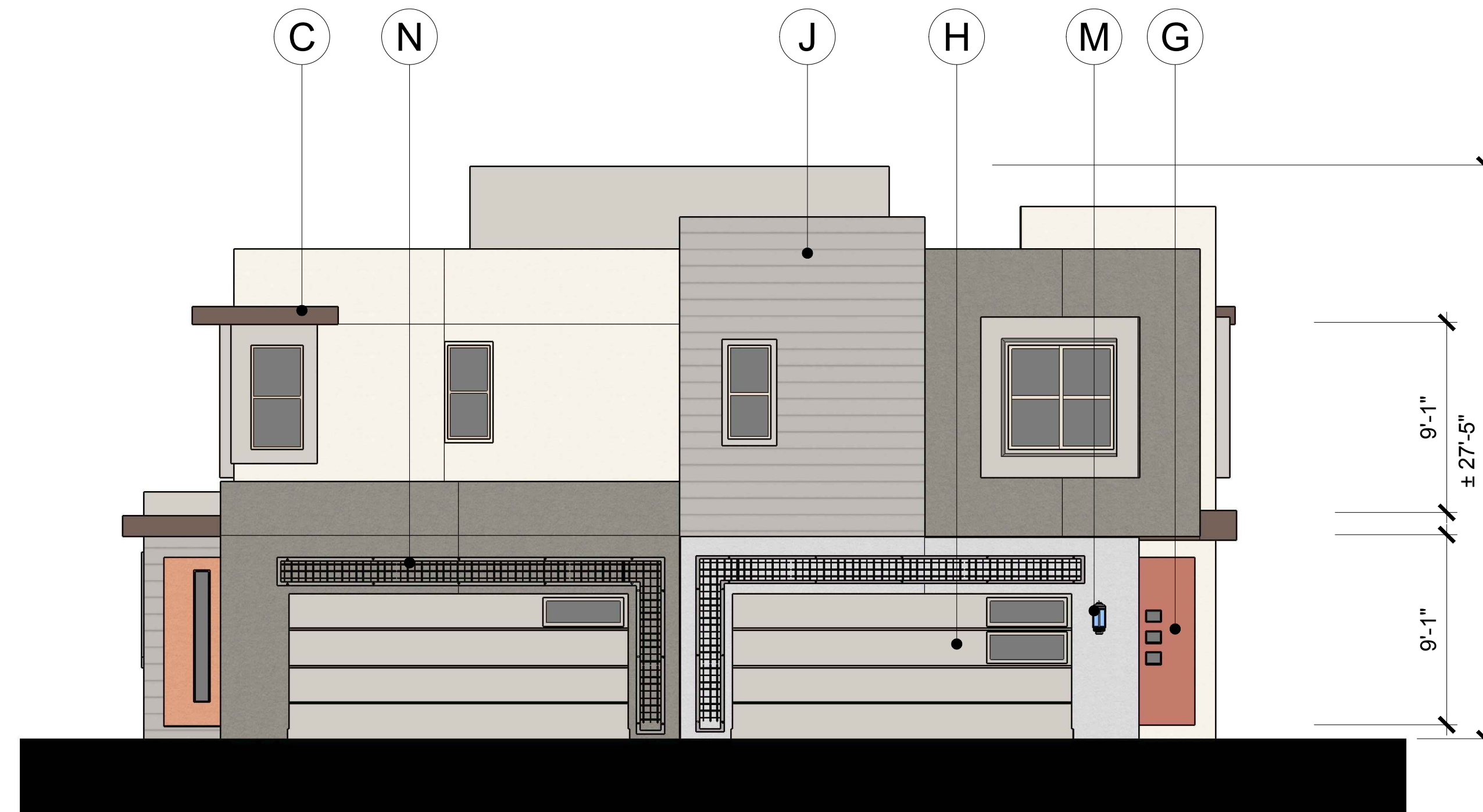


PLAN 2 PLAN 1
REAR ELEVATION

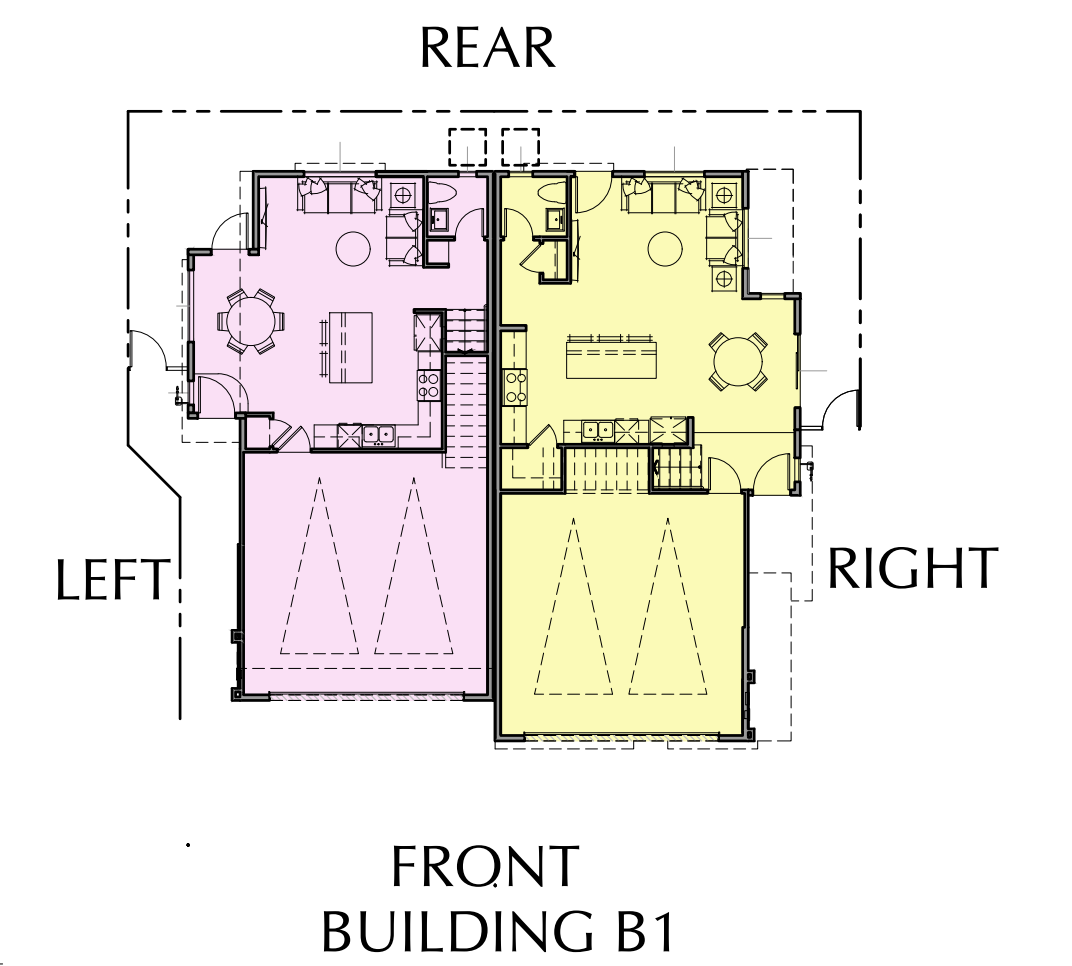
- A - ROOF PARAPET
- B - STUCCO
- C - STUCCO EYEBROW CANTILEVER
- D - STUCCO POP OUT
- E - STUCCO WRAPPED FOAM TRIM
- F - WINDOW
- G - ENTRY DOOR
- H - GARAGE DOOR
- J - SIMULATED WOOD SIDING
- K - SIMULATED WOOD TRIM
- L - SOFFIT OPENING
- M - LIGHT FIXTURE
- N - METAL VINE TRELLIS



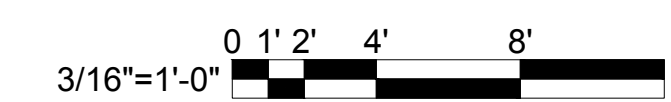
PLAN 1
LEFT ELEVATION



PLAN 1 PLAN 2
FRONT ELEVATION



BUILDING 1



THE NEIGHBORHOODS AT LUGONIA VILLAGE

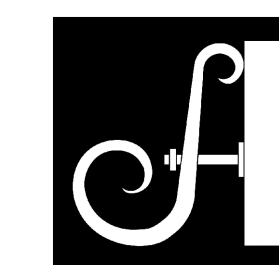
REDLANDS, CA

BUILDING B1 - ELEVATIONS

DATE: 06-05-2023
JOB NO.: 2207

PH-3.0

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(626) 360-2888





PLAN 2
RIGHT ELEVATION

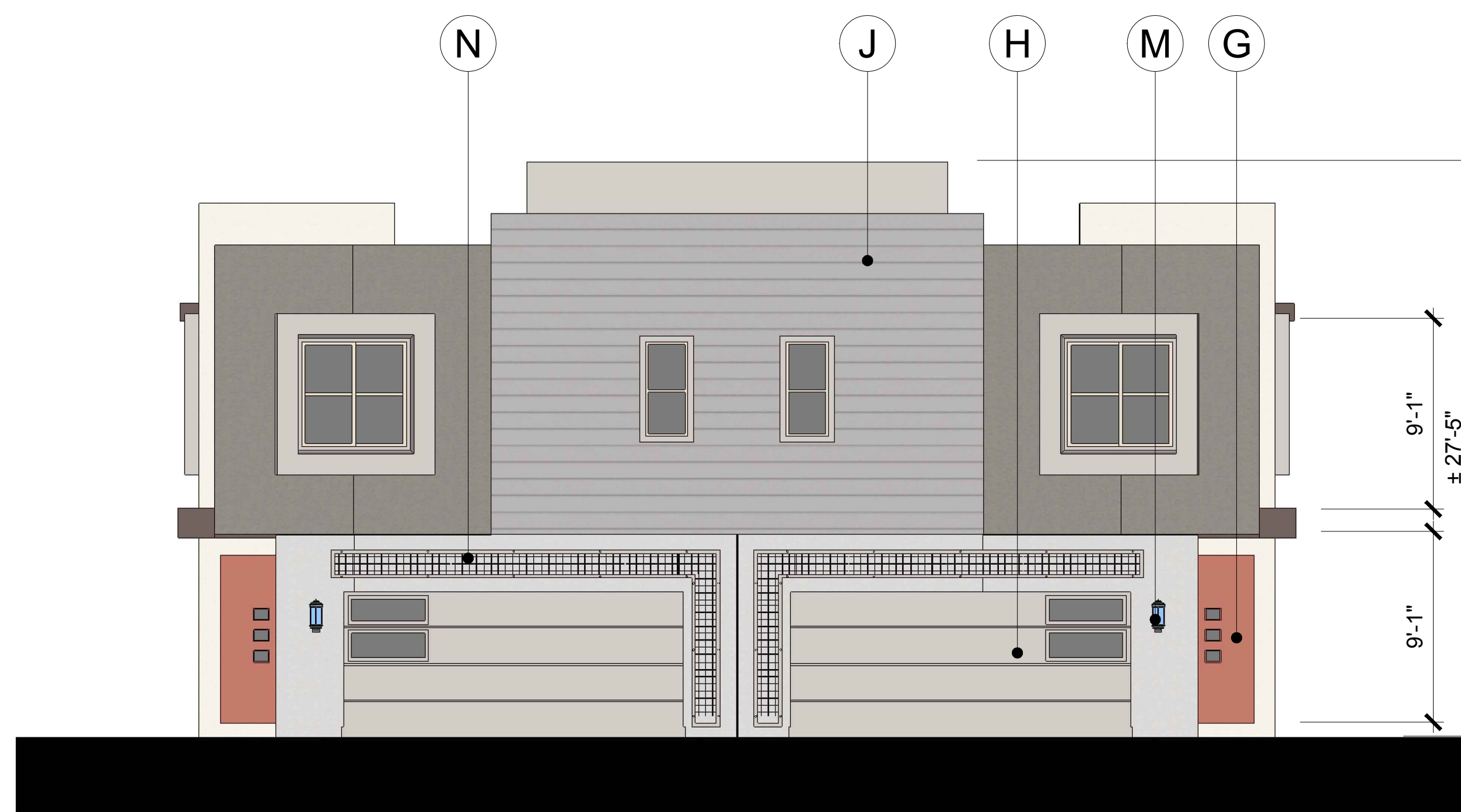


PLAN 2 PLAN 2
REAR ELEVATION

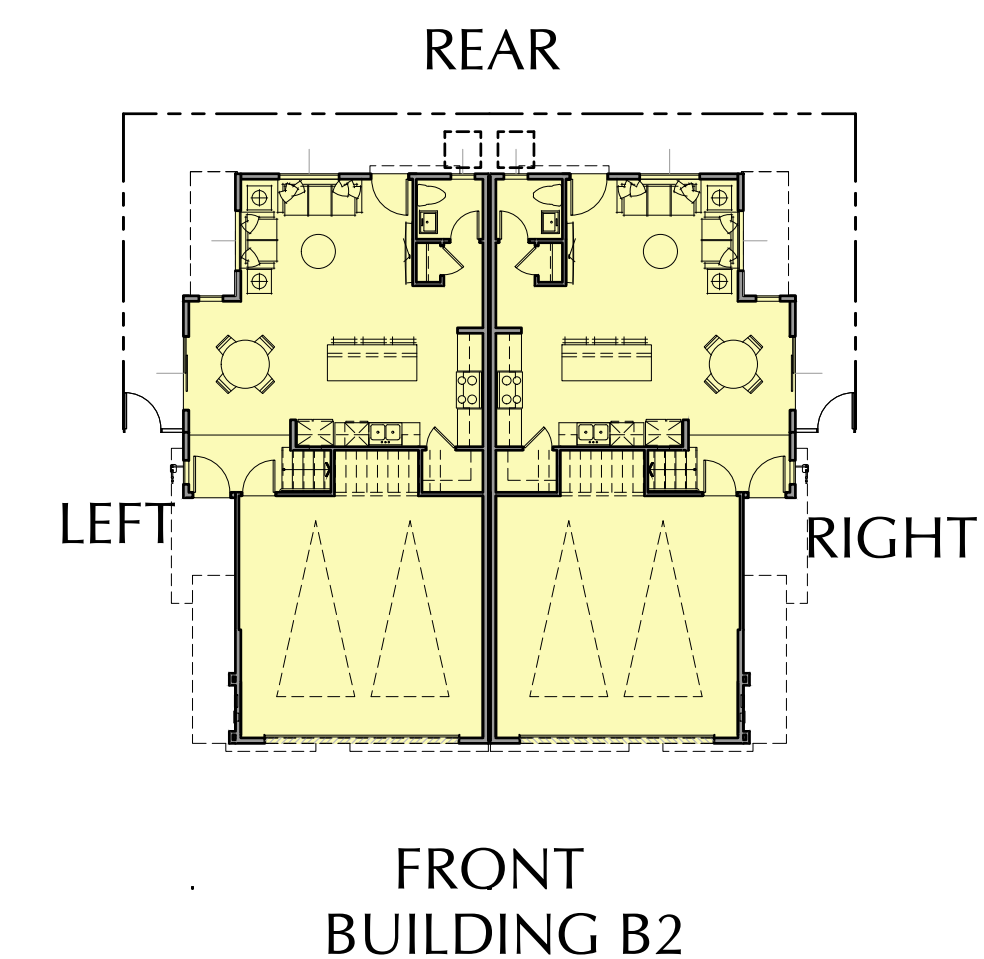
- A - ROOF PARAPET
- B - STUCCO
- C - STUCCO EYEBROW CANTILEVER
- D - STUCCO POP OUT
- E - STUCCO WRAPPED FOAM TRIM
- F - WINDOW
- G - ENTRY DOOR
- H - GARAGE DOOR
- J - SIMULATED WOOD SIDING
- K - SIMULATED WOOD TRIM
- L - SOFFIT OPENING
- M - LIGHT FIXTURE
- N - METAL VINE TRELLIS



PLAN 2
LEFT ELEVATION



PLAN 2 PLAN 2
FRONT ELEVATION



BUILDING 2



THE NEIGHBORHOODS AT LUGONIA VILLAGE

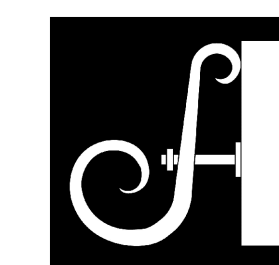
REDLANDS, CA

BUILDING B2 - ELEVATIONS

DATE: 06-05-2023
JOB NO.: 2207

PH-3.1

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PLAN 2X
RIGHT ELEVATION

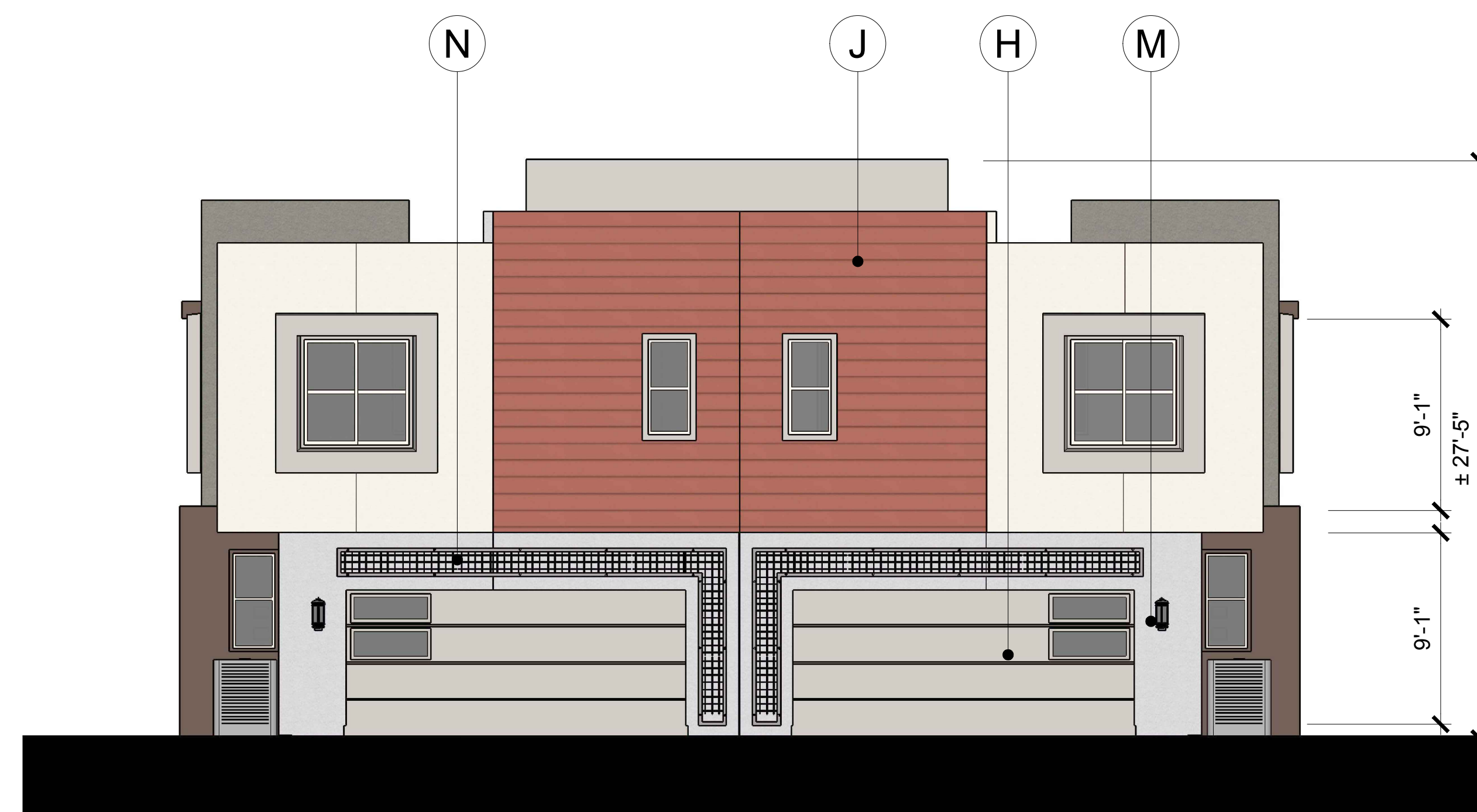


PLAN 2X
REAR ELEVATION

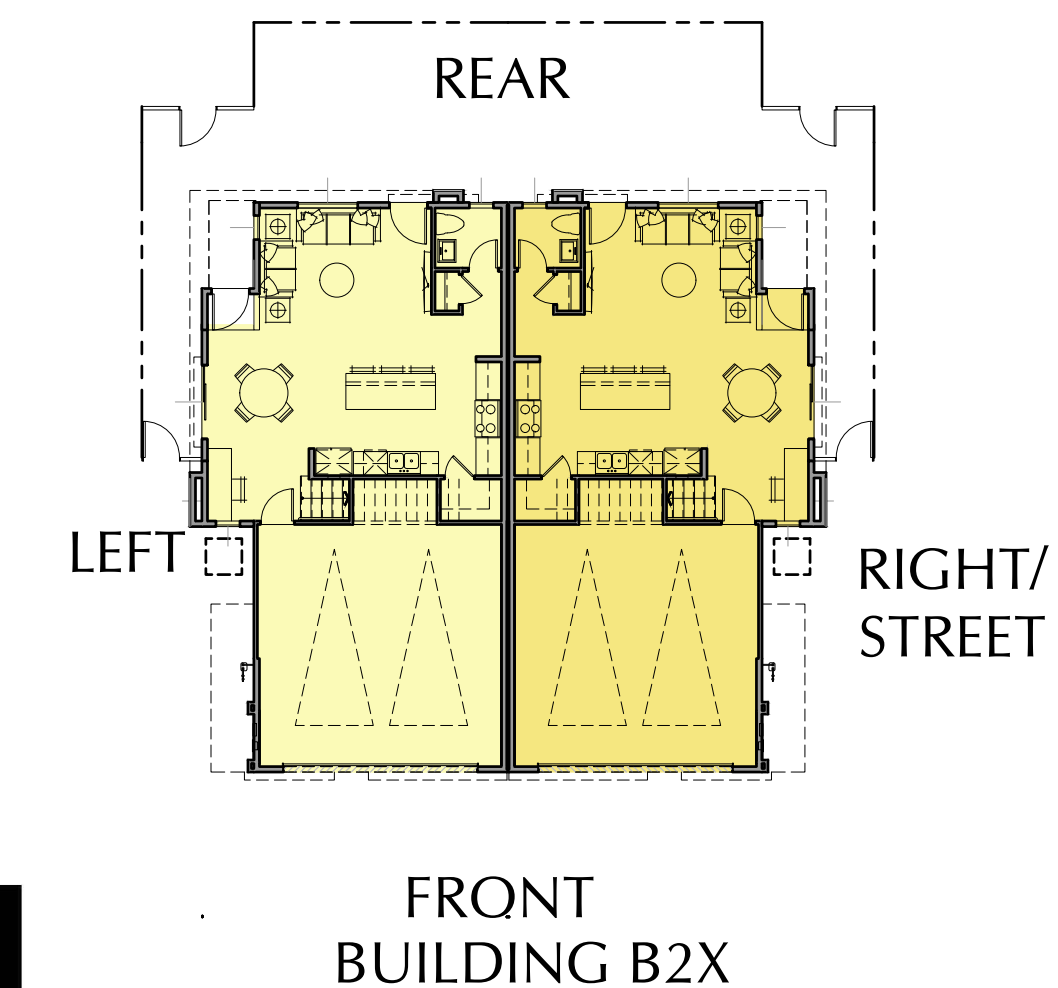
- A - ROOF PARAPET
- B - STUCCO
- C - STUCCO EYEBROW CANTILEVER
- D - STUCCO POP OUT
- E - STUCCO WRAPPED FOAM TRIM
- F - WINDOW
- G - ENTRY DOOR
- H - GARAGE DOOR
- J - SIMULATED WOOD SIDING
- K - SIMULATED WOOD TRIM
- L - SOFFIT OPENING
- M - LIGHT FIXTURE
- N - METAL VINE TRELLIS



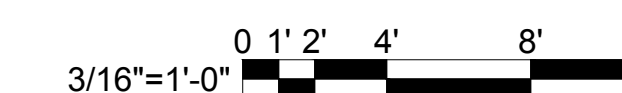
PLAN 2X
LEFT ELEVATION



PLAN 2X
FRONT ELEVATION



BUILDING 2X



THE NEIGHBORHOODS AT LUGONIA VILLAGE

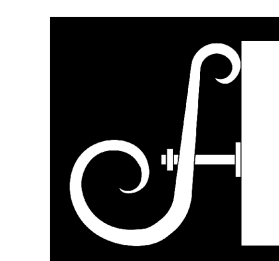
REDLANDS, CA

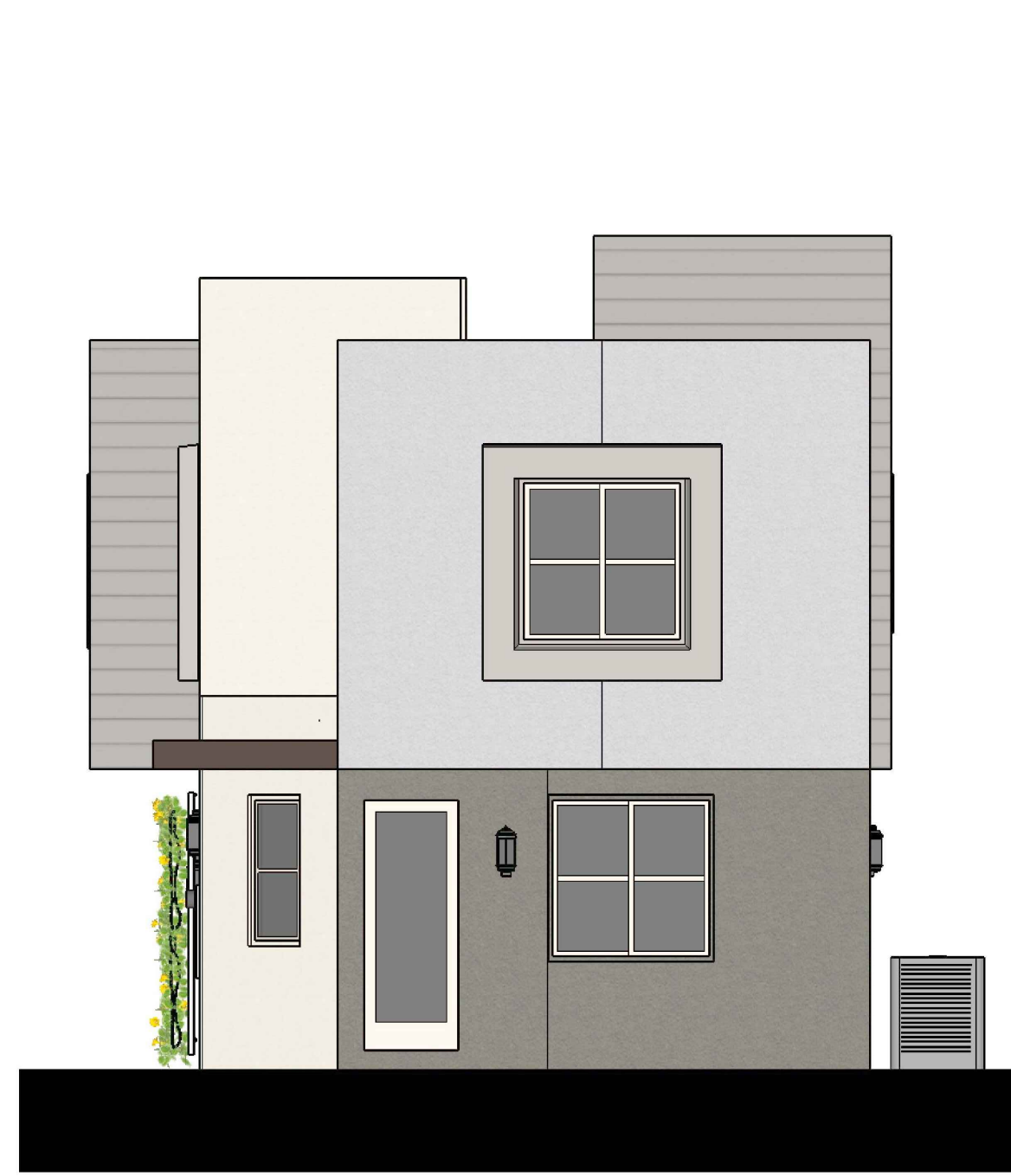
BUILDING B2X - ELEVATIONS

DATE: 06-05-2023
JOB NO.: 2207

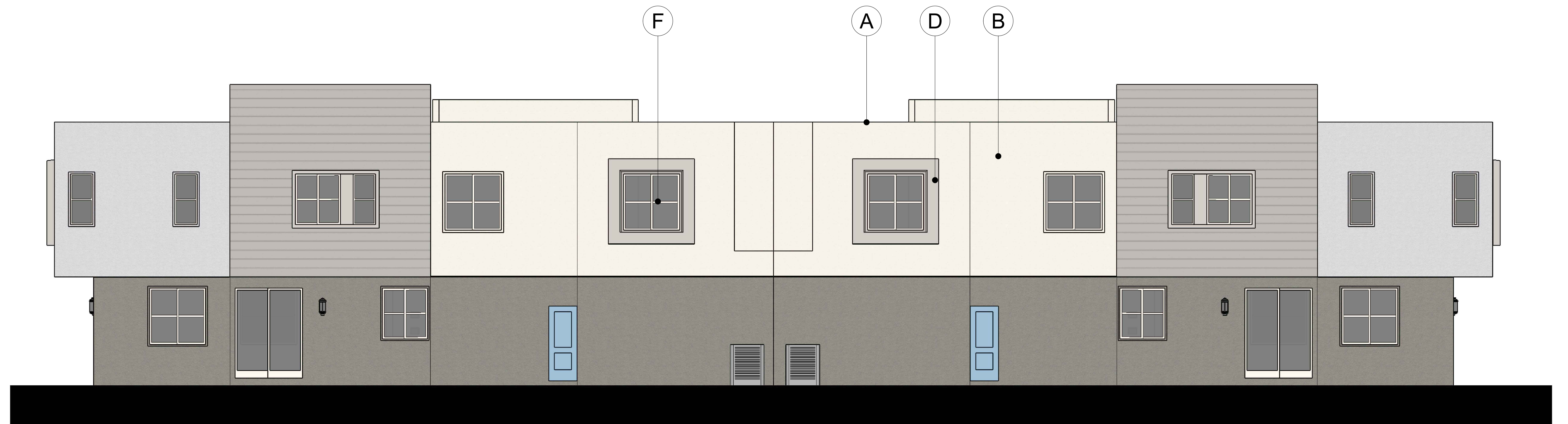
PH-3.2

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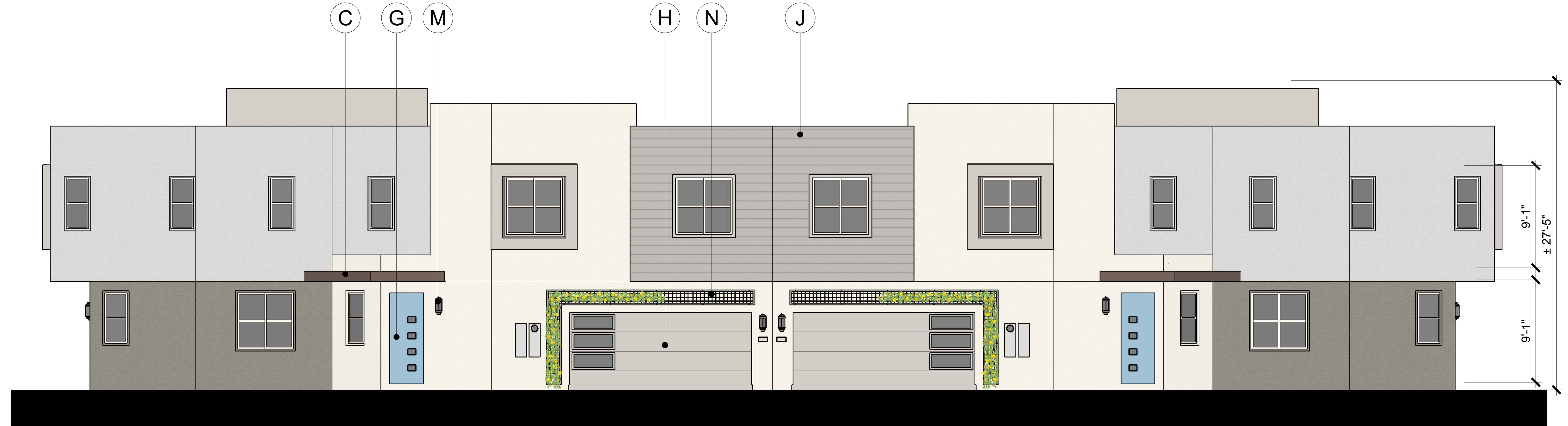
PLAN 3
RIGHT ELEVATION



PLAN 3
REAR ELEVATION

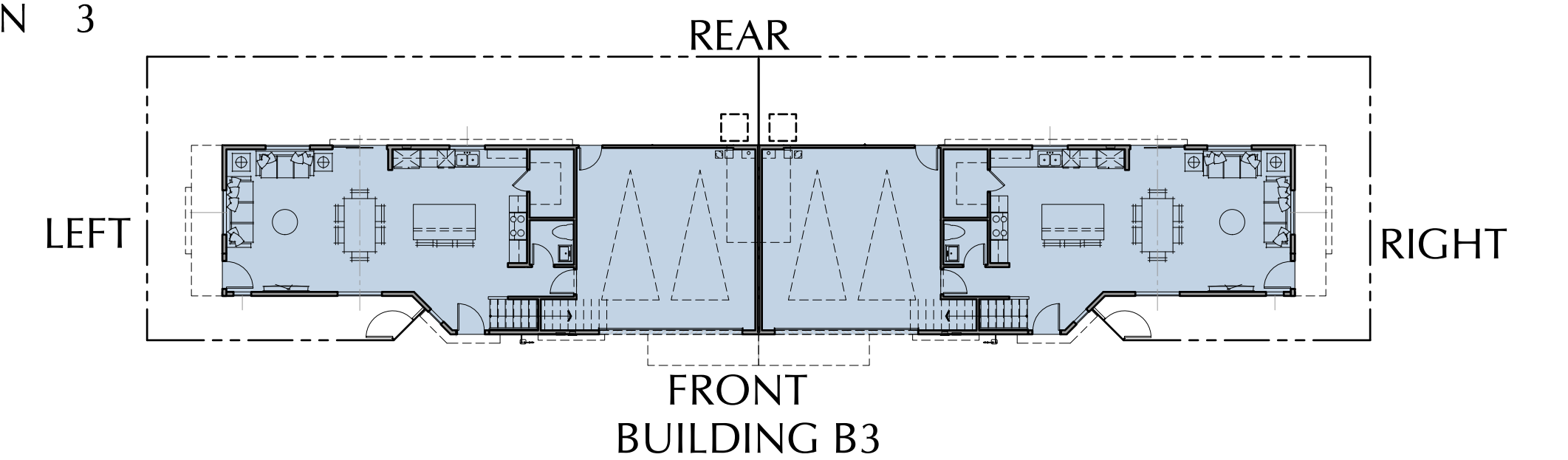


PLAN 3
LEFT ELEVATION



PLAN 3
FRONT ELEVATION

- A- ROOF PARAPET
- B- STUCCO
- C- STUCCO EYEBROW CANTILEVER
- D- STUCCO POP OUT
- E- STUCCO WRAPPED FOAM TRIM
- F- WINDOW
- G- ENTRY DOOR
- H- GARAGE DOOR
- J- SIMULATED WOOD SIDING
- K- SIMULATED WOOD TRIM
- L- SOFFIT OPENING
- M- LIGHT FIXTURE
- N- METAL VINE TRELLIS



BUILDING 3



THE NEIGHBORHOODS AT LUGONIA VILLAGE

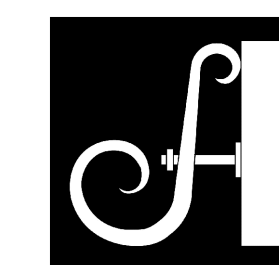
REDLANDS, CA

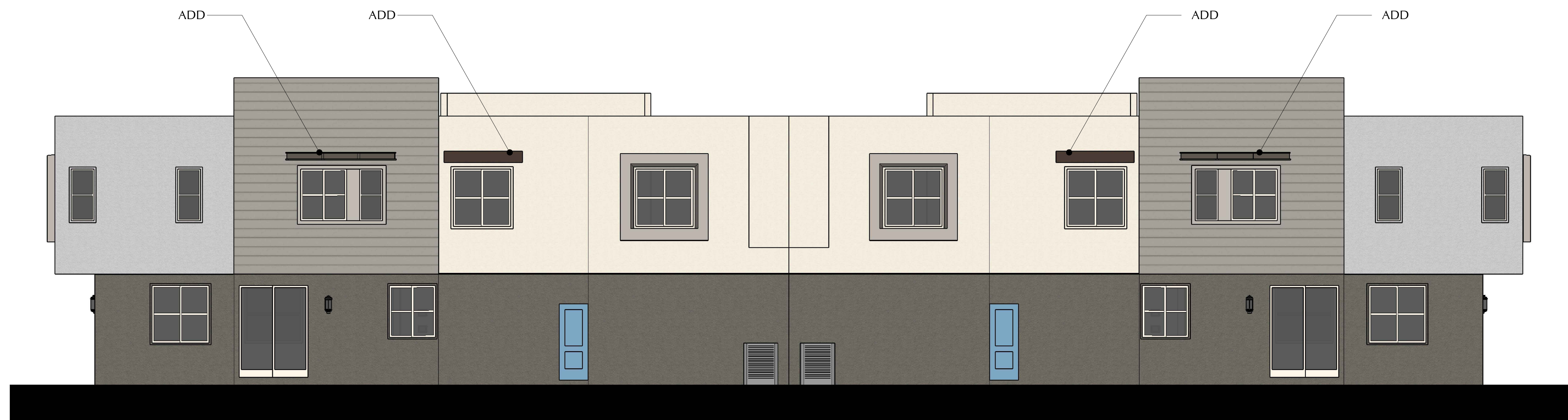
BUILDING B3 - ELEVATIONS

DATE: 06-05-2023
JOB NO.: 2207

PH-3.3

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PLAN 3

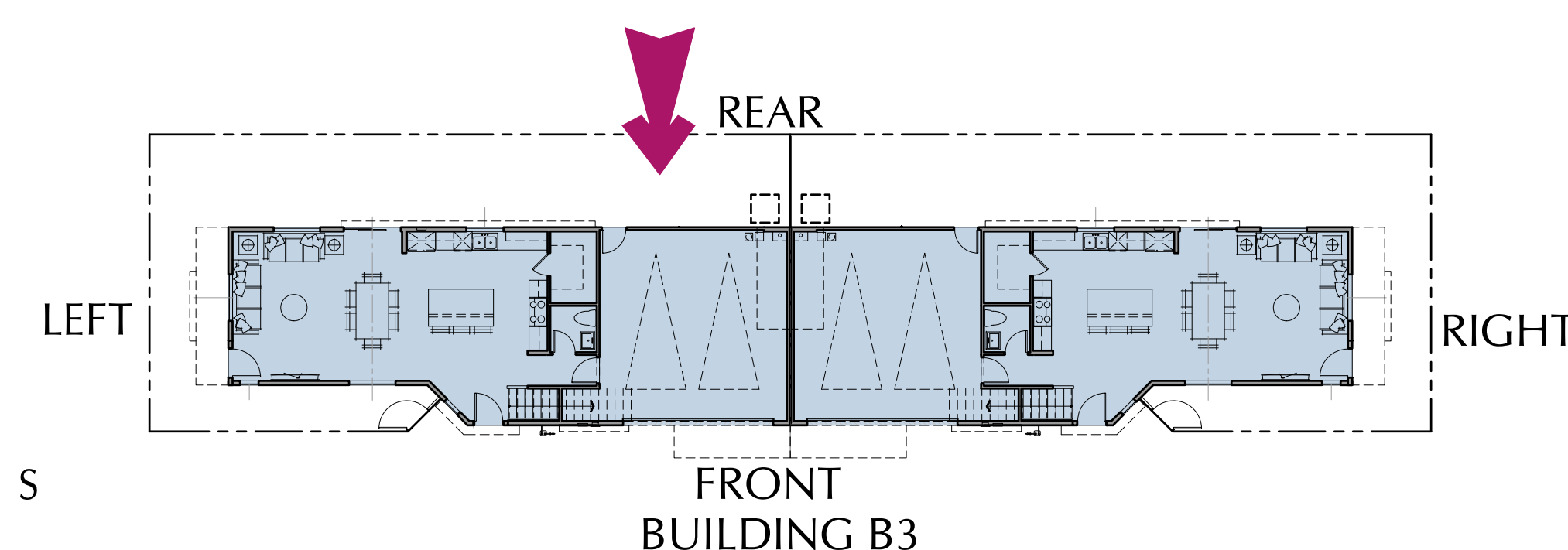
PLAN 3

REAR ELEVATION
ADDITIONAL SHADING @ WEST FACING LOCATIONS

BUILDING 3



WEST FACING EDGE



3/16"=1'-0" 0' 1' 2' 4' 8'

THE NEIGHBORHOODS AT LUGONIA VILLAGE

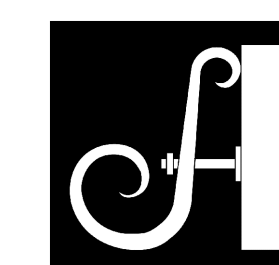
REDLANDS, CA

BUILDING B3S - ELEVATIONS

DATE: 06-05-2023
JOB NO.: 2207

PH-3.4

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PLAN 4
RIGHT/STREET ELEVATION

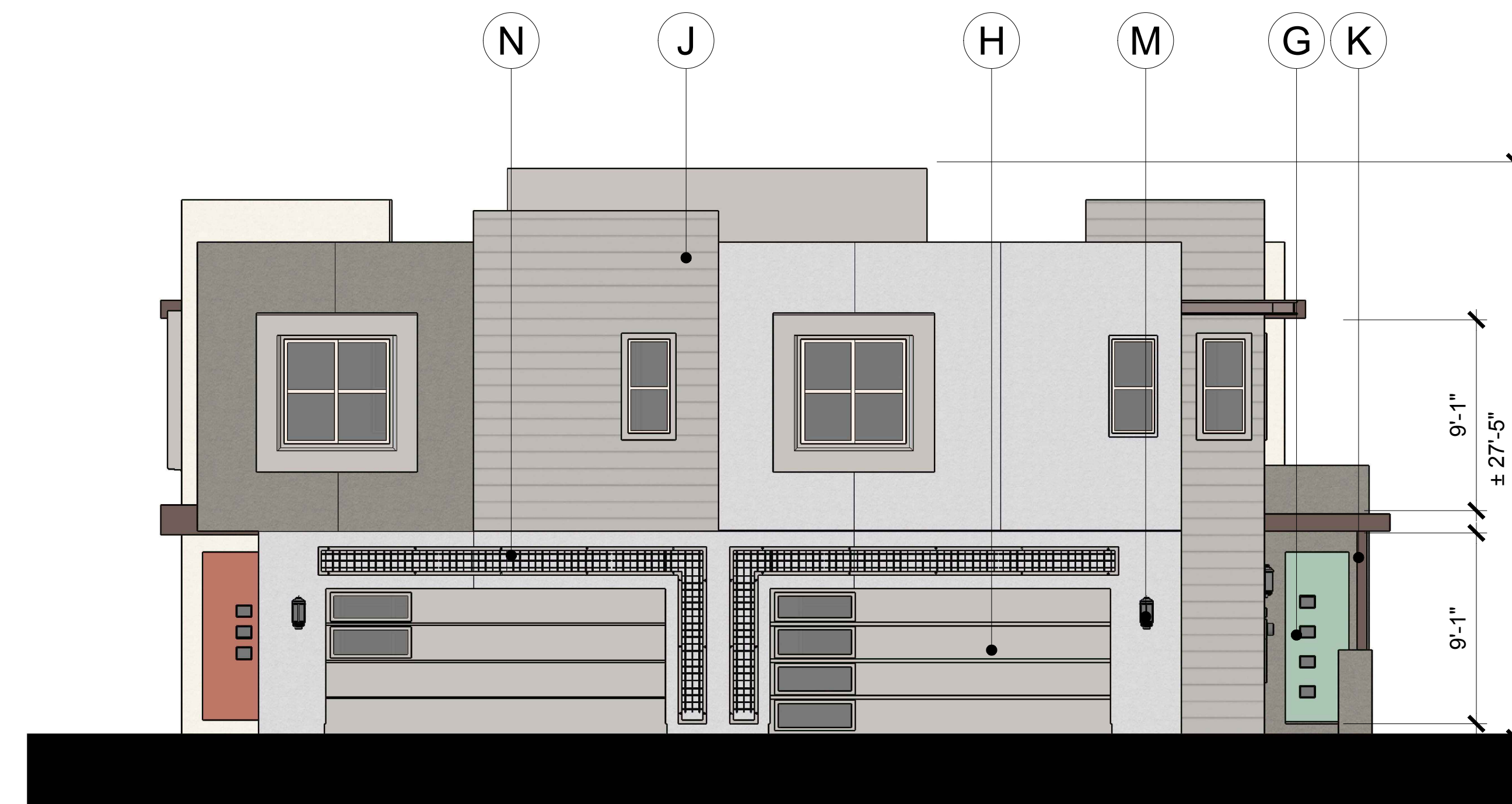


PLAN 4 PLAN 2
REAR ELEVATION

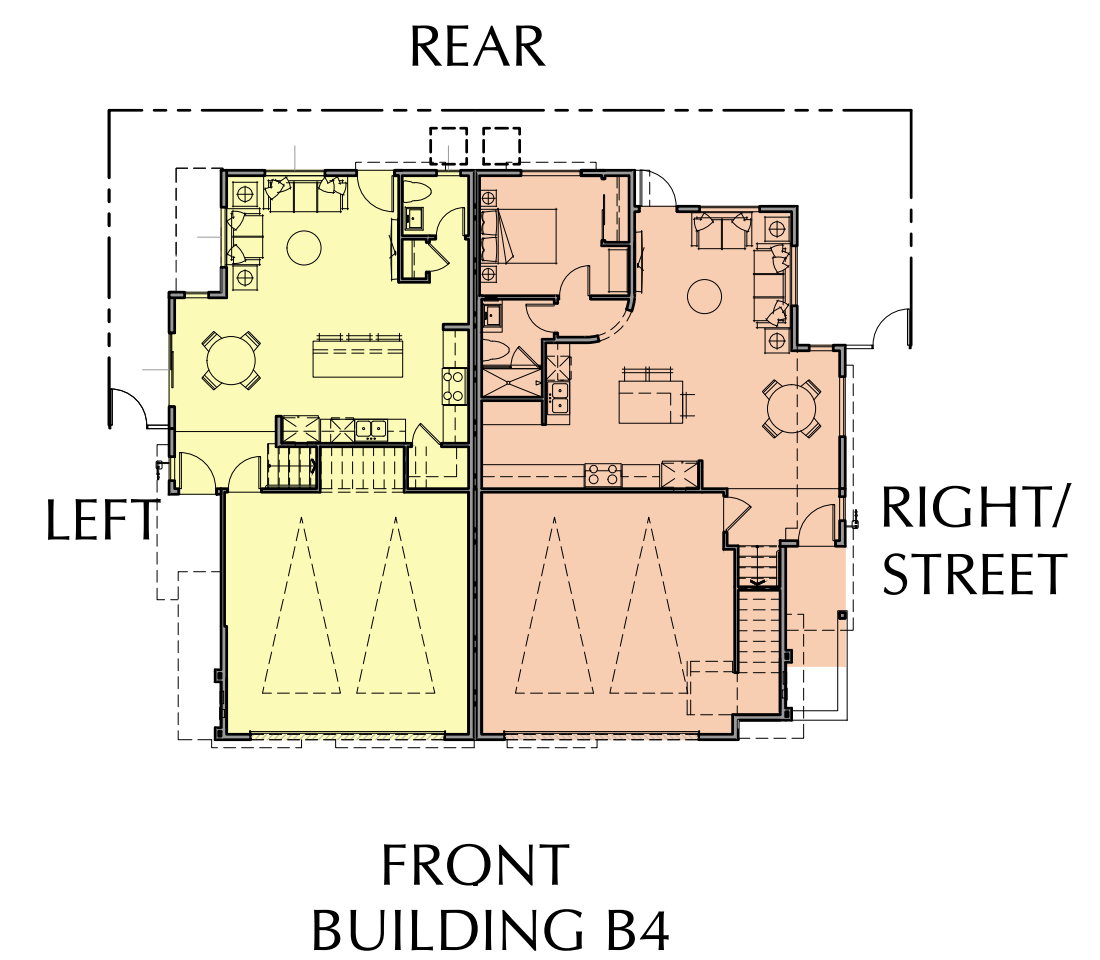
- A - ROOF PARAPET
- B - STUCCO
- C - STUCCO EYEBROW CANTILEVER
- D - STUCCO POP OUT
- E - STUCCO WRAPPED FOAM TRIM
- F - WINDOW
- G - ENTRY DOOR
- H - GARAGE DOOR
- J - SIMULATED WOOD SIDING
- K - SIMULATED WOOD TRIM
- L - SOFFIT OPENING
- M - LIGHT FIXTURE
- N - METAL VINE TRELLIS
- O - METAL EYEBROW CANTILEVER



PLAN 2
LEFT ELEVATION



PLAN 2 PLAN 4
FRONT ELEVATION



BUILDING 4

THE NEIGHBORHOODS AT LUGONIA VILLAGE

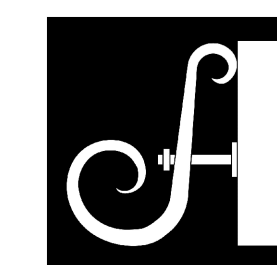
REDLANDS, CA

BUILDING B4 - ELEVATIONS

DATE: 06-05-2023
JOB NO.: 2207

PH-3.5

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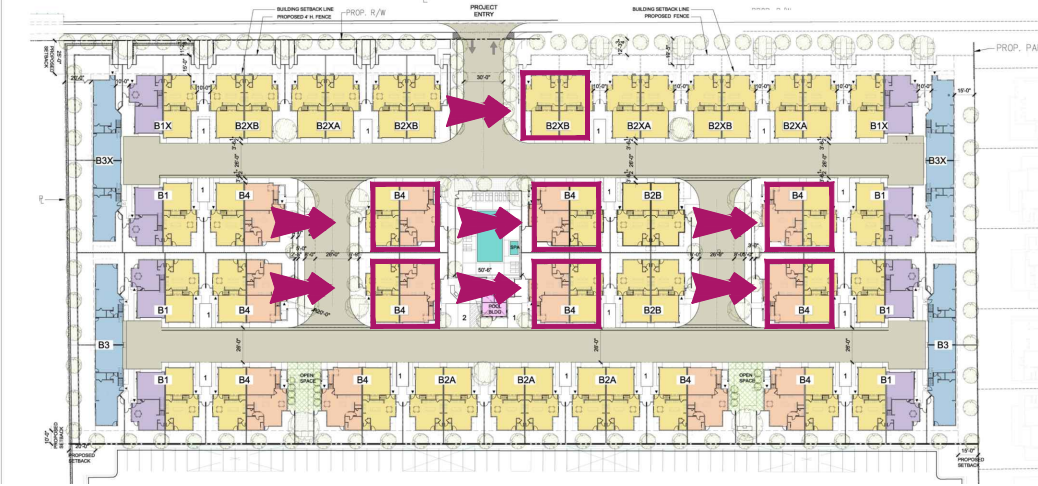




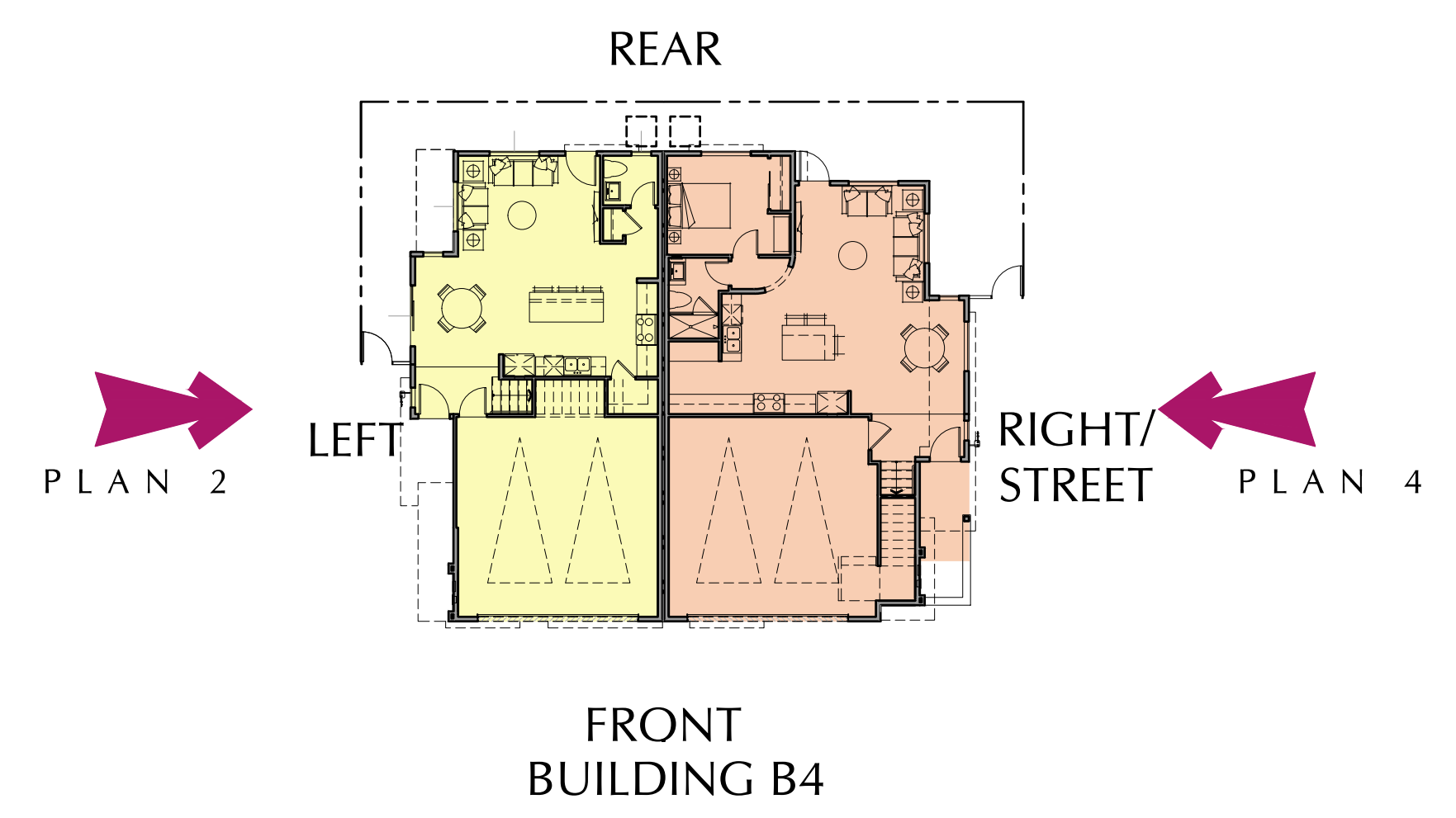
PLAN 4
 RIGHT/STREET ELEVATION
 ADDITIONAL SHADING @ WEST FACING LOCATIONS



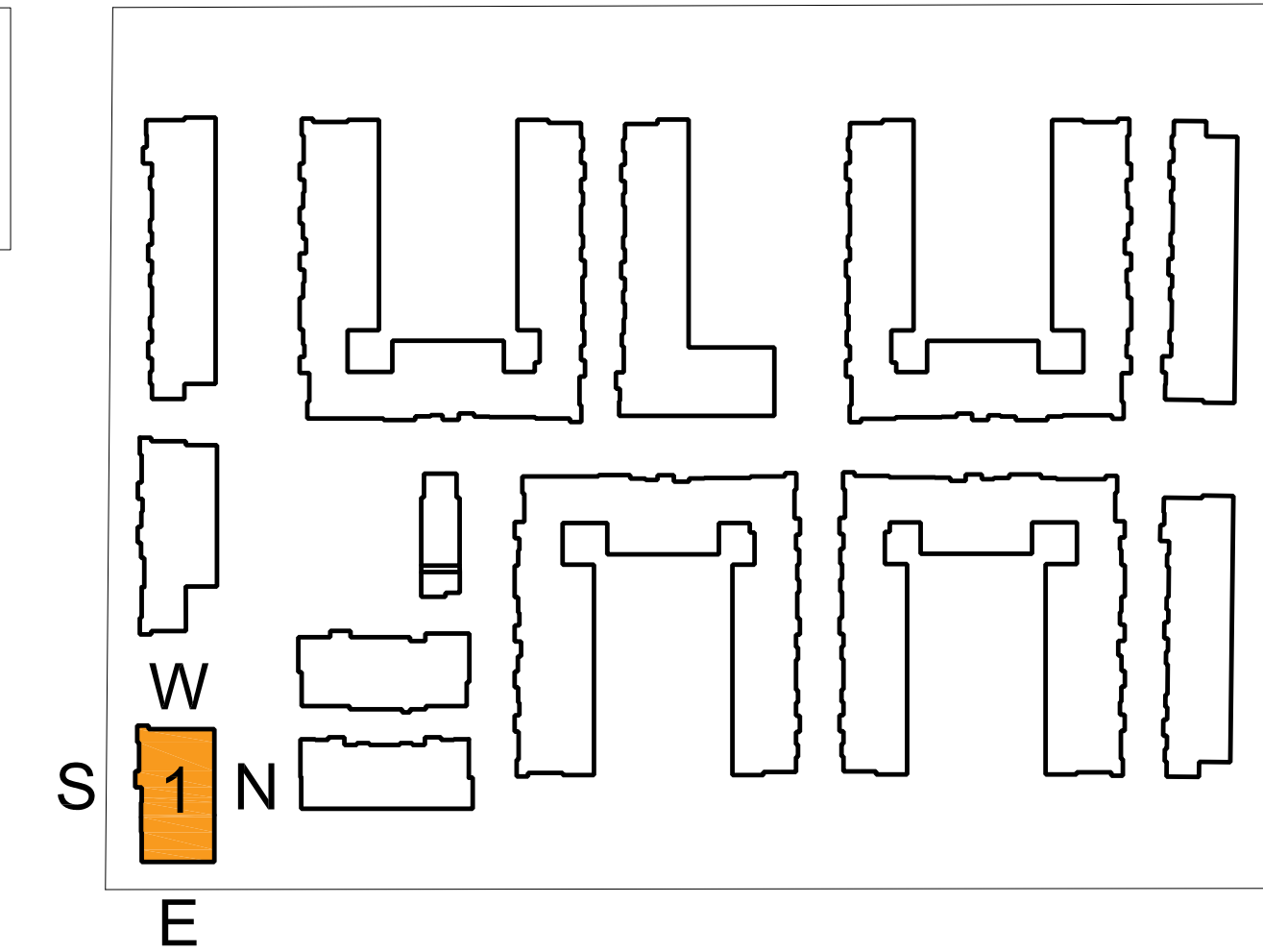
PLAN 2
 LEFT ELEVATION
 ADDITIONAL SHADING @ WEST FACING LOCATIONS
 BUILDING 4



WEST FACING EDGE



NOTE:
SEE M6.2 BUILDING COLOR MAP
FOR COLOR SCHEME

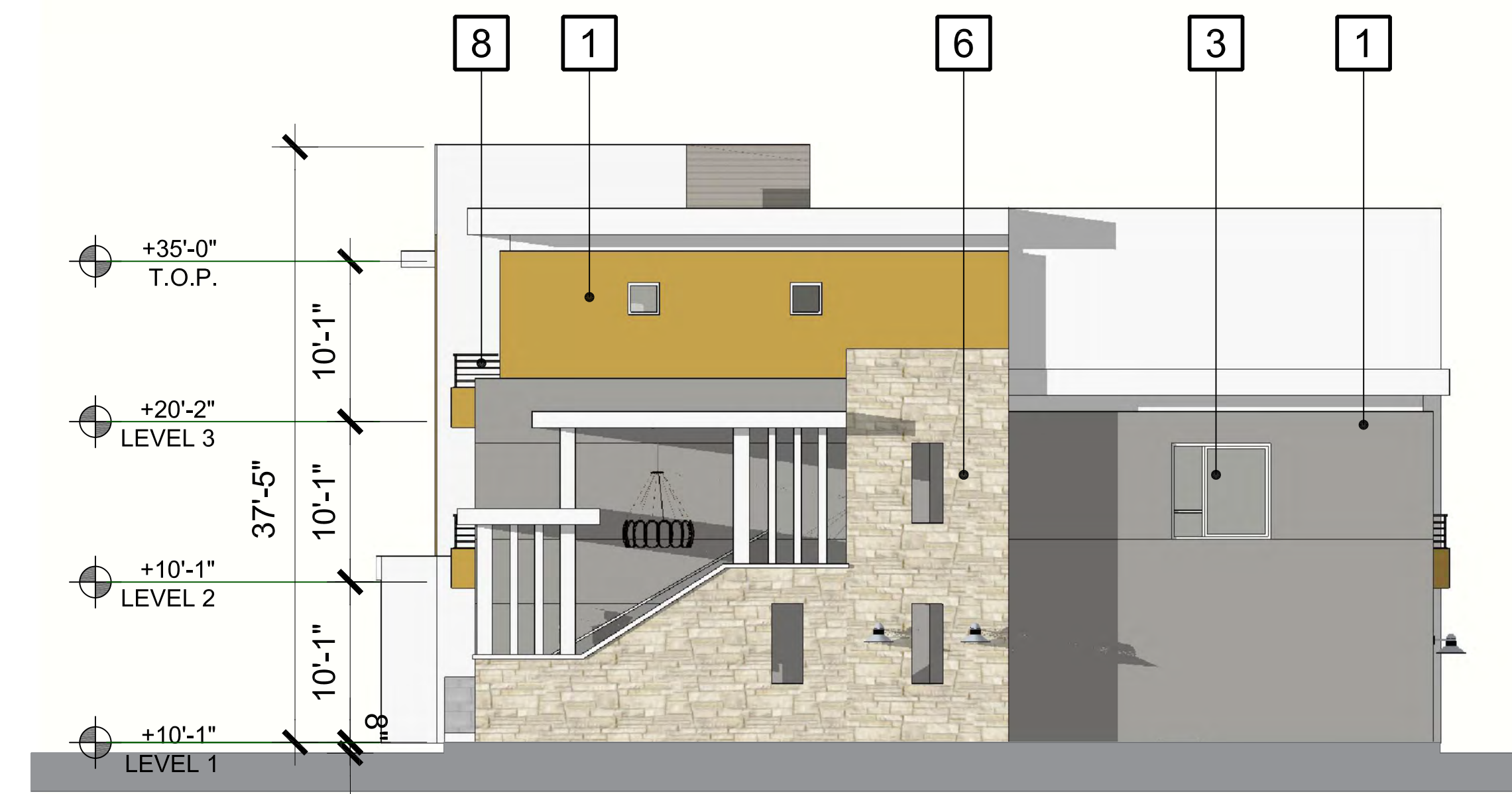


EXTERIOR ELEVATION KEYNOTES

1. EXTERIOR PLASTER
2. STANDING SEAM METAL ROOF
3. VINYL WINDOW
4. SHADE CANOPY
5. HARDIE PLANK LAP SIDING SMOOTH
6. VENEER STONE
7. PORCELAIN TILE
8. BALCONY RAILING
9. SUN SHADE LOUVER
10. STORE FRONT SYSTEM
11. GARAGE DOOR
12. EXTERIOR WALL MOUNTED FIXTURE



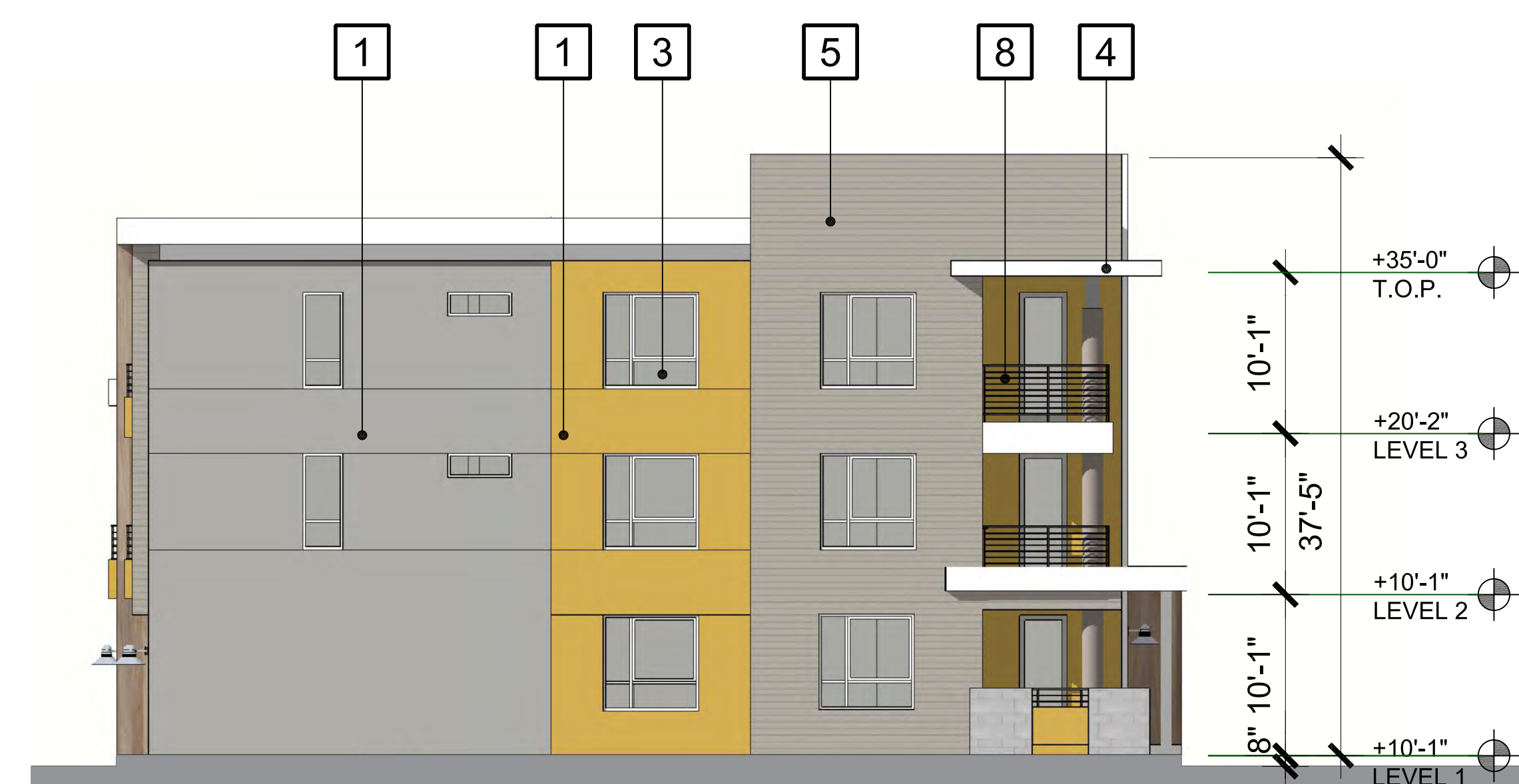
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

THE NEIGHBORHOODS AT LUGONIA VILLAGE

REDLANDS, CA

TYPE A - BLDG. 1 ELEVATIONS

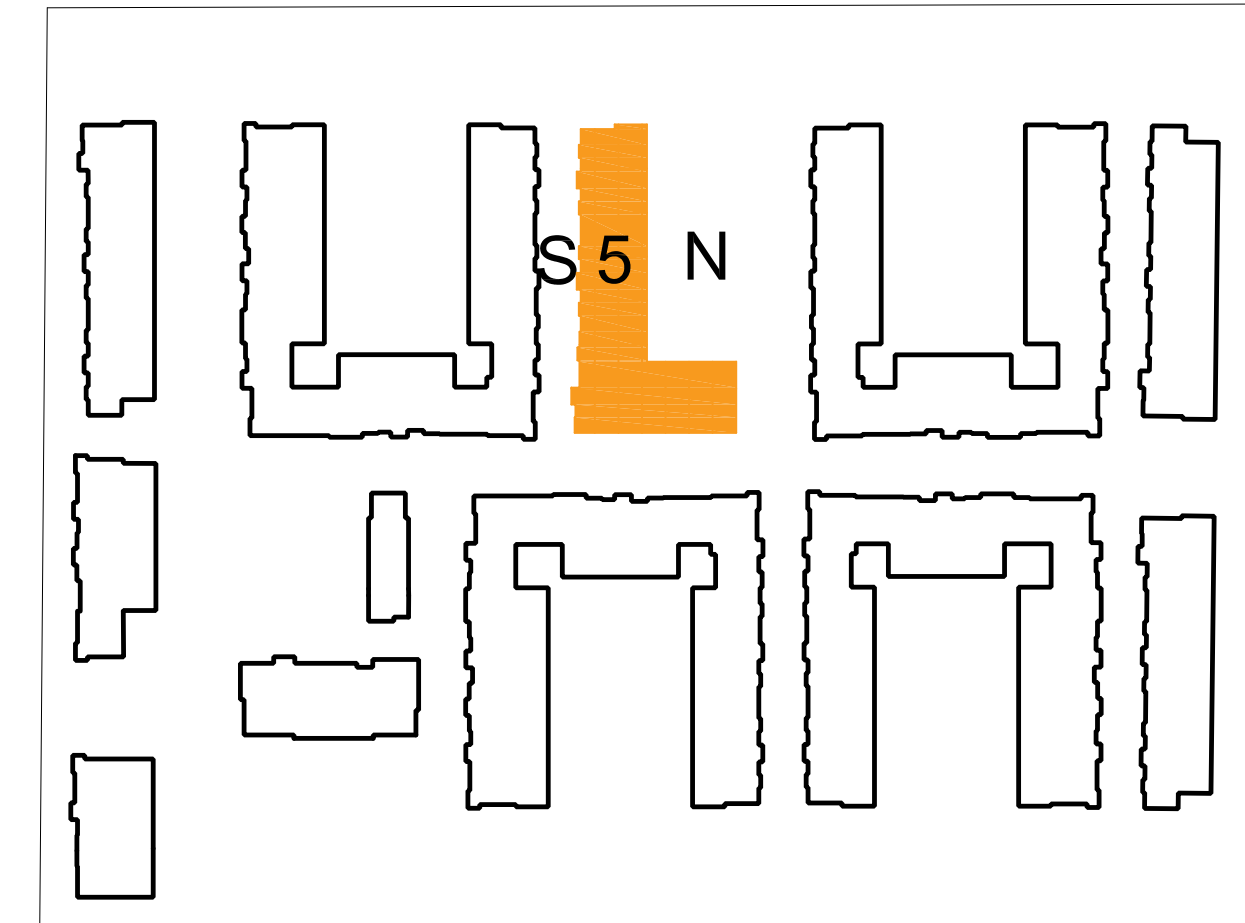
SCALE : 1/8" = 1'-0"
DATE: 06-05-2023
JOB NO.: 2021-046

M-2.1.2

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2459 HUNTINGTON DR., SAN MARINO, CA 91108
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NOTE:
SEE M6.4 BUILDING COLOR MAP
FOR COLOR SCHEME



EXTERIOR ELEVATION KEYNOTES

1. EXTERIOR PLASTER
2. STANDING SEAM METAL ROOF
3. VINYL WINDOW
4. SHADE CANOPY
5. HARDIE PLANK LAP SIDING SMOOTH
6. VENEER STONE
7. PORCELAIN TILE
8. BALCONY RAILING
9. SUN SHADE LOUVER
10. STORE FRONT SYSTEM
11. GARAGE DOOR
12. EXTERIOR WALL MOUNTED FIXTURE



SOUTH ELEVATION



NORTH ELEVATION

THE NEIGHBORHOODS AT LUGONIA VILLAGE

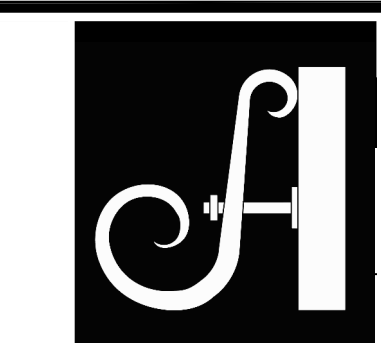
REDLANDS, CA

TYPE B - BLDG. 5 ELEVATIONS 1

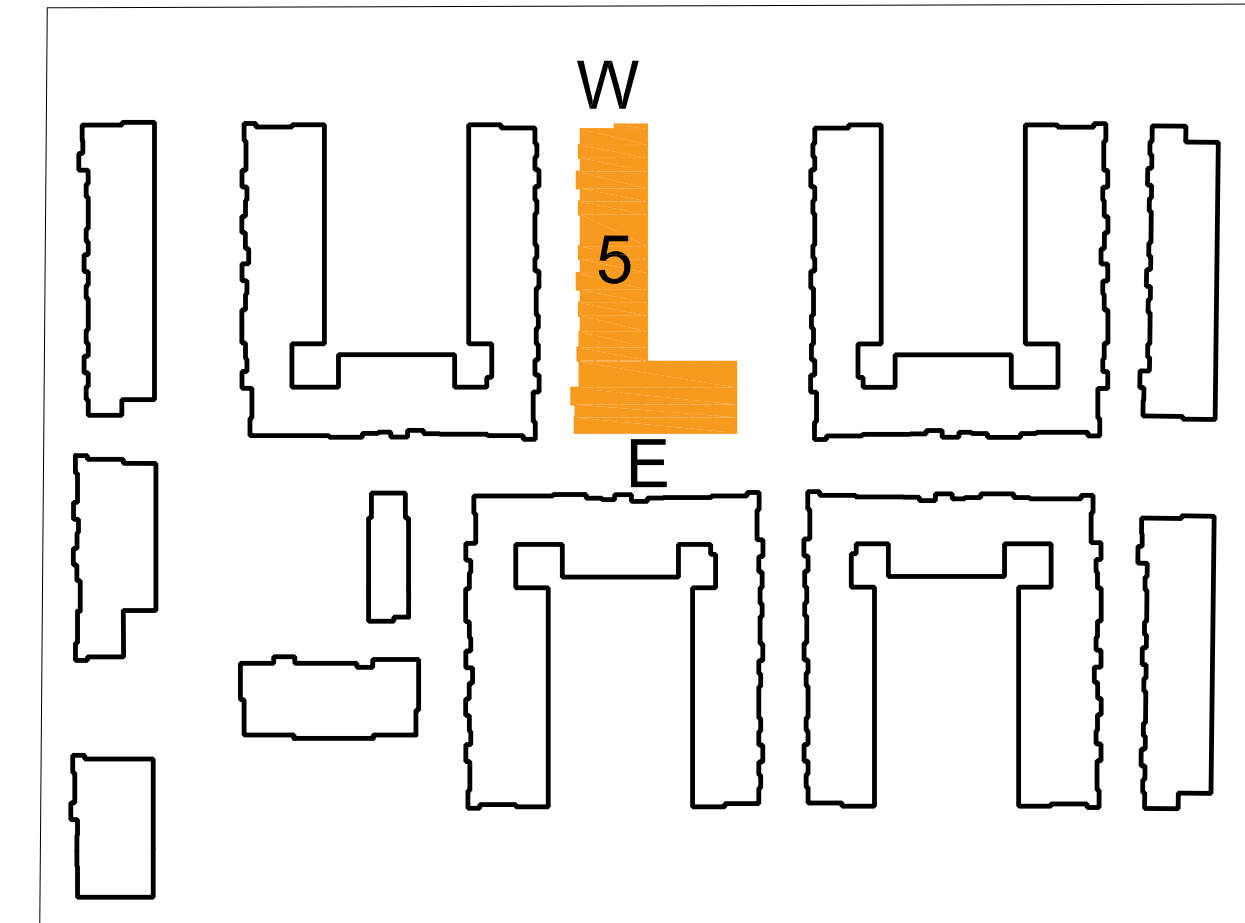
SCALE : 1/8" = 1'-0"
DATE: 06-05-2023
JOB NO.: 2021-046

M-2.2.2

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NOTE:
SEE M6.4 BUILDING COLOR MAP
FOR COLOR SCHEME



EXTERIOR ELEVATION KEYNOTES

1. EXTERIOR PLASTER
2. STANDING SEAM METAL ROOF
3. VINYL WINDOW
4. SHADE CANOPY
5. HARDIE PLANK LAP SIDING SMOOTH
6. VENEER STONE
7. PORCELAIN TILE
8. BALCONY RAILING
9. SUN SHADE LOUVER
10. STORE FRONT SYSTEM
11. GARAGE DOOR
12. EXTERIOR WALL MOUNTED FIXTURE



WEST ELEVATION



EAST ELEVATION

THE NEIGHBORHOODS AT LUGONIA VILLAGE

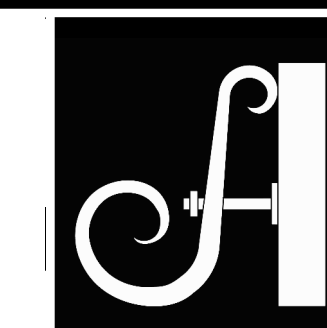
REDLANDS SUMMIT LLC
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(626) 360-2888

REDLANDS, CA

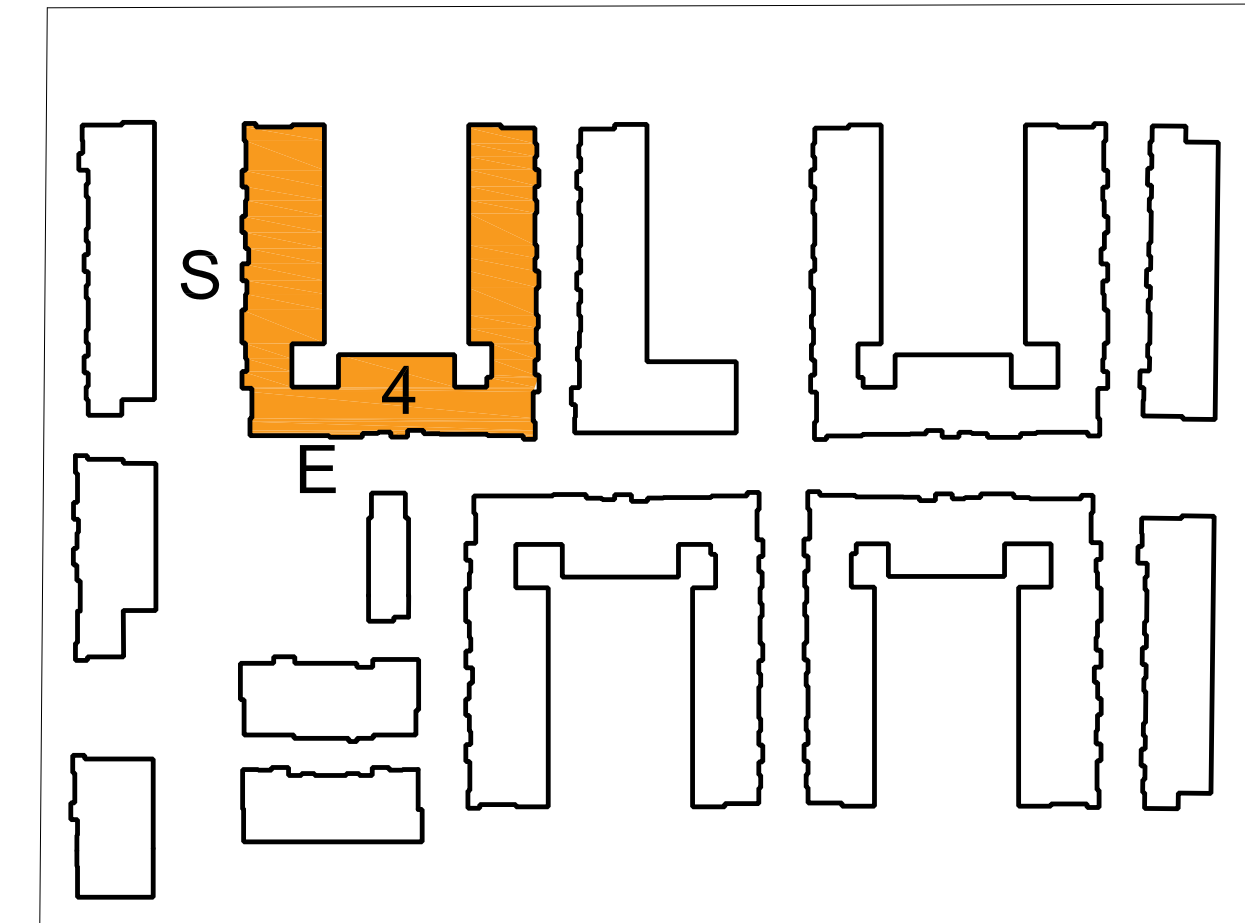
TYPE B - BLDG. 5 ELEVATIONS 2

SCALE : 1/8" = 1'-0"
DATE: 06-05-2023
JOB NO.: 2021-046

M-2.2.3



NOTE:
SEE M6.2 BUILDING COLOR MAP
FOR COLOR SCHEME



EXTERIOR ELEVATION KEYNOTES

1. EXTERIOR PLASTER
2. STANDING SEAM METAL ROOF
3. VINYL WINDOW
4. SHADE CANOPY
5. HARDIE PLANK LAP SIDING SMOOTH
6. VENEER STONE
7. PORCELAIN TILE
8. BALCONY RAILING
9. SUN SHADE LOUVER
10. STORE FRONT SYSTEM
11. GARAGE DOOR
12. EXTERIOR WALL MOUNTED FIXTURE



EAST ELEVATION



SOUTH ELEVATION

THE NEIGHBORHOODS AT LUGONIA VILLAGE

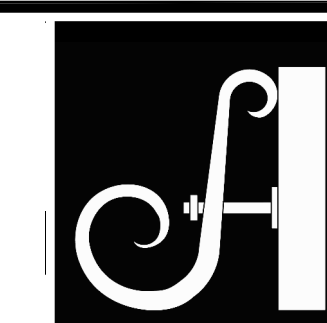
REDLANDS, CA

TYPE C.1 - BLDG. 4 ELEVATIONS - 1

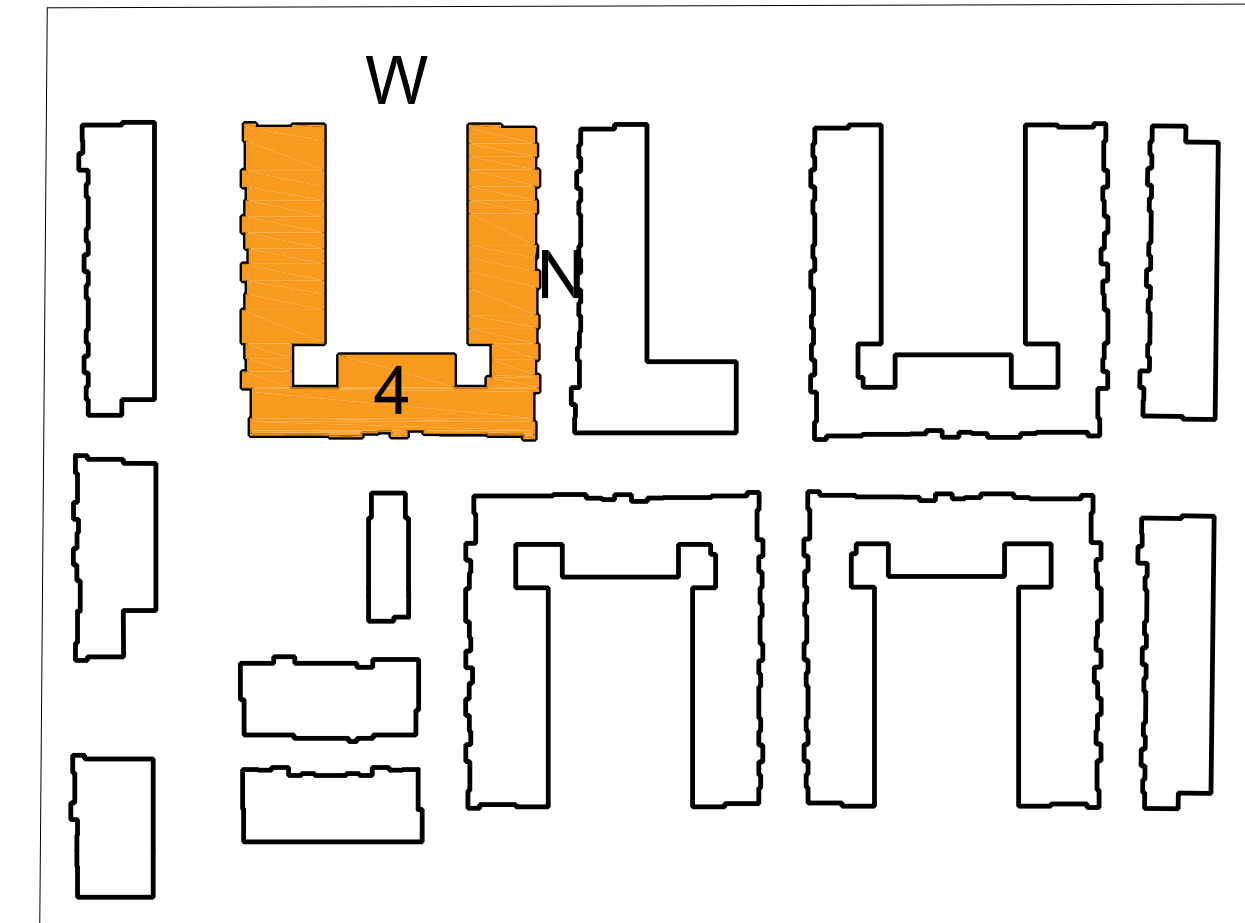
SCALE : 1/8"= 1'-0"
DATE: 06-05-2023
JOB NO.: 2021-046

M-2.3.3

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NOTE:
SEE M6.2 BUILDING COLOR MAP
FOR COLOR SCHEME



EXTERIOR ELEVATION KEYNOTES

1. EXTERIOR PLASTER
2. STANDING SEAM METAL ROOF
3. VINYL WINDOW
4. SHADE CANOPY
5. HARDIE PLANK LAP SIDING SMOOTH
6. VENEER STONE
7. PORCELAIN TILE
8. BALCONY RAILING
9. SUN SHADE LOUVER
10. STORE FRONT SYSTEM
11. GARAGE DOOR
12. EXTERIOR WALL MOUNTED FIXTURE



NORTH ELEVATION



COURTYARD WEST ELEVATION

THE NEIGHBORHOODS AT LUGONIA VILLAGE

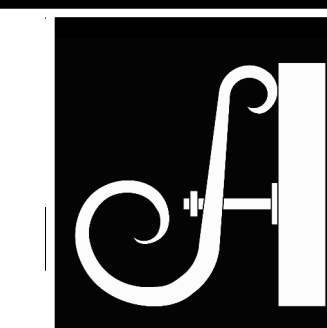
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REDLANDS, CA

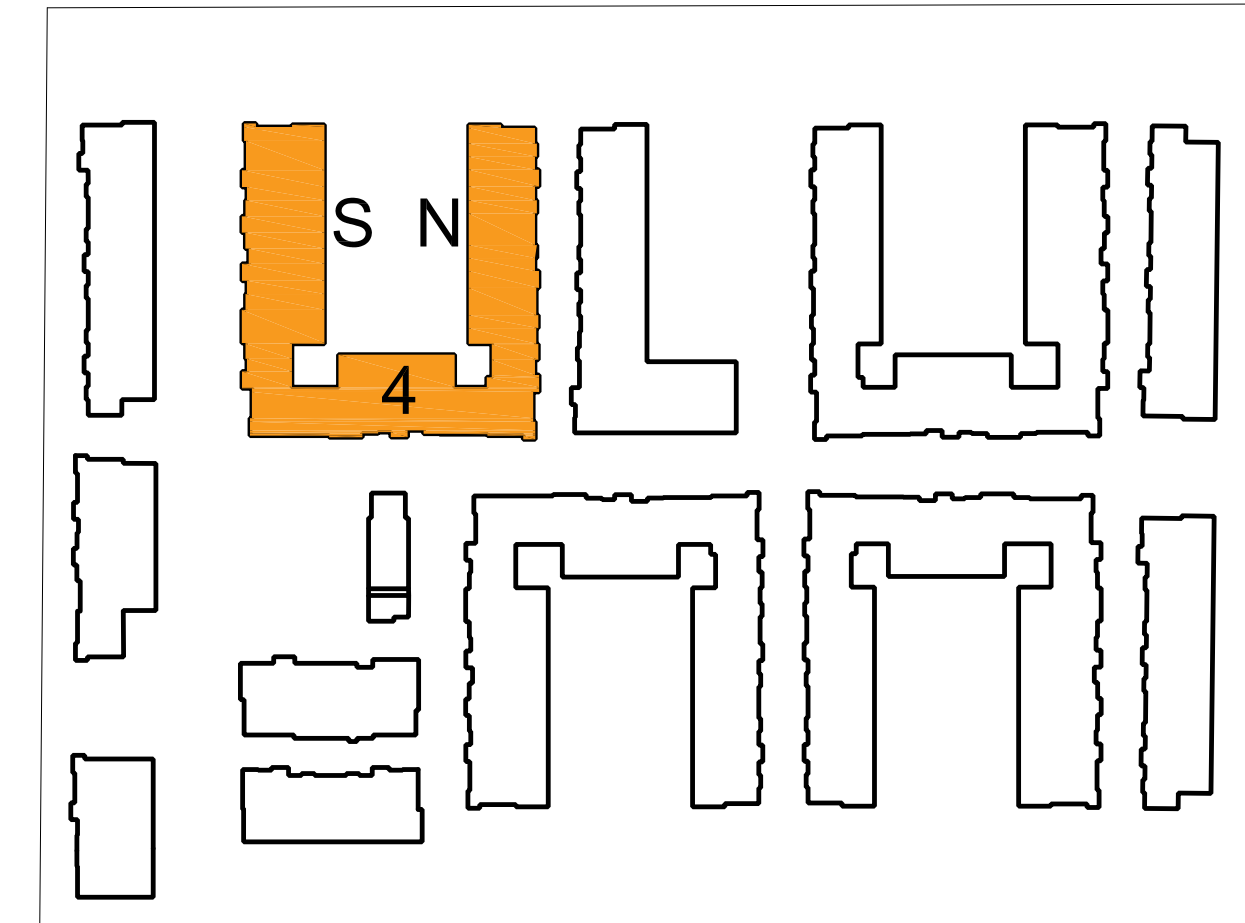
TYPE C.1 - BLDG. 4 ELEVATIONS - 2

SCALE : 1/8" = 1'-0"
DATE: 06-05-2023
JOB NO.: 2021-046

M-2.3.4

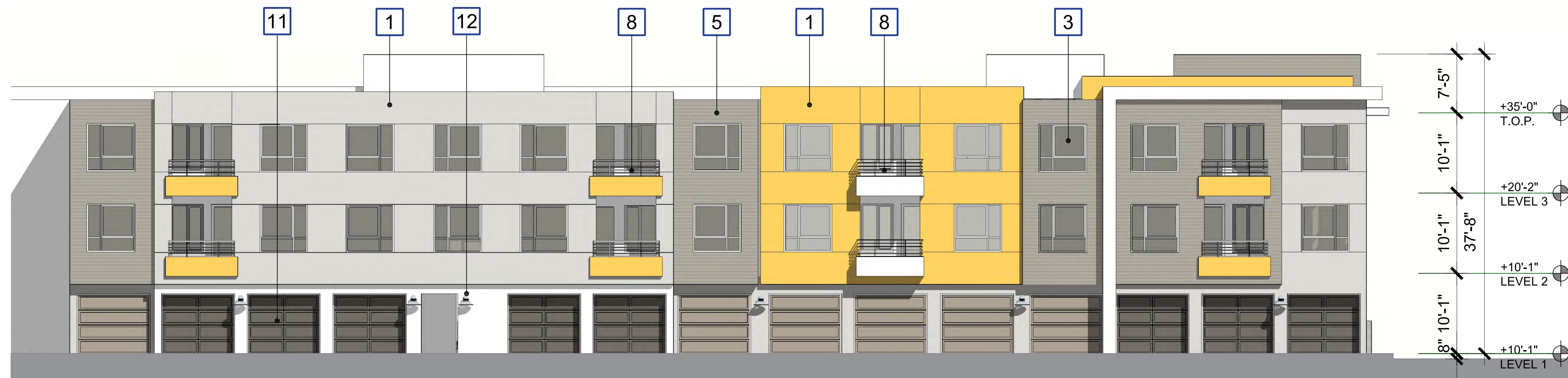


NOTE:
SEE M6.2 BUILDING COLOR MAP
FOR COLOR SCHEME

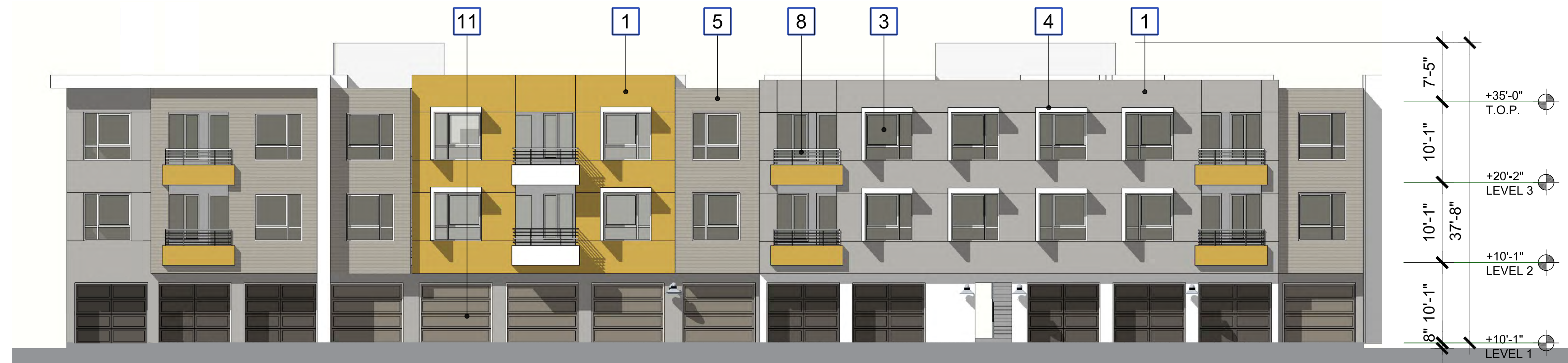


EXTERIOR ELEVATION KEYNOTES

1. EXTERIOR PLASTER
2. STANDING SEAM METAL ROOF
3. VINYL WINDOW
4. SHADE CANOPY
5. HARDIE PLANK LAP SIDING SMOOTH
6. VENEER STONE
7. PORCELAIN TILE
8. BALCONY RAILING
9. SUN SHADE LOUVER
10. STORE FRONT SYSTEM
11. GARAGE DOOR
12. EXTERIOR WALL MOUNTED FIXTURE

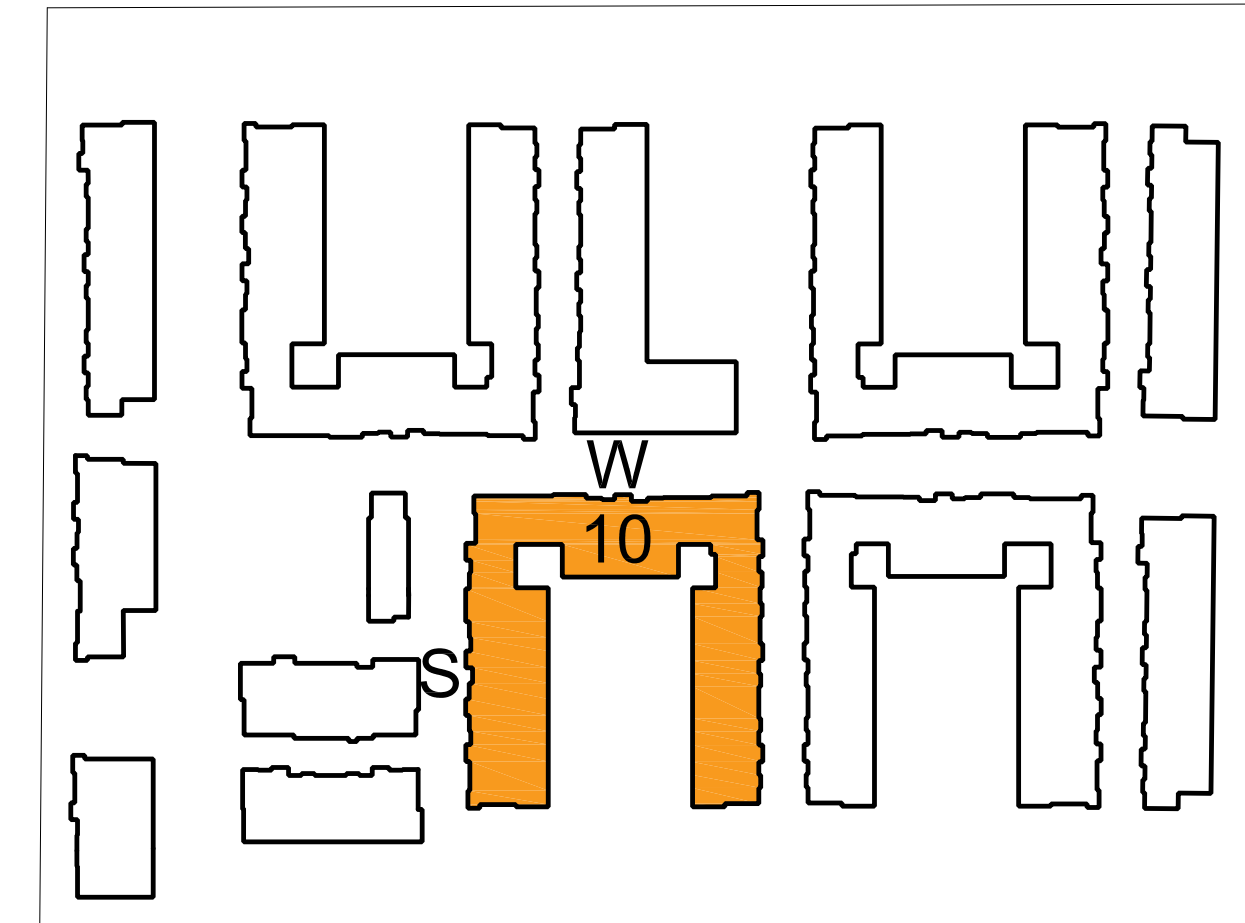


COURTYARD SOUTH ELEVATION



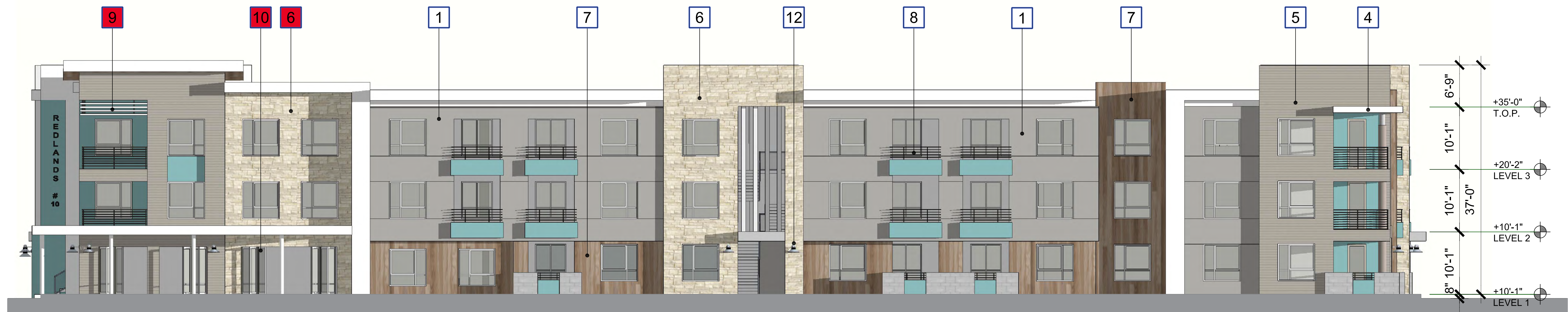
COURTYARD NORTH ELEVATION

NOTE:
SEE M6.1 BUILDING COLOR MAP
FOR COLOR SCHEME



EXTERIOR ELEVATION KEYNOTES

1. EXTERIOR PLASTER
2. STANDING SEAM METAL ROOF
3. VINYL WINDOW
4. SHADE CANOPY
5. HARDIE PLANK LAP SIDING SMOOTH
6. VENEER STONE
7. PORCELAIN TILE
8. BALCONY RAILING
9. SUN SHADE LOUVER
10. STORE FRONT SYSTEM
11. GARAGE DOOR
12. EXTERIOR WALL MOUNTED FIXTURE



SOUTH ELEVATION



WEST ELEVATION

THE NEIGHBORHOODS AT LUGONIA VILLAGE

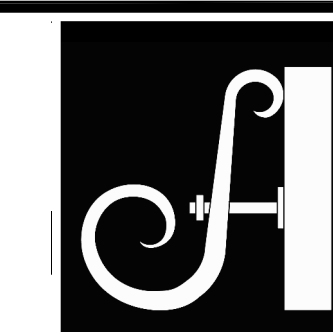
REDLANDS SUMMIT LLC
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(626) 360-2888

REDLANDS, CA

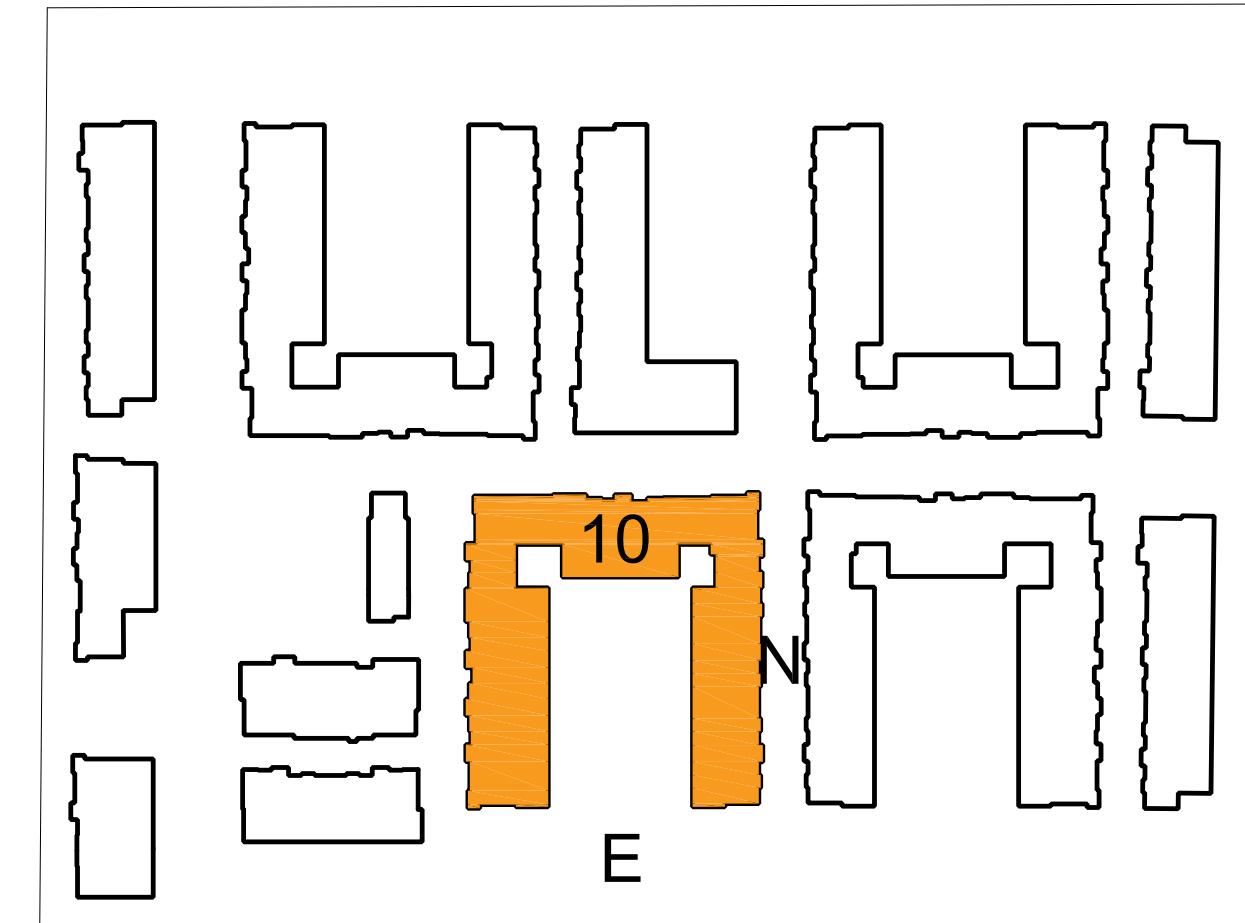
TYPE C.1 - BLDG. 10 ELEVATIONS - 1

SCALE : 1/8" = 1'-0"
DATE: 06-05-2023
JOB NO.: 2021-046

M-2.3.6

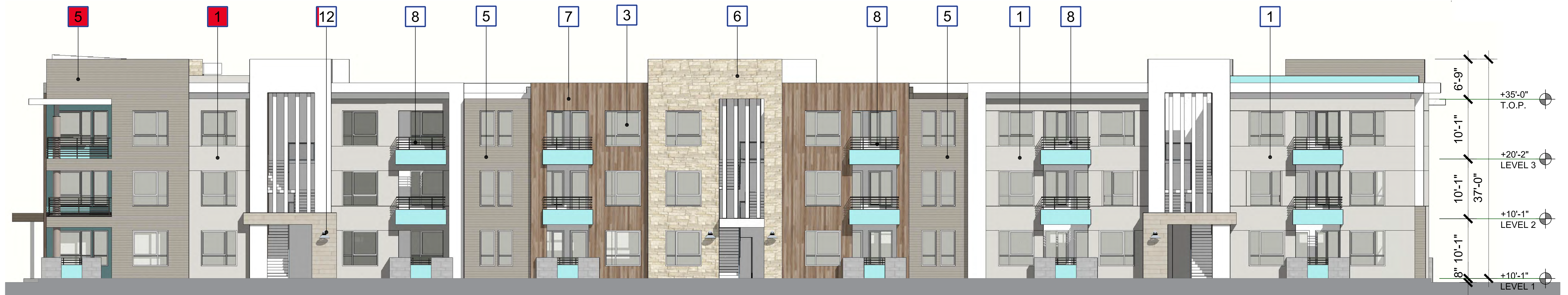


NOTE:
SEE M6.1 BUILDING COLOR MAP
FOR COLOR SCHEME

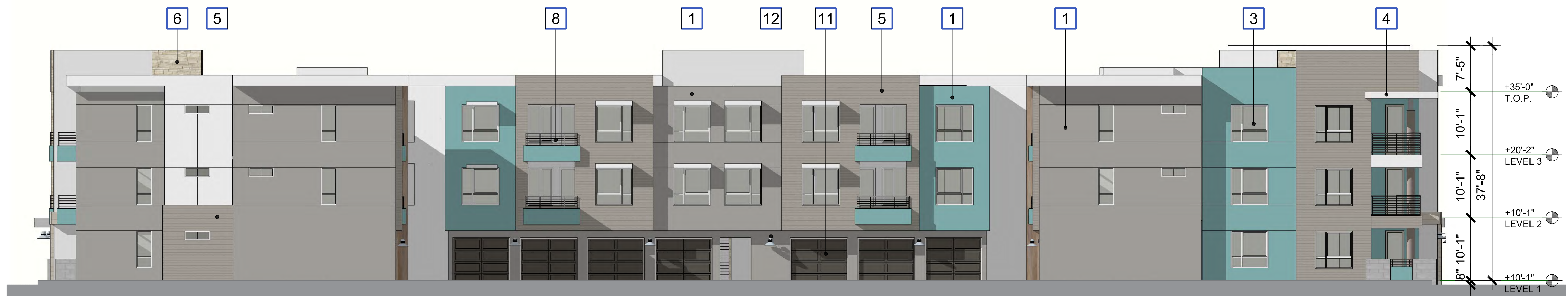


EXTERIOR ELEVATION KEYNOTES

1. EXTERIOR PLASTER
2. STANDING SEAM METAL ROOF
3. VINYL WINDOW
4. SHADE CANOPY
5. HARDIE PLANK LAP SIDING SMOOTH
6. VENEER STONE
7. PORCELAIN TILE
8. BALCONY RAILING
9. SUN SHADE LOUVER
10. STORE FRONT SYSTEM
11. GARAGE DOOR
12. EXTERIOR WALL MOUNTED FIXTURE



NORTH ELEVATION



EAST ELEVATION

THE NEIGHBORHOODS AT LUGONIA VILLAGE

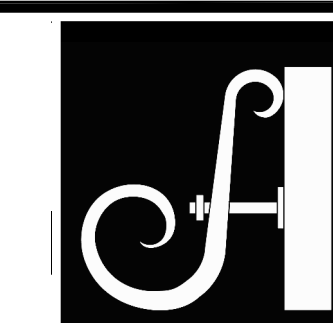
REDLANDS, CA

TYPE C.1 - BLDG. 10 ELEVATIONS - 2

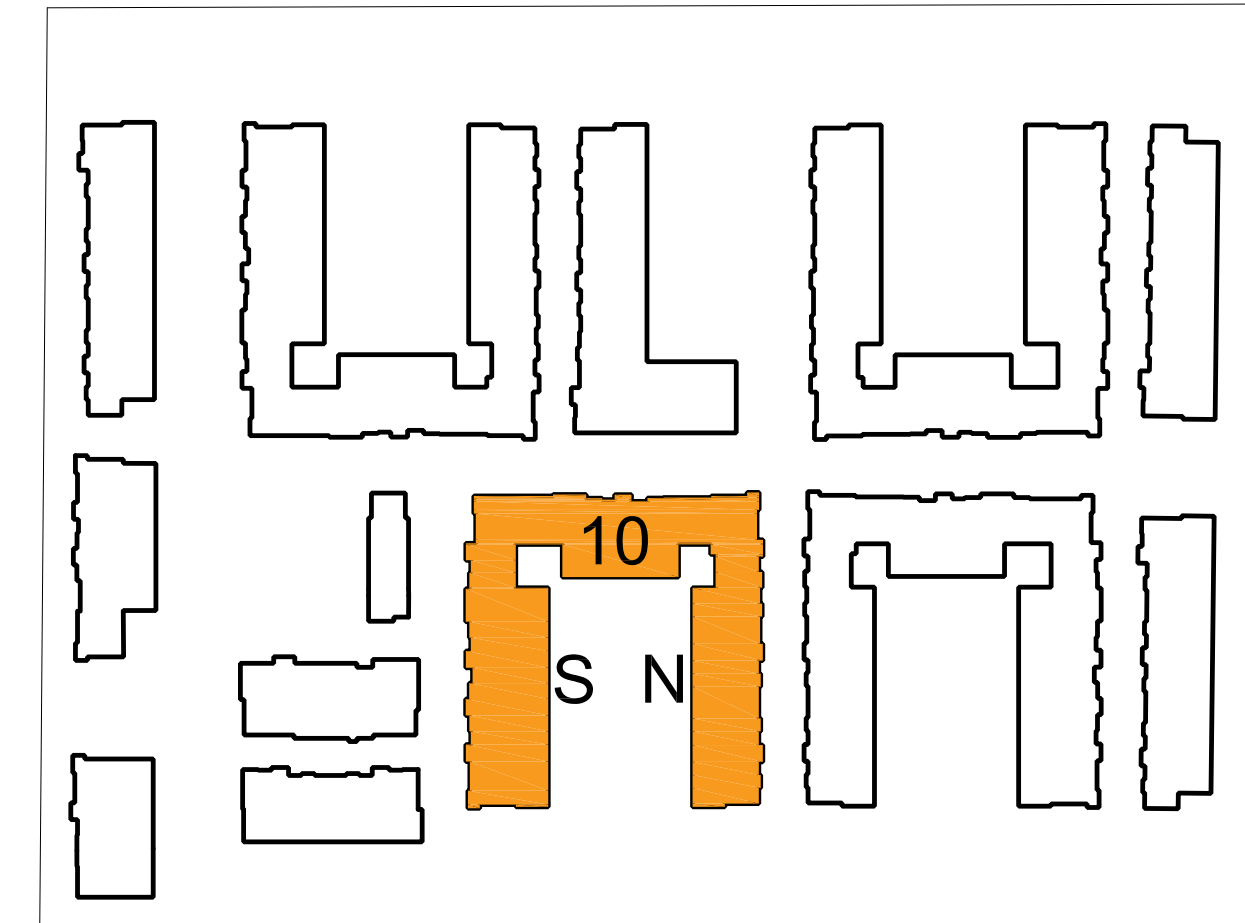
SCALE : 1/8" = 1'-0"
DATE: 06-05-2023
JOB NO.: 2021-046

M-2.3.7

REDLANDS SUMMIT LLC
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NOTE:
SEE M6.1 BUILDING COLOR MAP
FOR COLOR SCHEME



EXTERIOR ELEVATION KEYNOTES

1. EXTERIOR PLASTER
2. STANDING SEAM METAL ROOF
3. VINYL WINDOW
4. SHADE CANOPY
5. HARDIE PLANK LAP SIDING SMOOTH
6. VENEER STONE
7. PORCELAIN TILE
8. BALCONY RAILING
9. SUN SHADE LOUVER
10. STORE FRONT SYSTEM
11. GARAGE DOOR
12. EXTERIOR WALL MOUNTED FIXTURE



COURTYARD NORTH ELEVATION



COURTYARD SOUTH ELEVATION

THE NEIGHBORHOODS AT LUGONIA VILLAGE

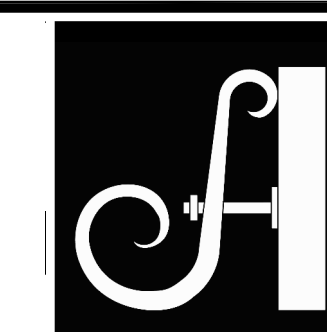
REDLANDS SUMMIT LLC
2459 HUNTINGTON DR., SAN MARINO, CA 91108
(626) 360-2888

REDLANDS, CA

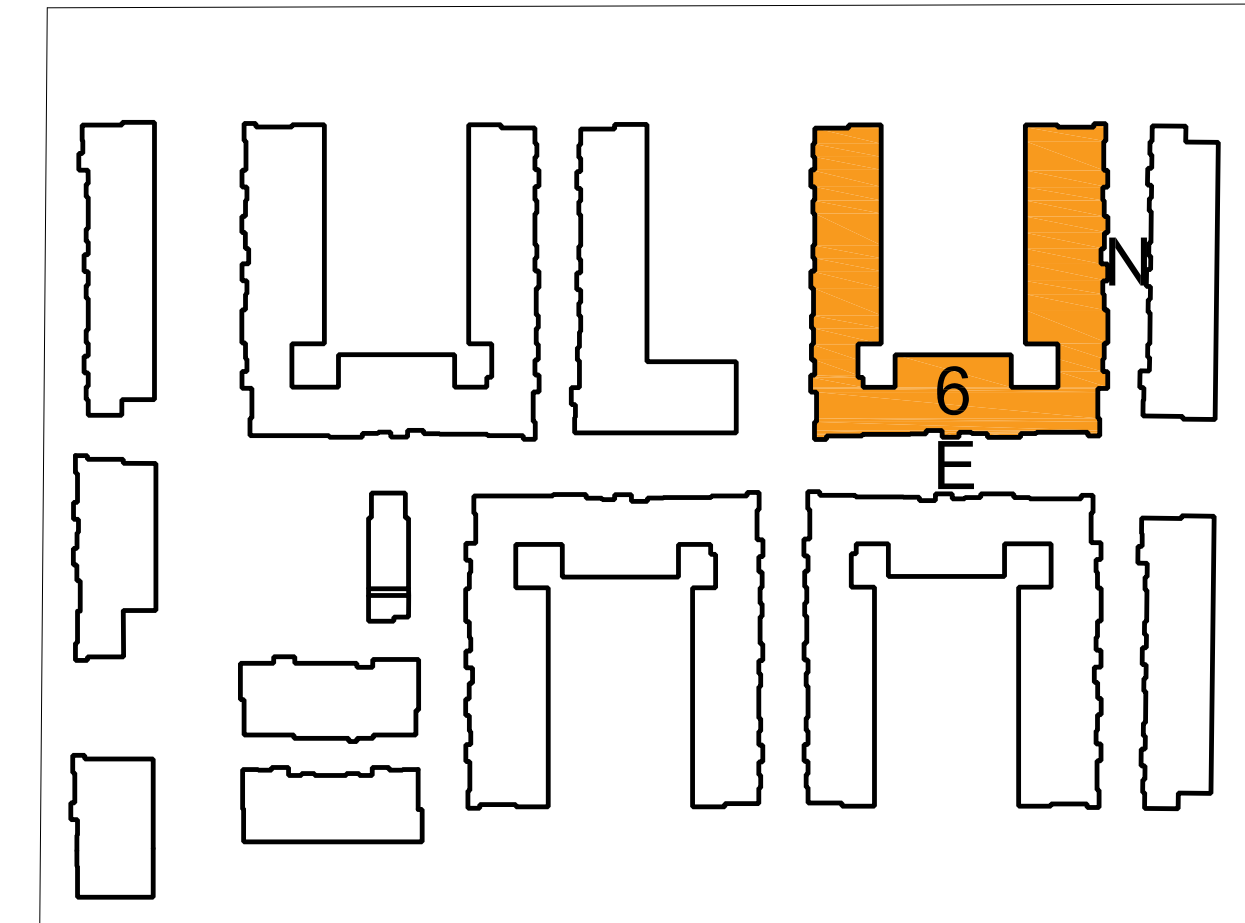
TYPE C.1 - BLDG. 10 ELEVATIONS - 3

SCALE : 1/8" = 1'-0"
DATE: 06-05-2023
JOB NO.: 2021-046

M-2.3.8

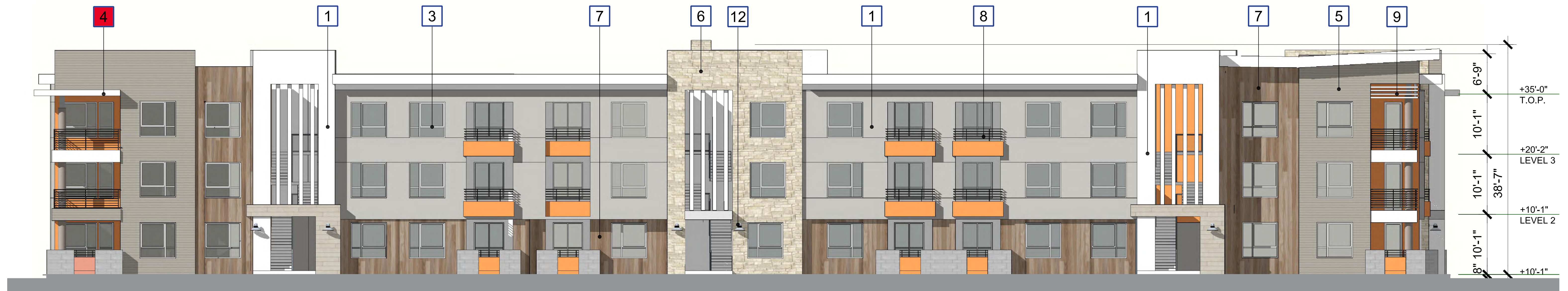


NOTE:
SEE M6.5 BUILDING COLOR MAP
FOR COLOR SCHEME

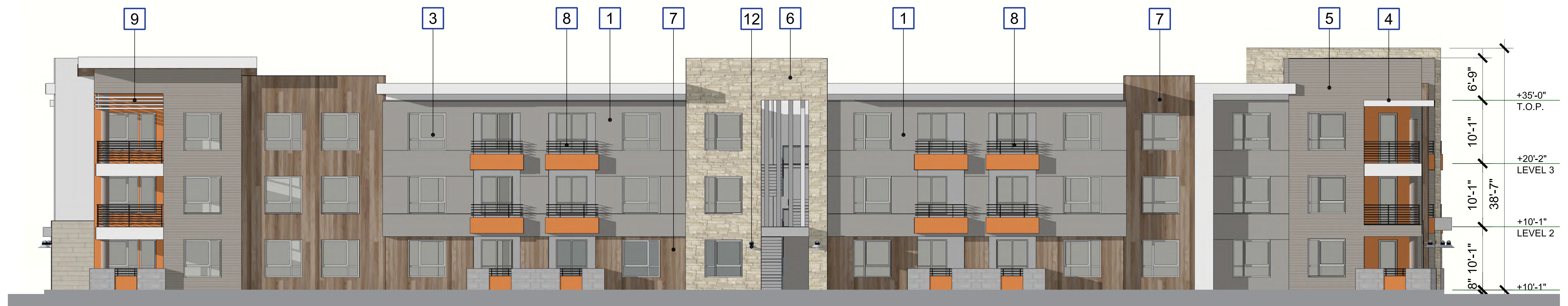


EXTERIOR ELEVATION KEYNOTES

1. EXTERIOR PLASTER
2. STANDING SEAM METAL ROOF
3. VINYL WINDOW
4. SHADE CANOPY
5. HARDIE PLANK LAP SIDING SMOOTH
6. VENEER STONE
7. PORCELAIN TILE
8. BALCONY RAILING
9. SUN SHADE LOUVER
10. STORE FRONT SYSTEM
11. GARAGE DOOR
12. EXTERIOR WALL MOUNTED FIXTURE



NORTH ELEVATION



EAST ELEVATION

THE NEIGHBORHOODS AT LUGONIA VILLAGE

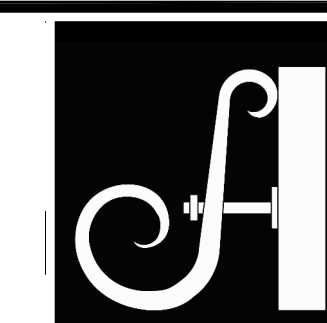
REDLANDS, CA

TYPE C.2 - BLDG. 6 ELEVATIONS - 1

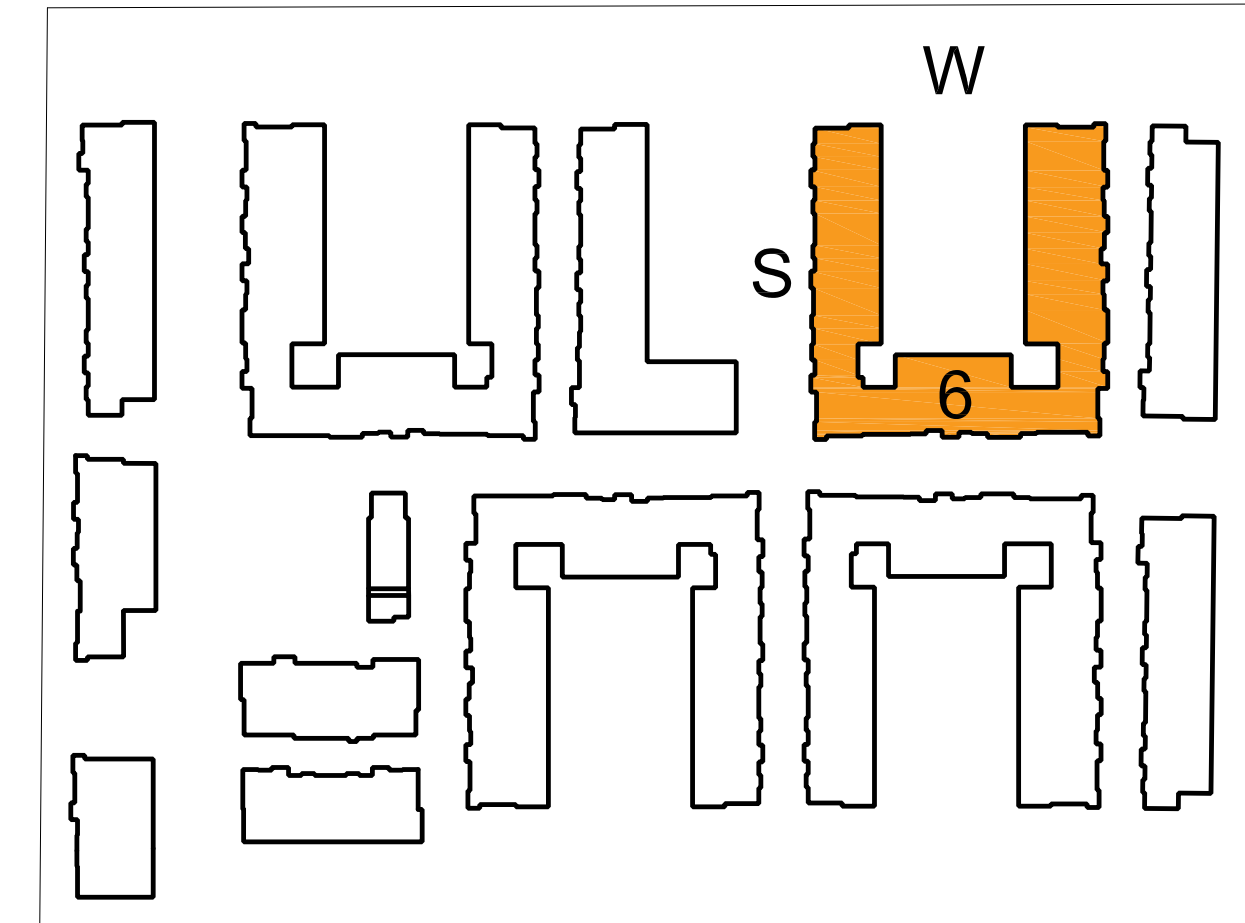
SCALE : 1/8" = 1'-0"
DATE: 06-05-2023
JOB NO.: 2021-046

M-2.4.3

REDLANDS SUMMIT LLC
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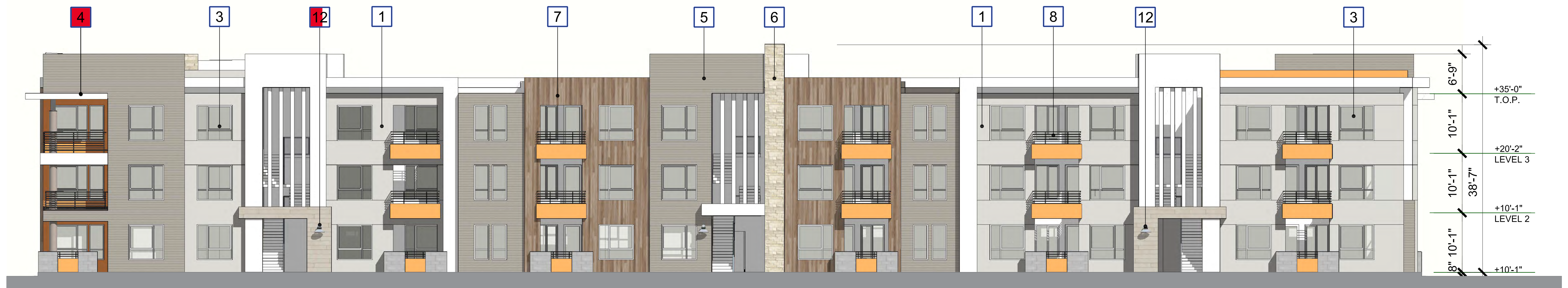


NOTE:
SEE M6.5 BUILDING COLOR MAP
FOR COLOR SCHEME

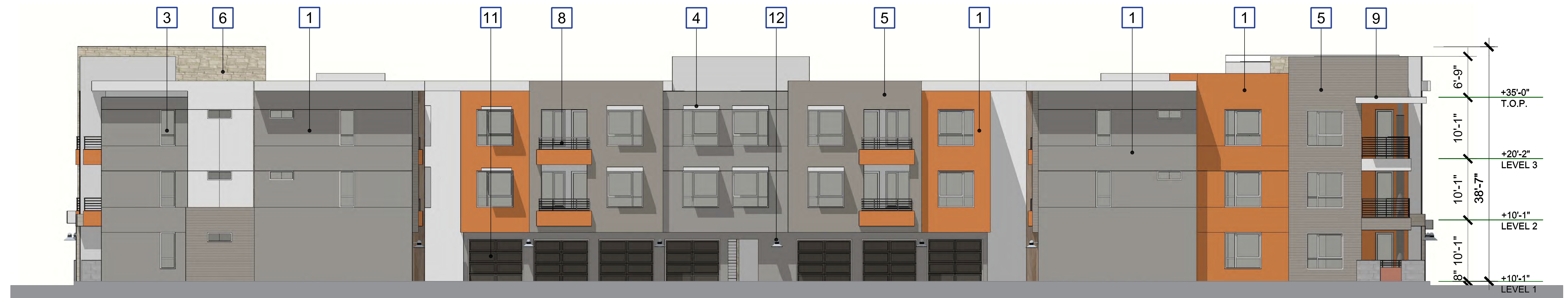


EXTERIOR ELEVATION KEYNOTES

1. EXTERIOR PLASTER
2. STANDING SEAM METAL ROOF
3. VINYL WINDOW
4. SHADE CANOPY
5. HARDIE PLANK LAP SIDING SMOOTH
6. VENEER STONE
7. PORCELAIN TILE
8. BALCONY RAILING
9. SUN SHADE LOUVER
10. STORE FRONT SYSTEM
11. GARAGE DOOR
12. EXTERIOR WALL MOUNTED FIXTURE



SOUTH ELEVATION



WEST ELEVATION

THE NEIGHBORHOODS AT LUGONIA VILLAGE

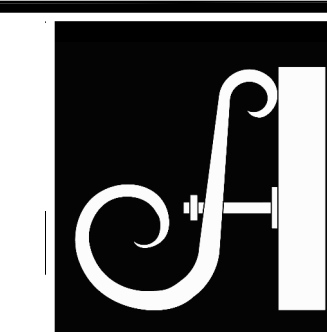
REDLANDS SUMMIT LLC
2459 HUNTINGTON DR., SAN MARINO, CA 91108
(626) 360-2888

REDLANDS, CA

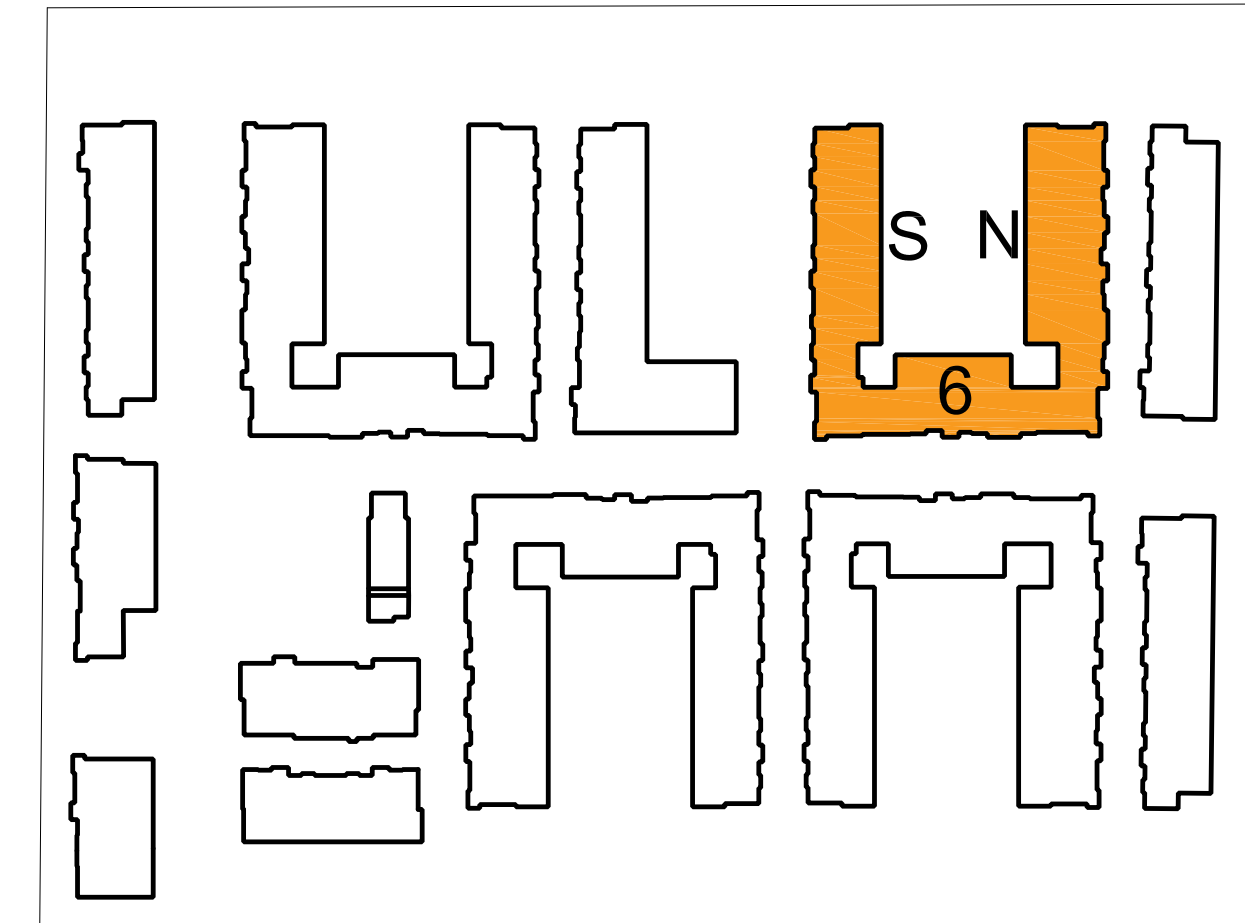
TYPE C.2 - BLDG. 6 ELEVATIONS - 2

SCALE : 1/8" = 1'-0"
DATE : 06-05-2023
JOB NO. : 2021-046

M-2.4.4



NOTE:
SEE M6.5 BUILDING COLOR MAP
FOR COLOR SCHEME

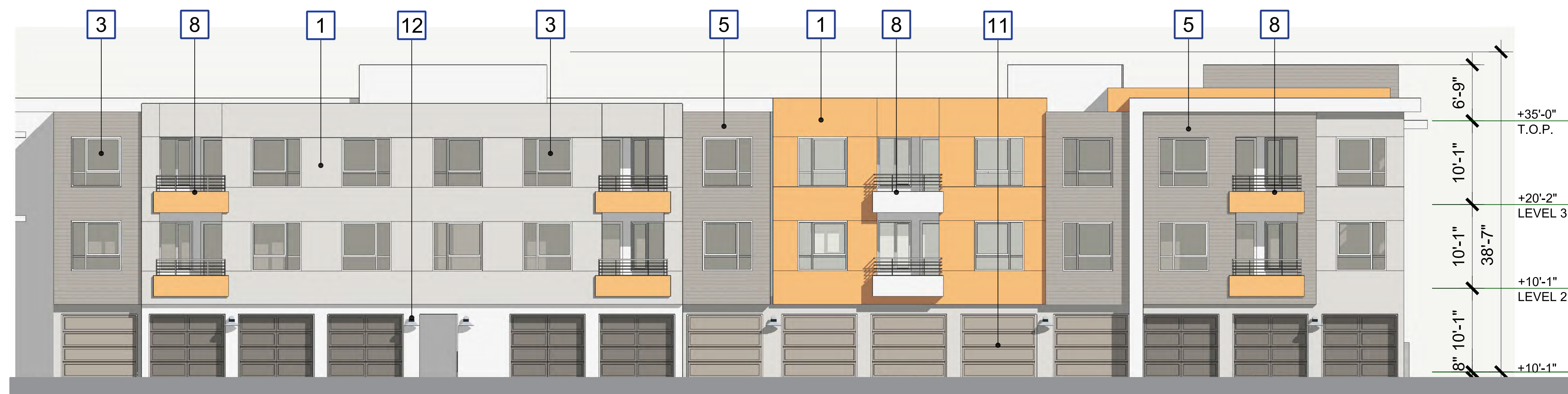


EXTERIOR ELEVATION KEYNOTES

1. EXTERIOR PLASTER
2. STANDING SEAM METAL ROOF
3. VINYL WINDOW
4. SHADE CANOPY
5. HARDIE PLANK LAP SIDING SMOOTH
6. VENEER STONE
7. PORCELAIN TILE
8. BALCONY RAILING
9. SUN SHADE LOUVER
10. STORE FRONT SYSTEM
11. GARAGE DOOR
12. EXTERIOR WALL MOUNTED FIXTURE



COURTYARD NORTH ELEVATION



COURTYARD SOUTH ELEVATION

THE NEIGHBORHOODS AT LUGONIA VILLAGE

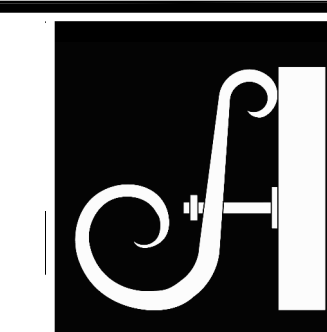
REDLANDS SUMMIT LLC
2459 HUNTINGTON DR., SAN MARINO, CA 91108
(626) 360-2888

REDLANDS, CA

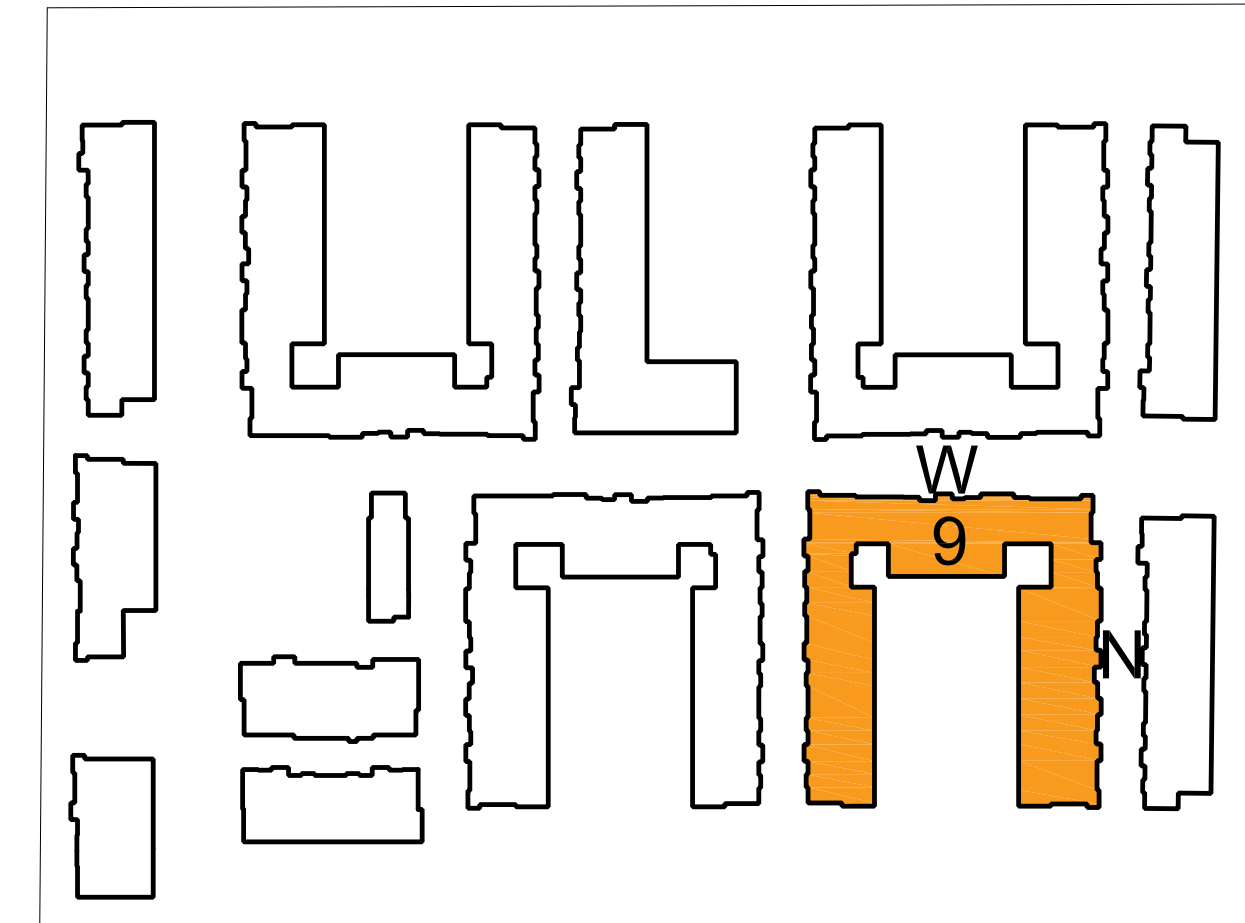
TYPE C.2 - BLDG. 6 ELEVATIONS - 3

SCALE : 1/8" = 1'-0"
DATE: 06-05-2023
JOB NO.: 2021-046

M-2.4.5



NOTE:
SEE M6.2 BUILDING COLOR MAP
FOR COLOR SCHEME

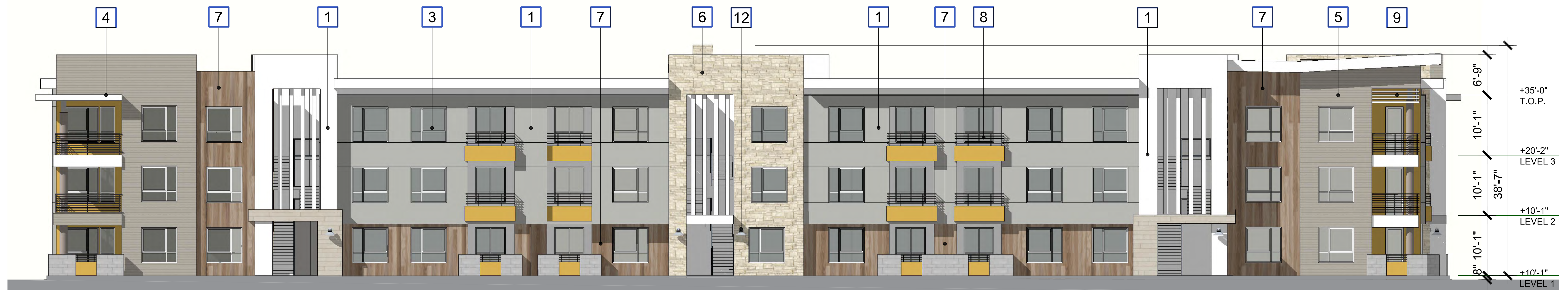


EXTERIOR ELEVATION KEYNOTES

1. EXTERIOR PLASTER
2. STANDING SEAM METAL ROOF
3. VINYL WINDOW
4. SHADE CANOPY
5. HARDIE PLANK LAP SIDING SMOOTH
6. VENEER STONE
7. PORCELAIN TILE
8. BALCONY RAILING
9. SUN SHADE LOUVER
10. STORE FRONT SYSTEM
11. GARAGE DOOR
12. EXTERIOR WALL MOUNTED FIXTURE



WEST ELEVATION



NORTH ELEVATION

THE NEIGHBORHOODS AT LUGONIA VILLAGE

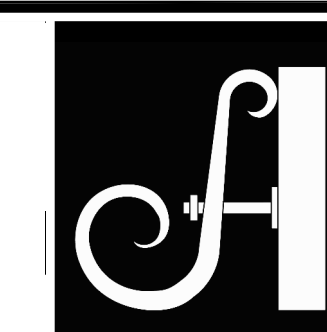
REDLANDS SUMMIT LLC
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REDLANDS, CA

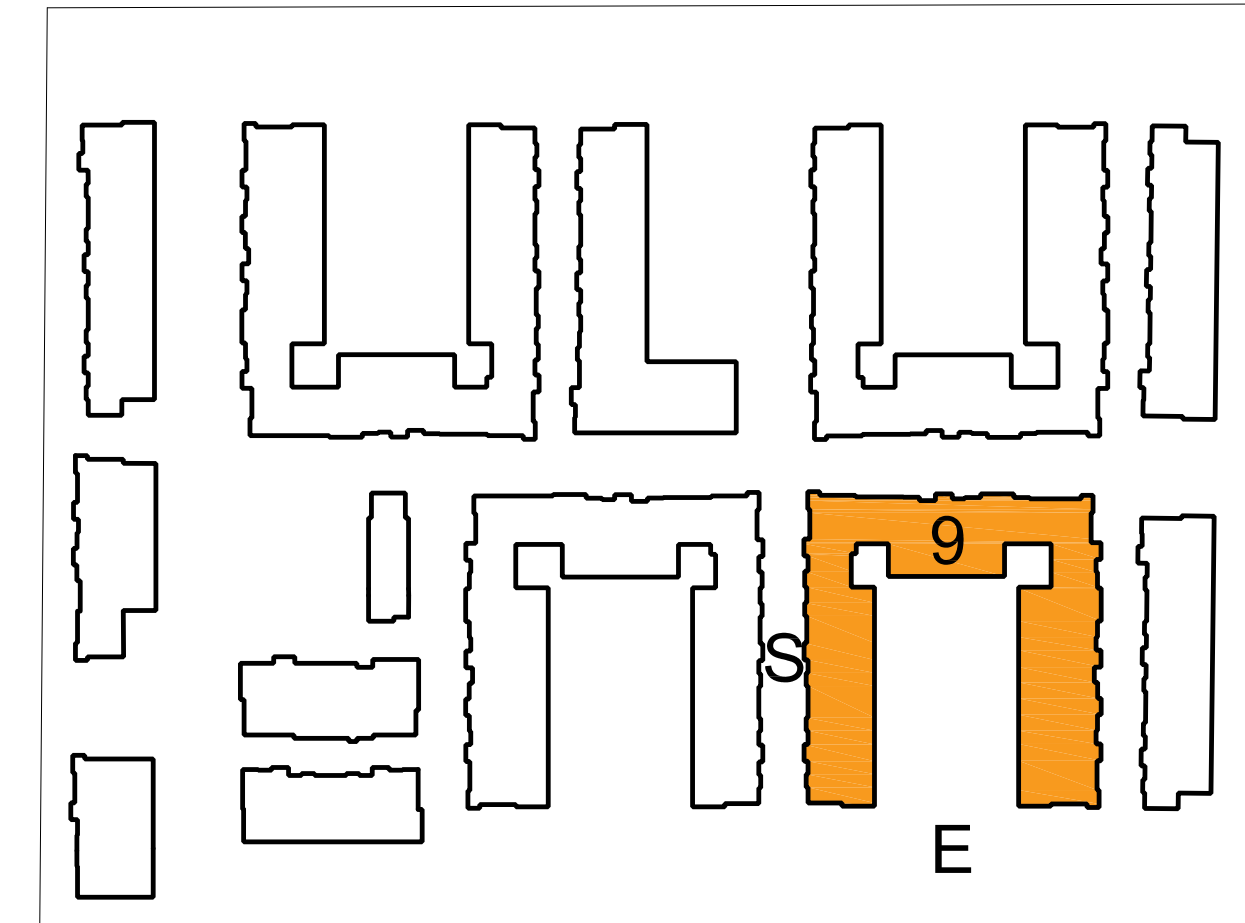
TYPE C.2 - BLDG. 9 ELEVATIONS - 1

SCALE : 1/8" = 1'-0"
DATE: 06-05-2023
JOB NO.: 2021-046

M-2.4.6

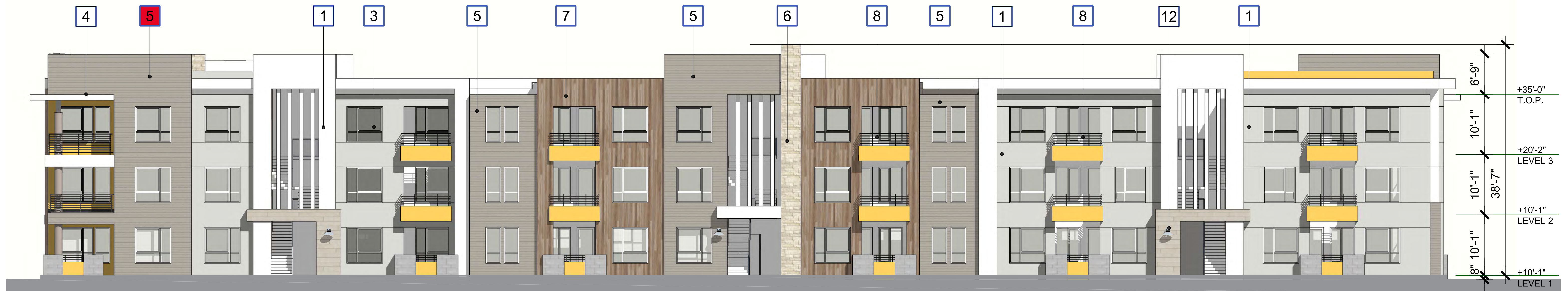


NOTE:
SEE M6.2 BUILDING COLOR MAP
FOR COLOR SCHEME

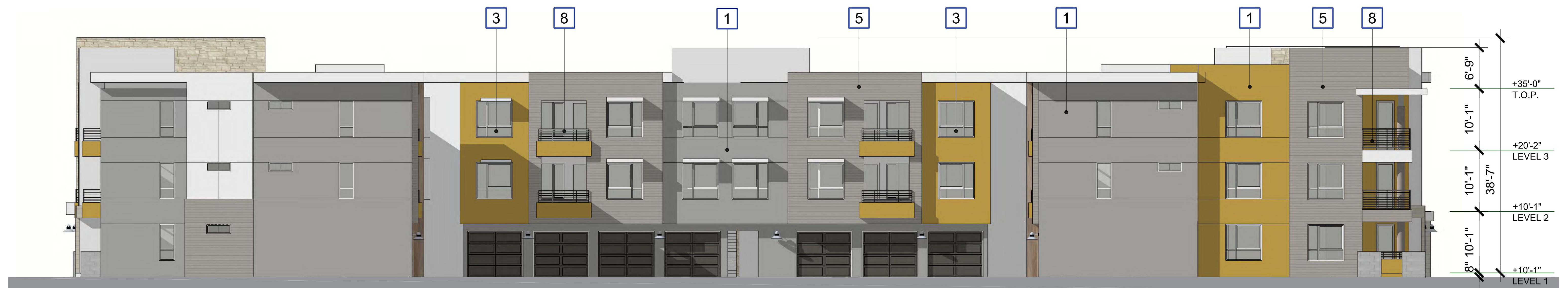


EXTERIOR ELEVATION KEYNOTES

1. EXTERIOR PLASTER
2. STANDING SEAM METAL ROOF
3. VINYL WINDOW
4. SHADE CANOPY
5. HARDIE PLANK LAP SIDING SMOOTH
6. VENEER STONE
7. PORCELAIN TILE
8. BALCONY RAILING
9. SUN SHADE LOUVER
10. STORE FRONT SYSTEM
11. GARAGE DOOR
12. EXTERIOR WALL MOUNTED FIXTURE



SOUTH ELEVATION



EAST ELEVATION

THE NEIGHBORHOODS AT LUGONIA VILLAGE

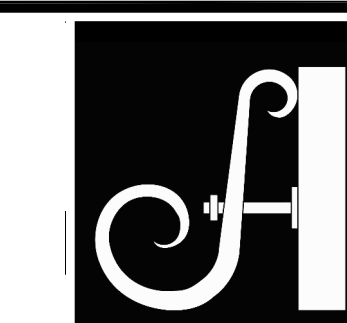
REDLANDS SUMMIT LLC
2459 HUNTINGTON DR., SAN MARINO, CA 91108
(626) 360-2888

REDLANDS, CA

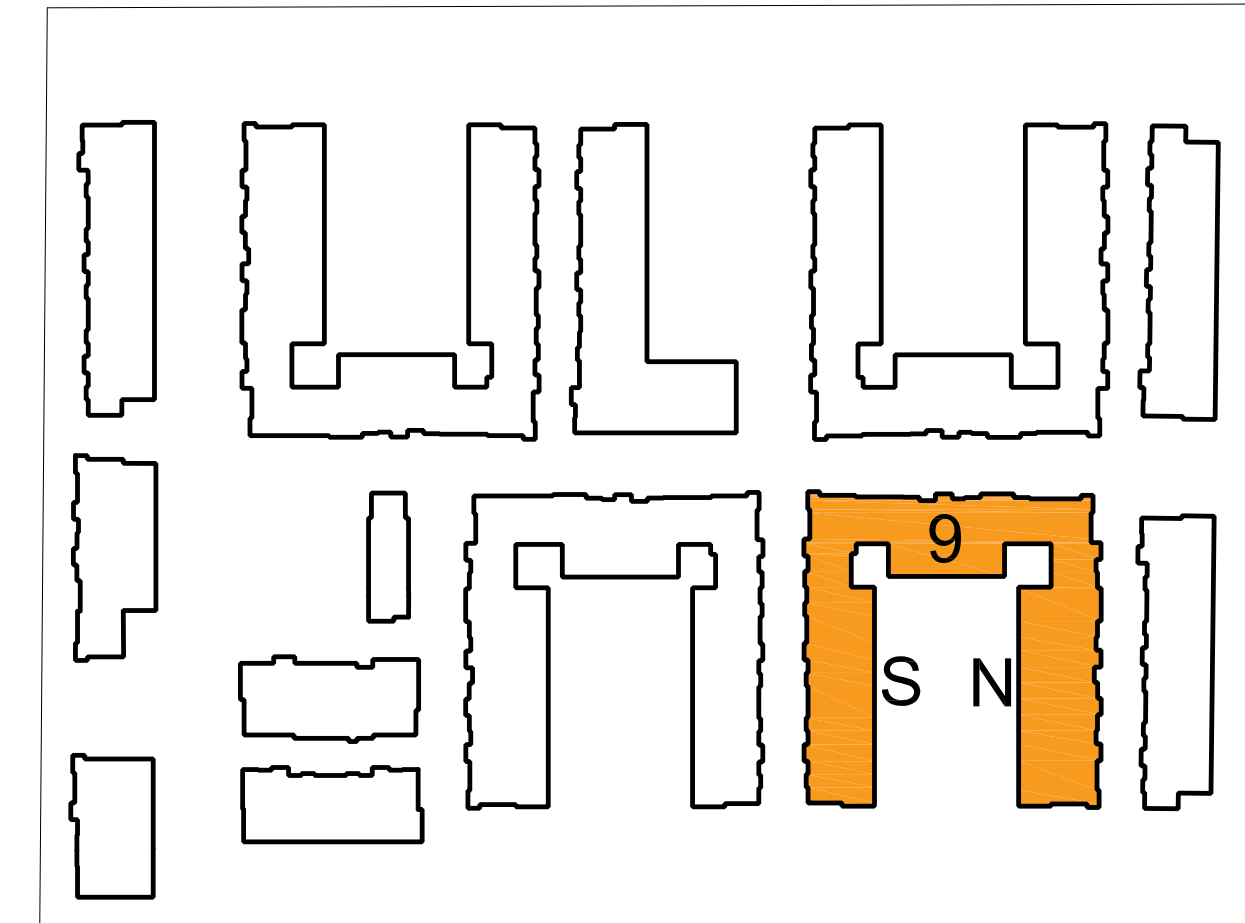
TYPE C.2 - BLDG. 9 ELEVATIONS - 2

SCALE : 1/8" = 1'-0"
DATE: 06-05-2023
JOB NO.: 2021-046

M-2.4.7



NOTE:
SEE M6.2 BUILDING COLOR MAP
FOR COLOR SCHEME

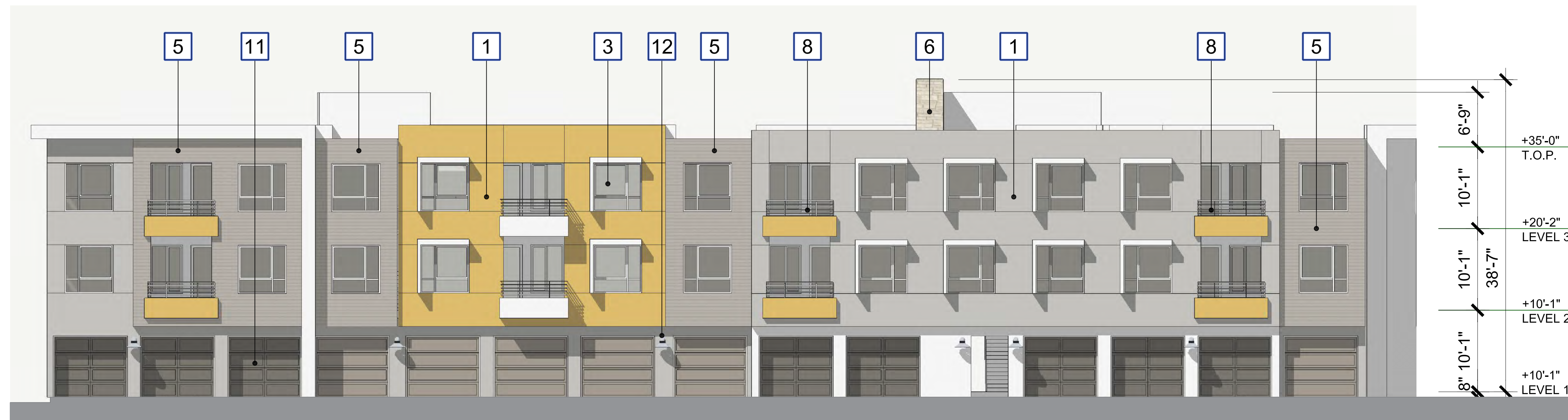


EXTERIOR ELEVATION KEYNOTES

1. EXTERIOR PLASTER
2. STANDING SEAM METAL ROOF
3. VINYL WINDOW
4. SHADE CANOPY
5. HARDIE PLANK LAP SIDING SMOOTH
6. VENEER STONE
7. PORCELAIN TILE
8. BALCONY RAILING
9. SUN SHADE LOUVER
10. STORE FRONT SYSTEM
11. GARAGE DOOR
12. EXTERIOR WALL MOUNTED FIXTURE



COURTYARD NORTH ELEVATION



COURTYARD SOUTH ELEVATION

THE NEIGHBORHOODS AT LUGONIA VILLAGE

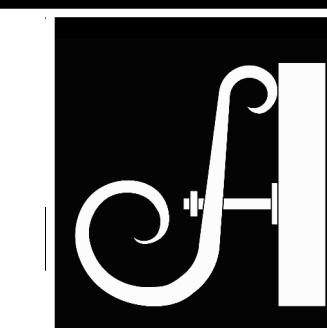
REDLANDS SUMMIT LLC
2459 HUNTINGTON DR., SAN MARINO, CA 91108
(626) 360-2888

REDLANDS, CA

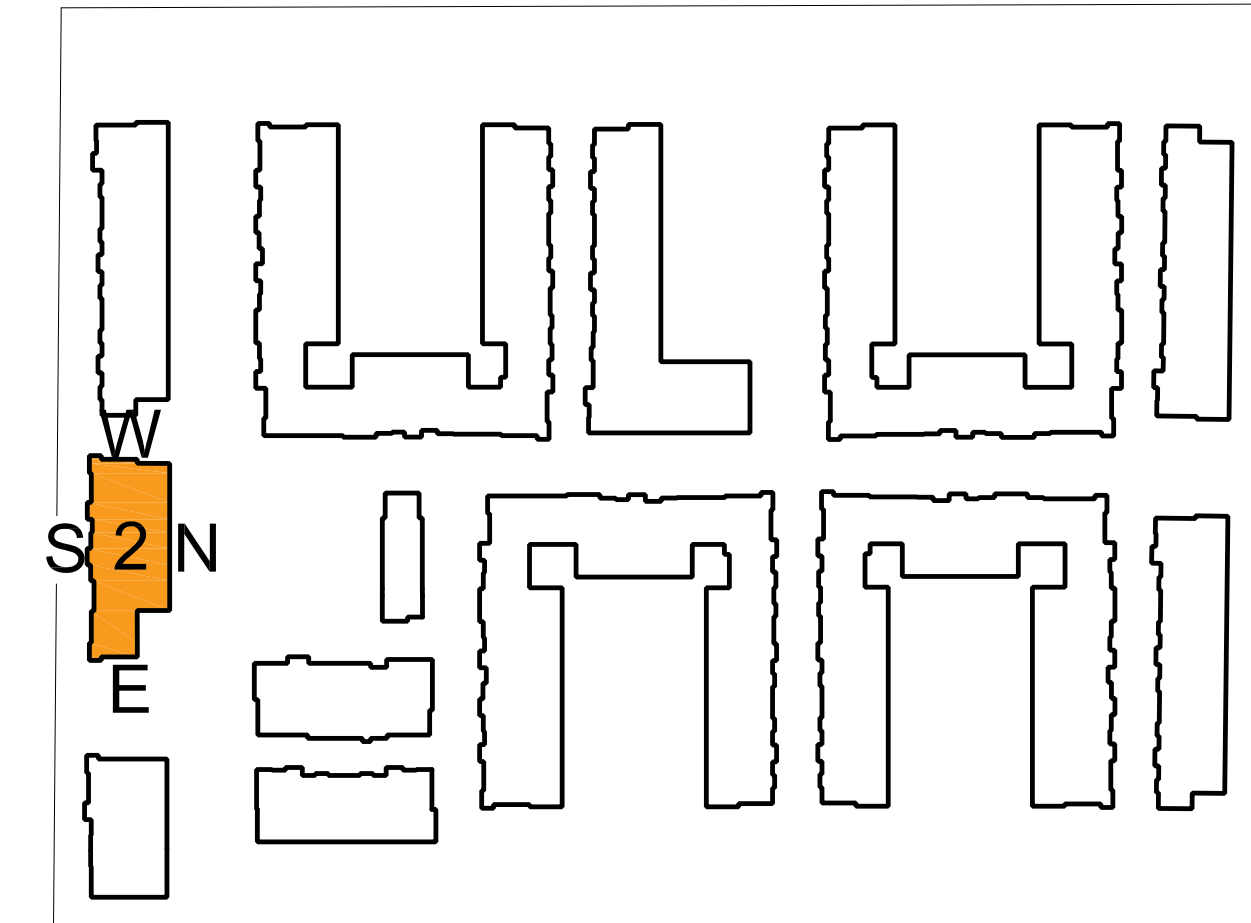
TYPE C.2 - BLDG. 9 ELEVATIONS - 3

SCALE : 1/8" = 1'-0"
DATE : 06-05-2023
JOB NO. : 2021-046

M-2.4.8

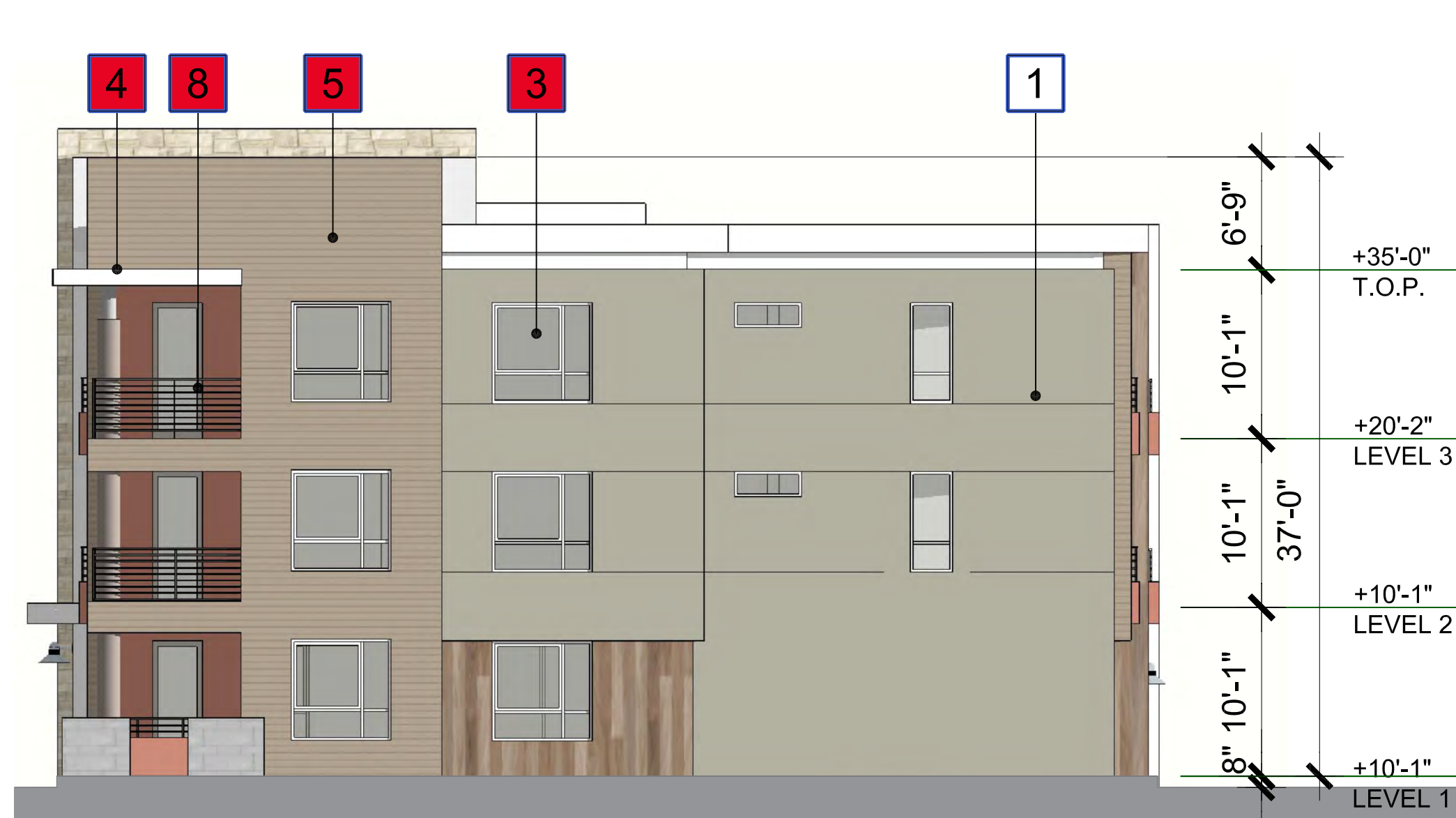


NOTE:
SEE M6.3 BUILDING COLOR MAP
FOR COLOR SCHEME



EXTERIOR ELEVATION KEYNOTES

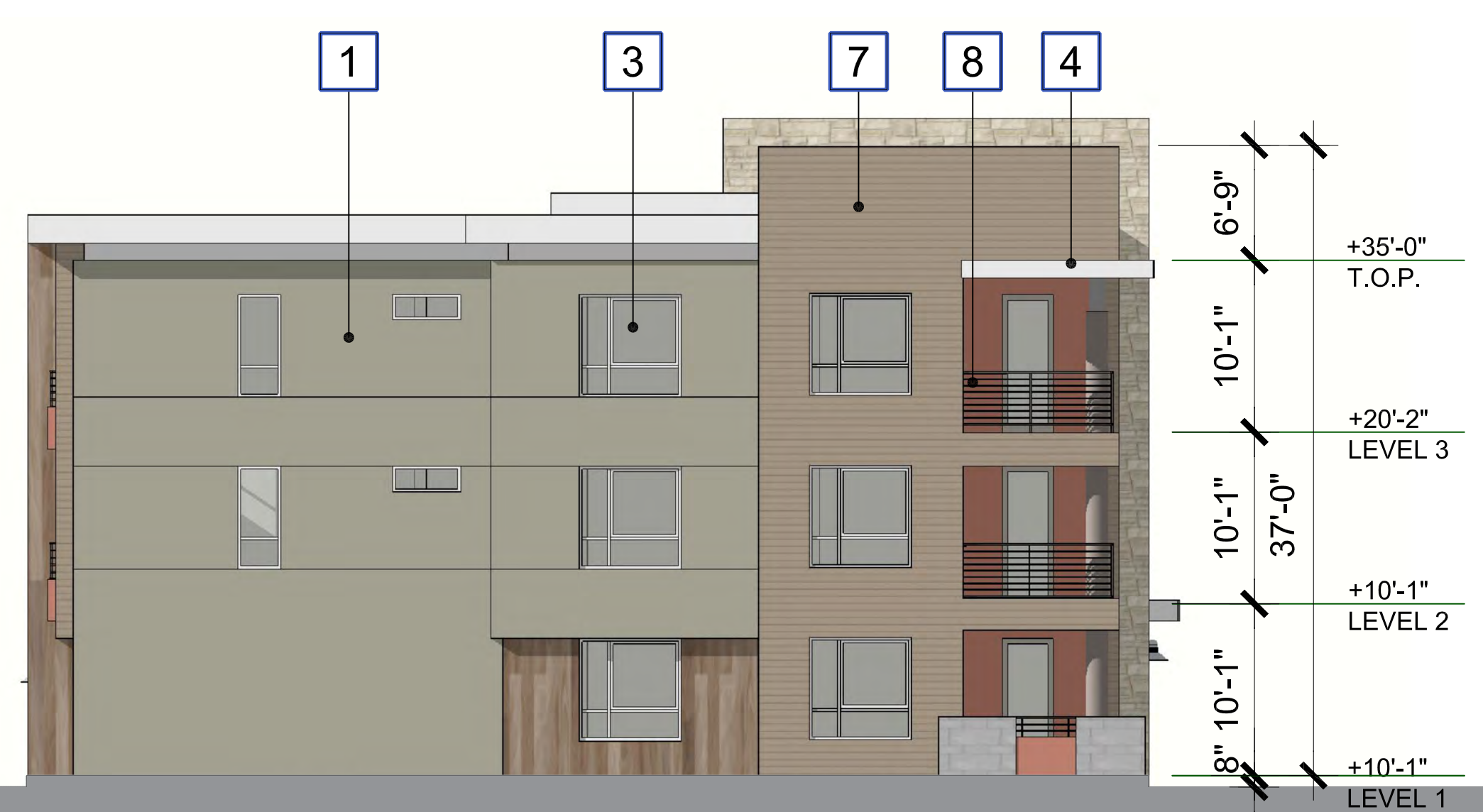
1. EXTERIOR PLASTER
2. STANDING SEAM METAL ROOF
3. VINYL WINDOW
4. SHADE CANOPY
5. HARDIE PLANK LAP SIDING SMOOTH
6. VENERE STONE
7. PORCELAIN TILE
8. BALCONY RAILING
9. SUN SHADE LOUVER
10. STORE FRONT SYSTEM
11. GARAGE DOOR
12. EXTERIOR WALL MOUNTED FIXTURE



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

THE NEIGHBORHOODS AT LUGONIA VILLAGE

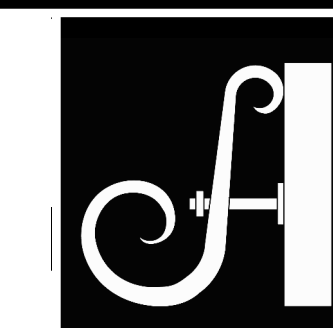
REDLANDS SUMMIT LLC
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(626) 360-2888

REDLANDS, CA

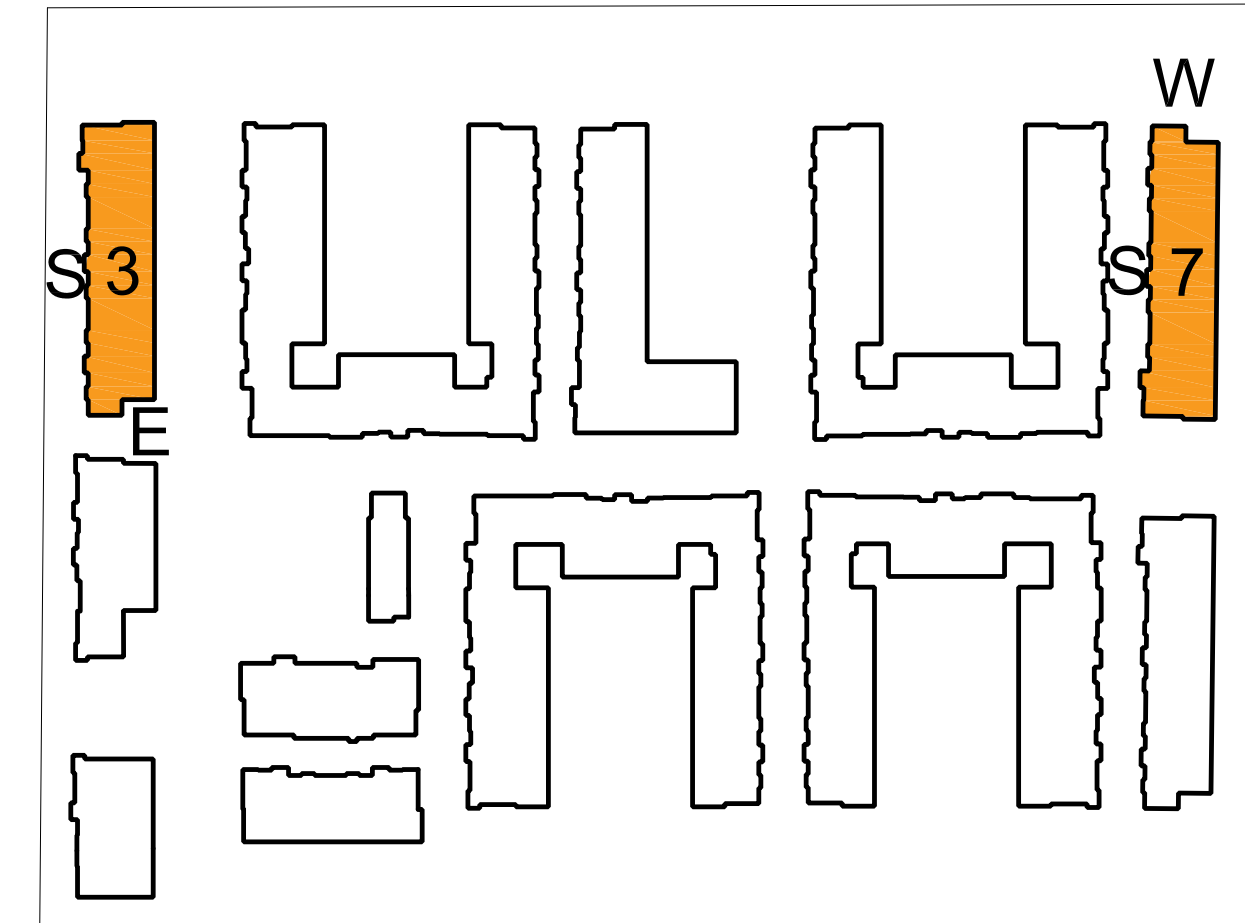
TYPE D - BLDG. 2 ELEVATIONS

SCALE : 1/8" = 1'-0"
DATE: 06-05-2023
JOB NO.: 2021-046

M-2.5.2



NOTE:
SEE M6.1 BUILDING COLOR MAP
FOR COLOR SCHEME

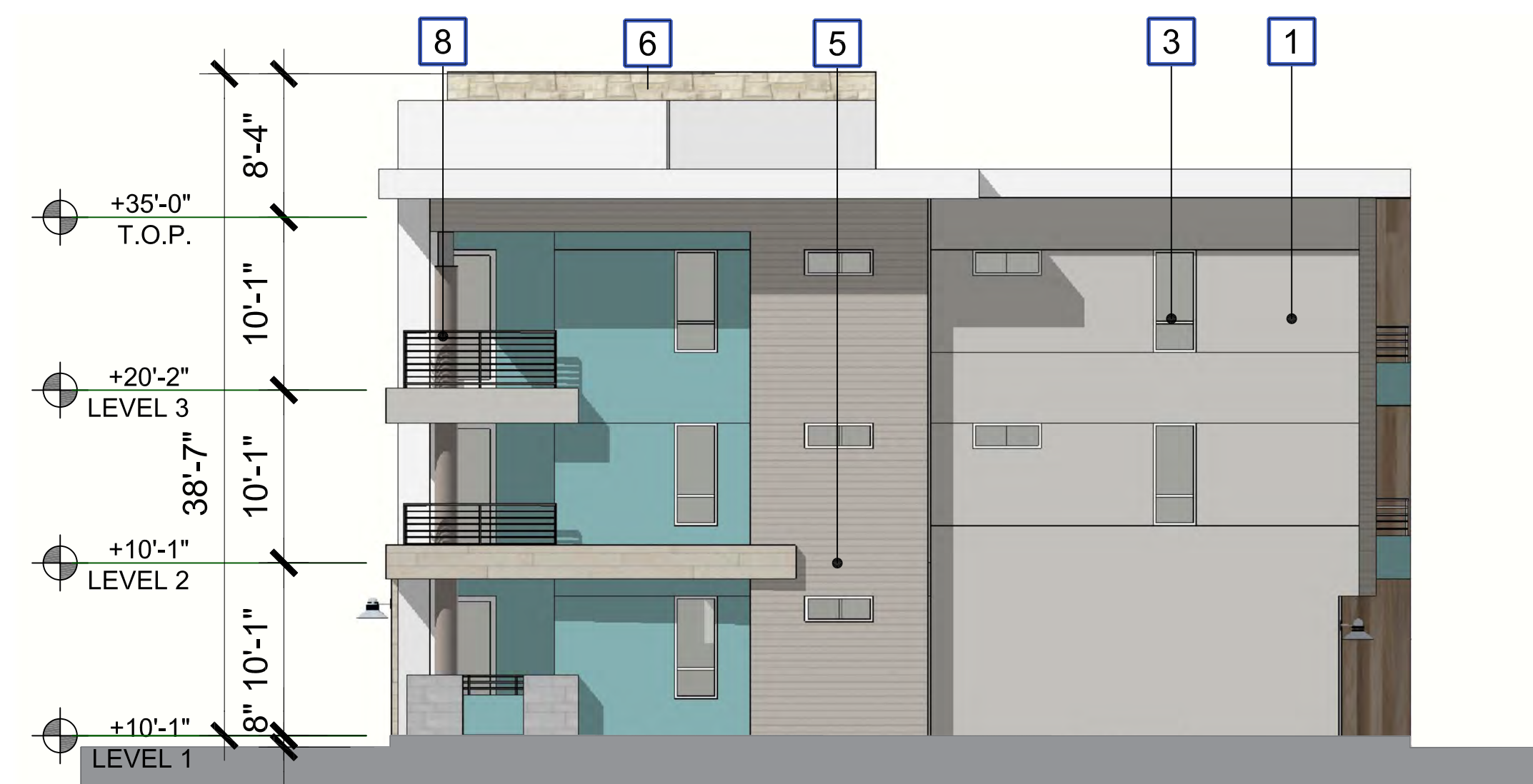


EXTERIOR ELEVATION KEYNOTES

1. EXTERIOR PLASTER
2. STANDING SEAM METAL ROOF
3. VINYL WINDOW
4. SHADE CANOPY
5. HARDIE PLANK LAP SIDING SMOOTH
6. VENEER STONE
7. PORCELAIN TILE
8. BALCONY RAILING
9. SUN SHADE LOUVER
10. STORE FRONT SYSTEM
11. GARAGE DOOR
12. EXTERIOR WALL MOUNTED FIXTURE



SOUTH ELEVATION



BUILDING 3 EAST / BUILDING 7 WEST ELEVATION

THE NEIGHBORHOODS AT LUGONIA VILLAGE

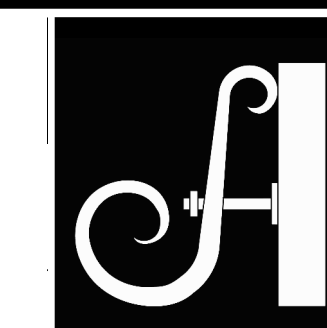
REDLANDS SUMMIT LLC
2459 HUNTINGTON DR., SAN MARINO, CA 91108
(626) 360-2888

REDLANDS, CA

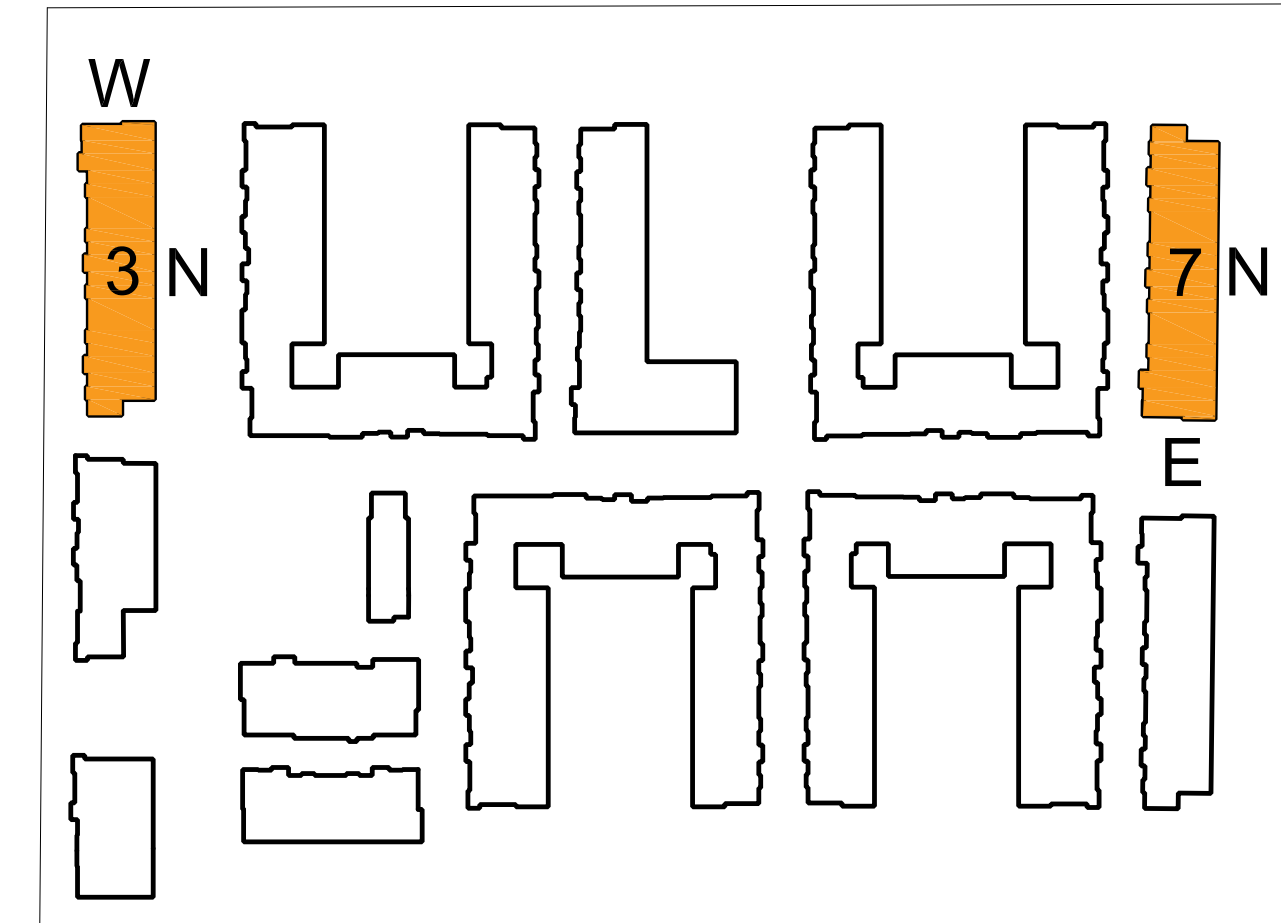
TYPE F - BLDG. 3 & 7 ELEVATIONS - 1

SCALE : 1/8" = 1'-0"
DATE : 06-05-2023
JOB NO. : 2021-046

M-2.7.2

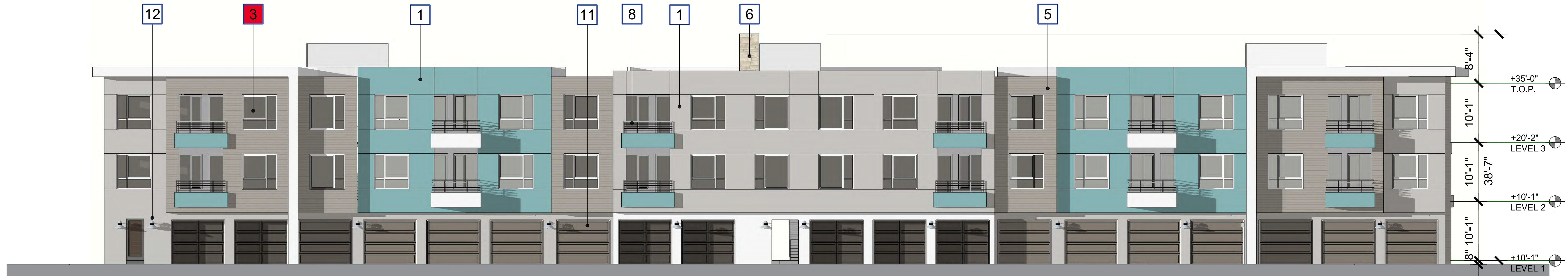


NOTE:
SEE M6.1 BUILDING COLOR MAP
FOR COLOR SCHEME



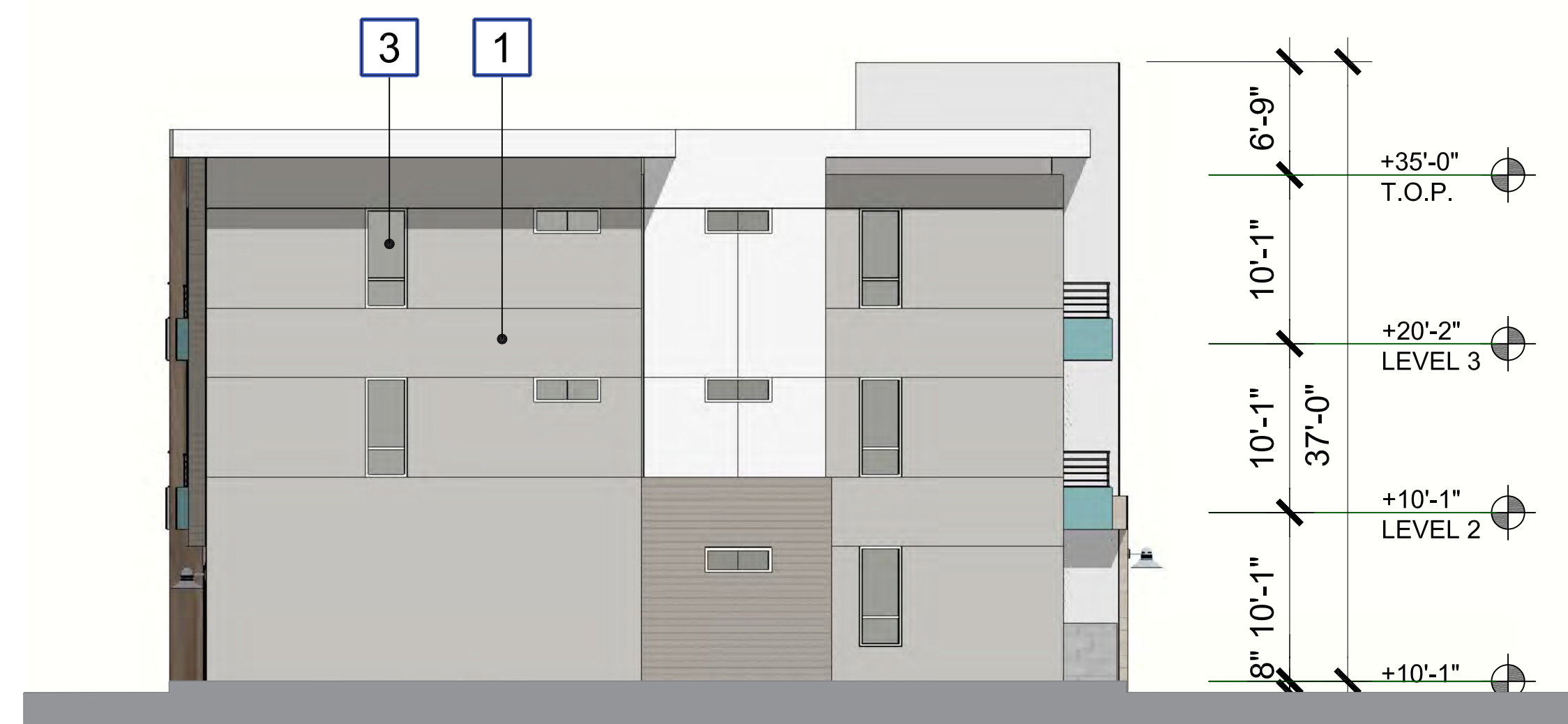
EXTERIOR ELEVATION KEYNOTES

1. EXTERIOR PLASTER
2. STANDING SEAM METAL ROOF
3. VINYL WINDOW
4. SHADE CANOPY
5. HARDIE PLANK LAP SIDING SMOOTH
6. VENEER STONE
7. PORCELAIN TILE
8. BALCONY RAILING
9. SUN SHADE LOUVER
10. STORE FRONT SYSTEM
11. GARAGE DOOR
12. EXTERIOR WALL MOUNTED FIXTURE

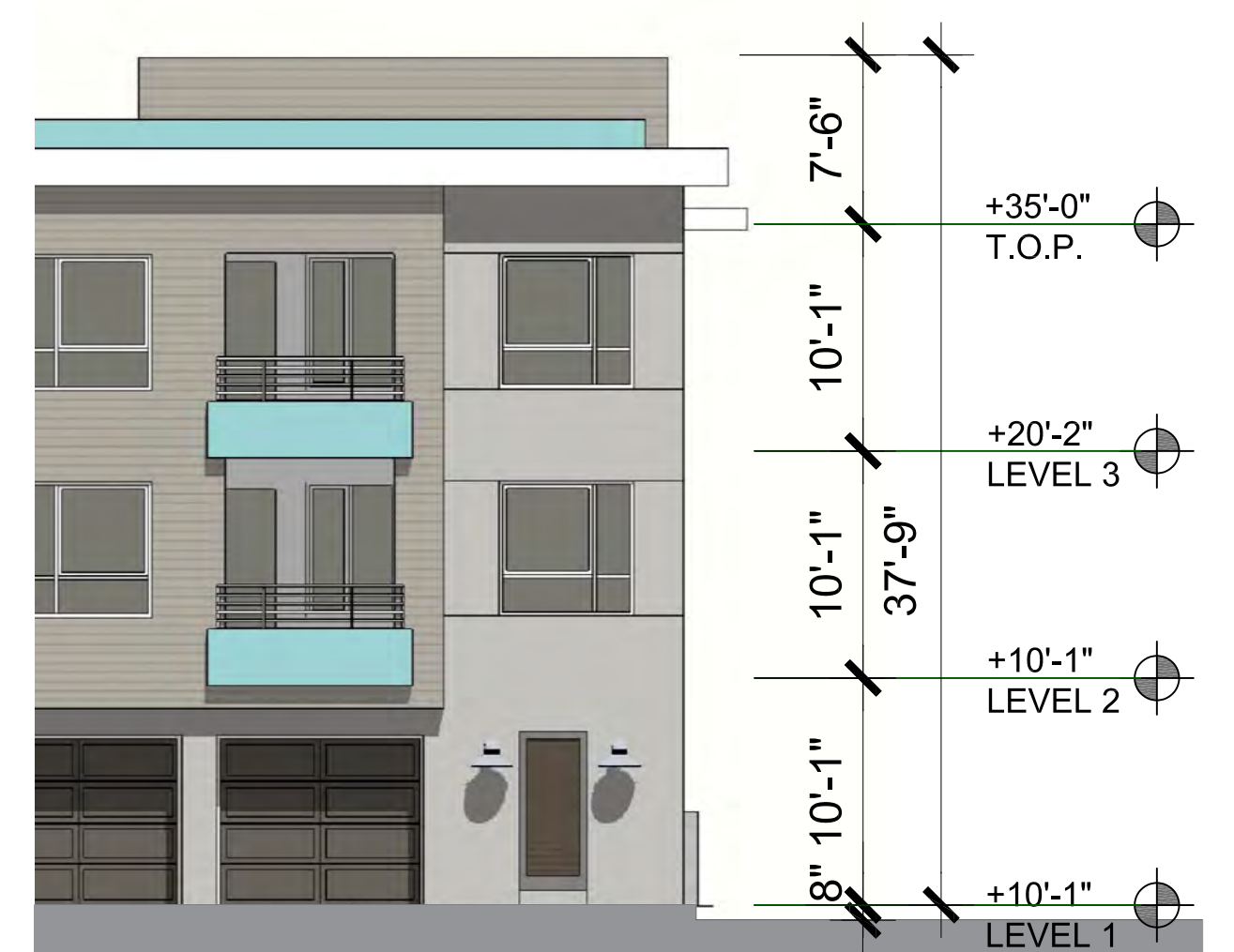


BUILDING 3 NORTH ELEVATION -
ELECTRICAL ROOM @ EAST END GARAGE

BUILDING 3 NORTH ELEVATION



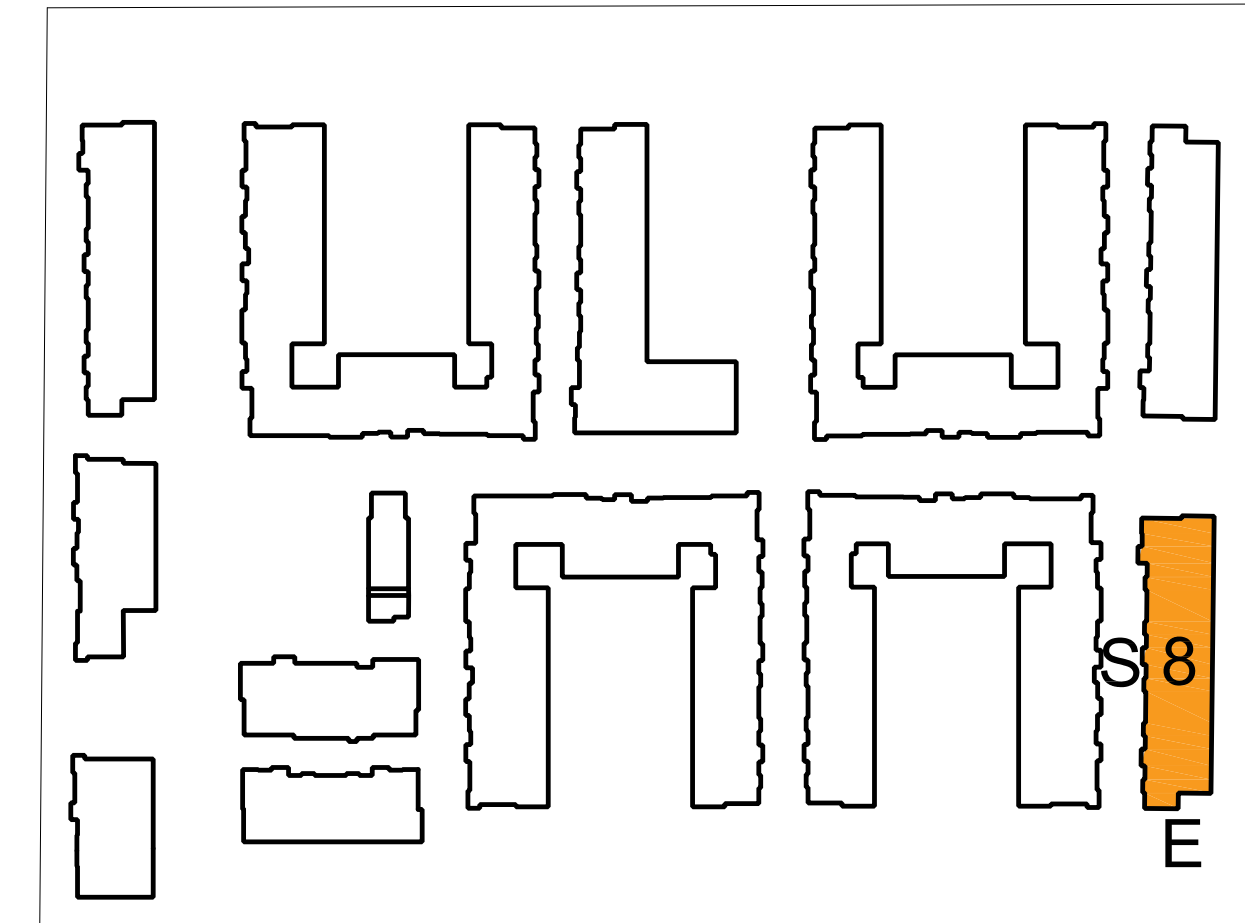
BUILDING 3 WEST / BUILDING 7 EAST ELEVATION



BUILDING 7 NORTH ELEVATION -
ELECTRICAL ROOM @ WEST END GARAGE

SCALE : 1/8" = 1'-0"
DATE: 06-05-2023
JOB NO.: 2021-046

NOTE:
SEE M6.4 BUILDING COLOR MAP
FOR COLOR SCHEME

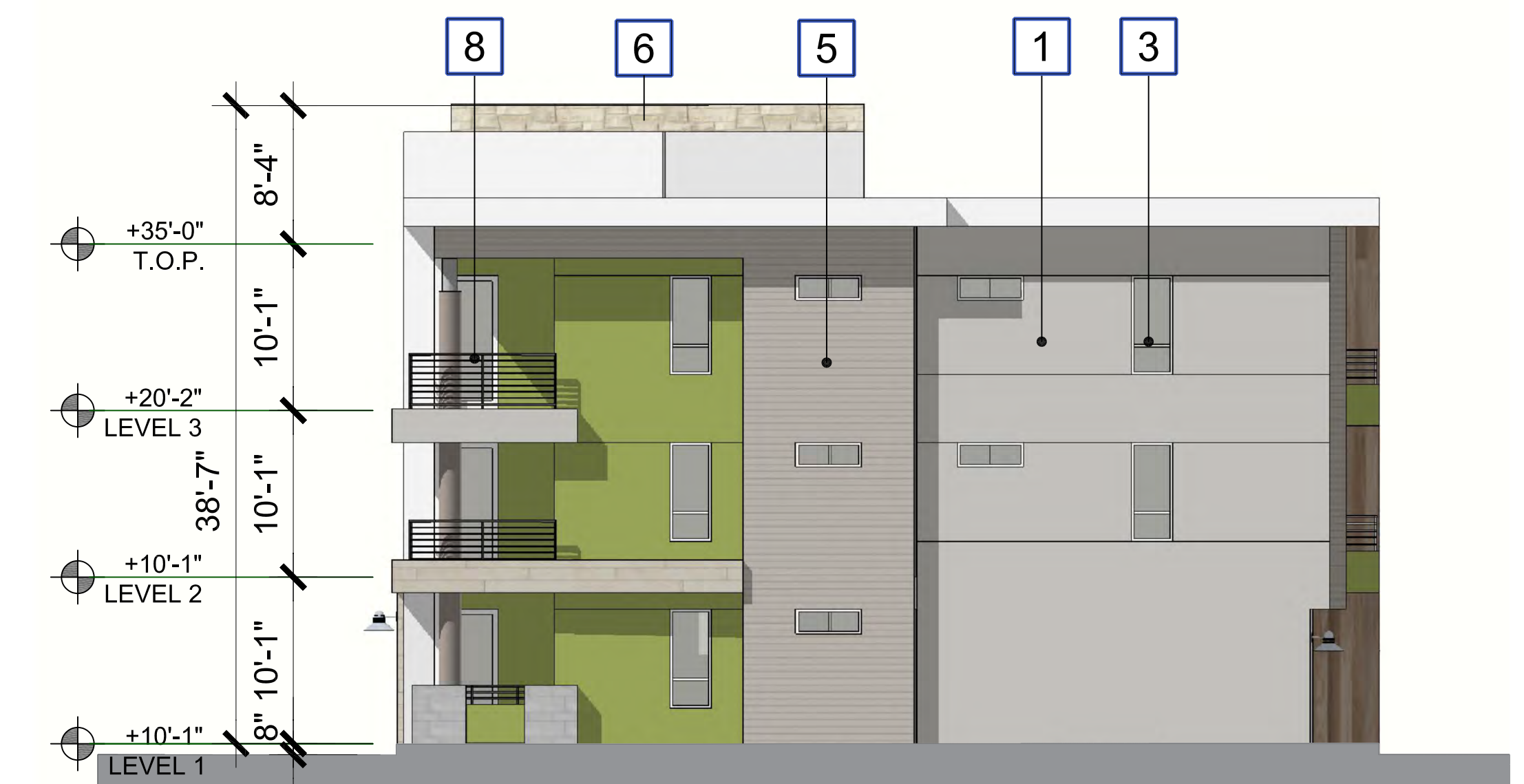


EXTERIOR ELEVATION KEYNOTES

1. EXTERIOR PLASTER
2. STANDING SEAM METAL ROOF
3. VINYL WINDOW
4. SHADE CANOPY
5. HARDIE PLANK LAP SIDING SMOOTH
6. VENEER STONE
7. PORCELAIN TILE
8. BALCONY RAILING
9. SUN SHADE LOUVER
10. STORE FRONT SYSTEM
11. GARAGE DOOR
12. EXTERIOR WALL MOUNTED FIXTURE



SOUTH ELEVATION



EAST ELEVATION

SCALE : 1/8" = 1'-0"
DATE: 06-05-2023
JOB NO.: 2021-046

THE NEIGHBORHOODS AT LUGONIA VILLAGE

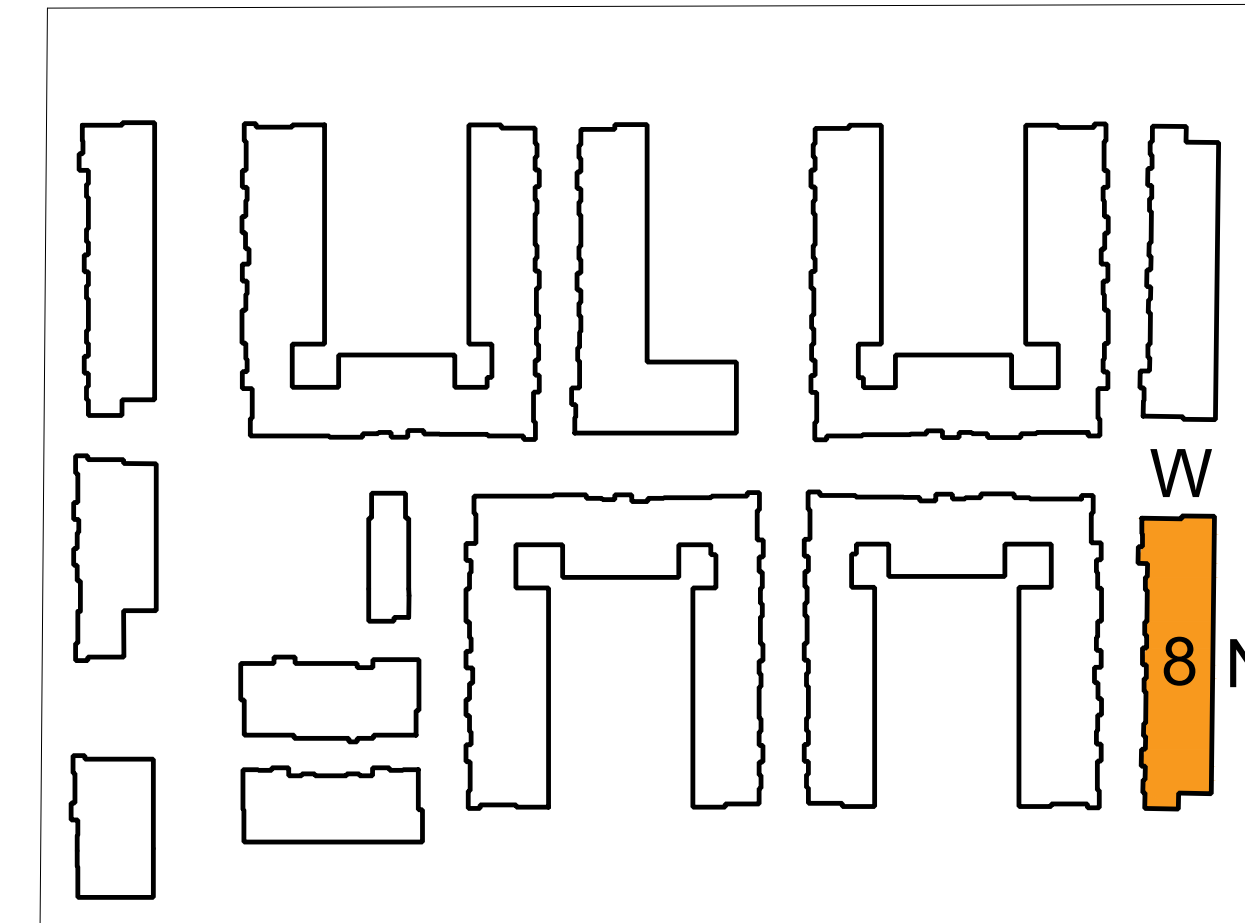
REDLANDS, CA

TYPE F - BLDG. 8 ELEVATIONS - 1

M-2.7.4

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NOTE:
SEE M6.4 BUILDING COLOR MAP
FOR COLOR SCHEME

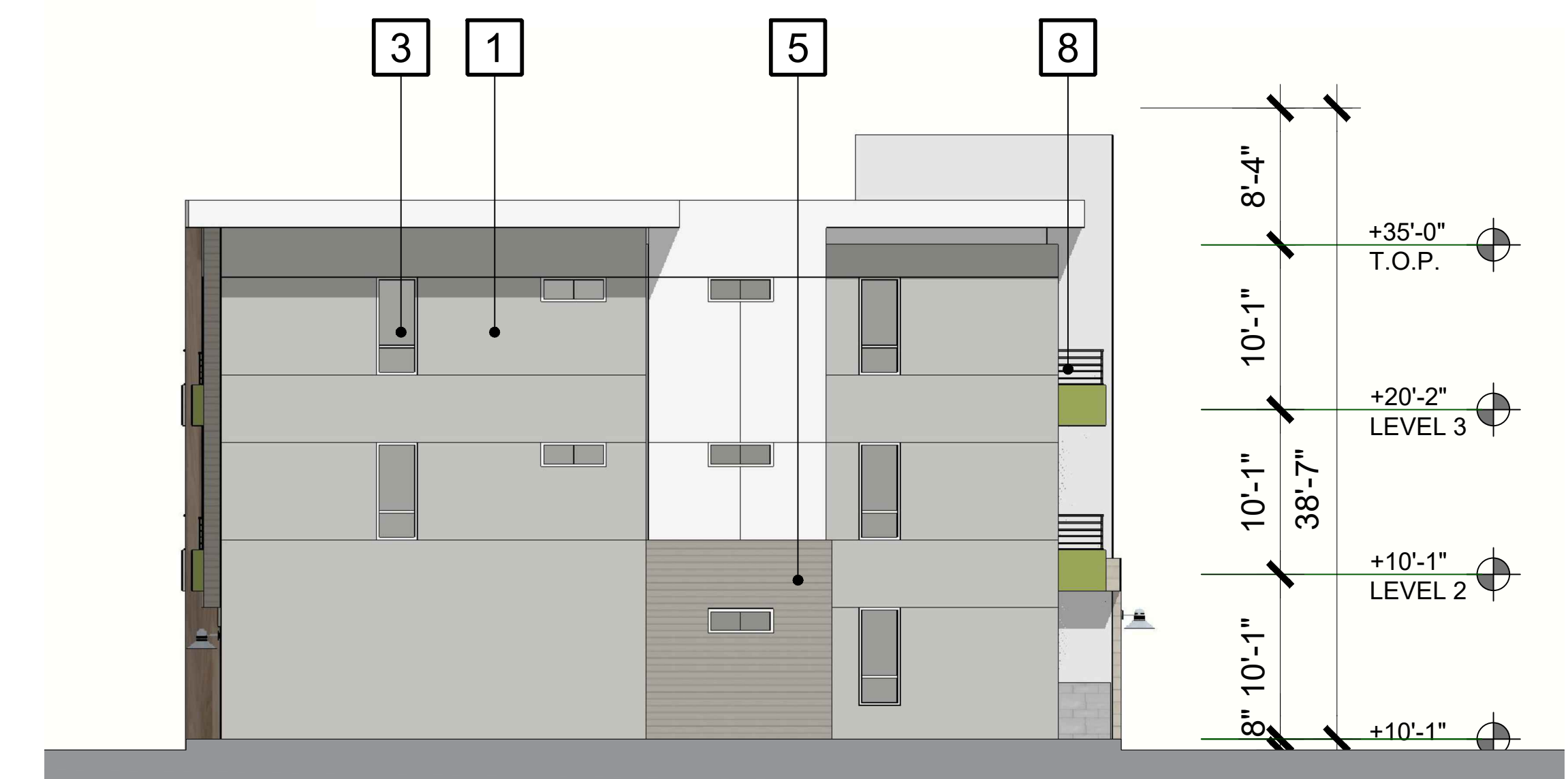


EXTERIOR ELEVATION KEYNOTES

1. EXTERIOR PLASTER
2. STANDING SEAM METAL ROOF
3. VINYL WINDOW
4. SHADE CANOPY
5. HARDIE PLANK LAP SIDING SMOOTH
6. VENEER STONE
7. PORCELAIN TILE
8. BALCONY RAILING
9. SUN SHADE LOUVER
10. STORE FRONT SYSTEM
11. GARAGE DOOR
12. EXTERIOR WALL MOUNTED FIXTURE



NORTH ELEVATION



WEST ELEVATION

THE NEIGHBORHOODS AT LUGONIA VILLAGE

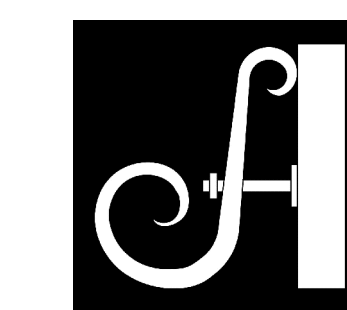
REDLANDS, CA

TYPE B - BLDG. 8 ELEVATIONS - 2

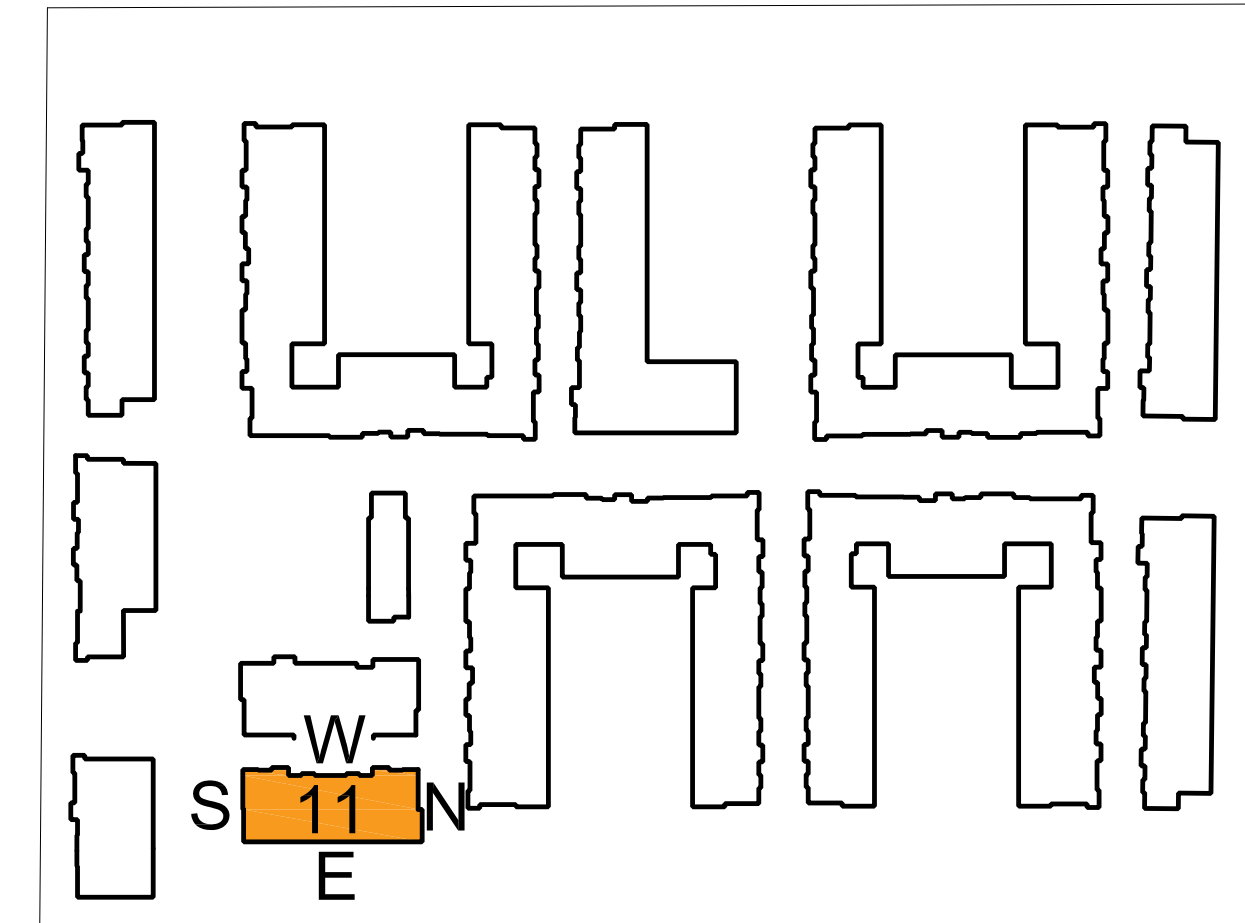
SCALE : 1/8"= 1'-0"
DATE: 06-05-2023
JOB NO.: 2021-046

M-2.7.5

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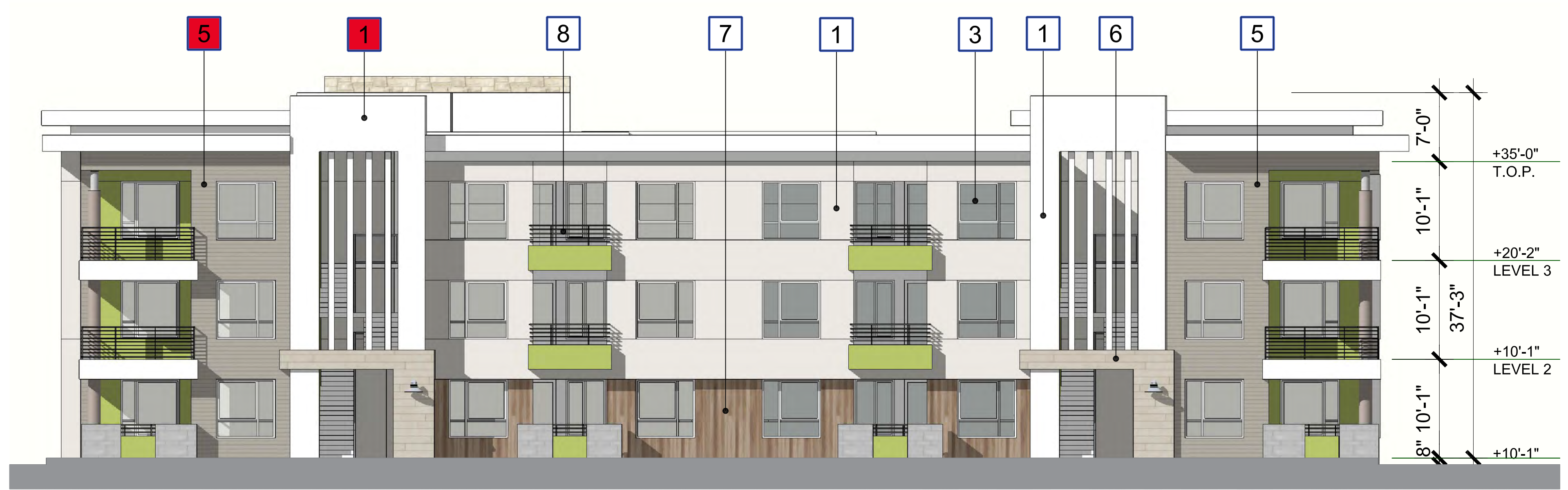


NOTE:
SEE M6.4 BUILDING COLOR MAP
FOR COLOR SCHEME

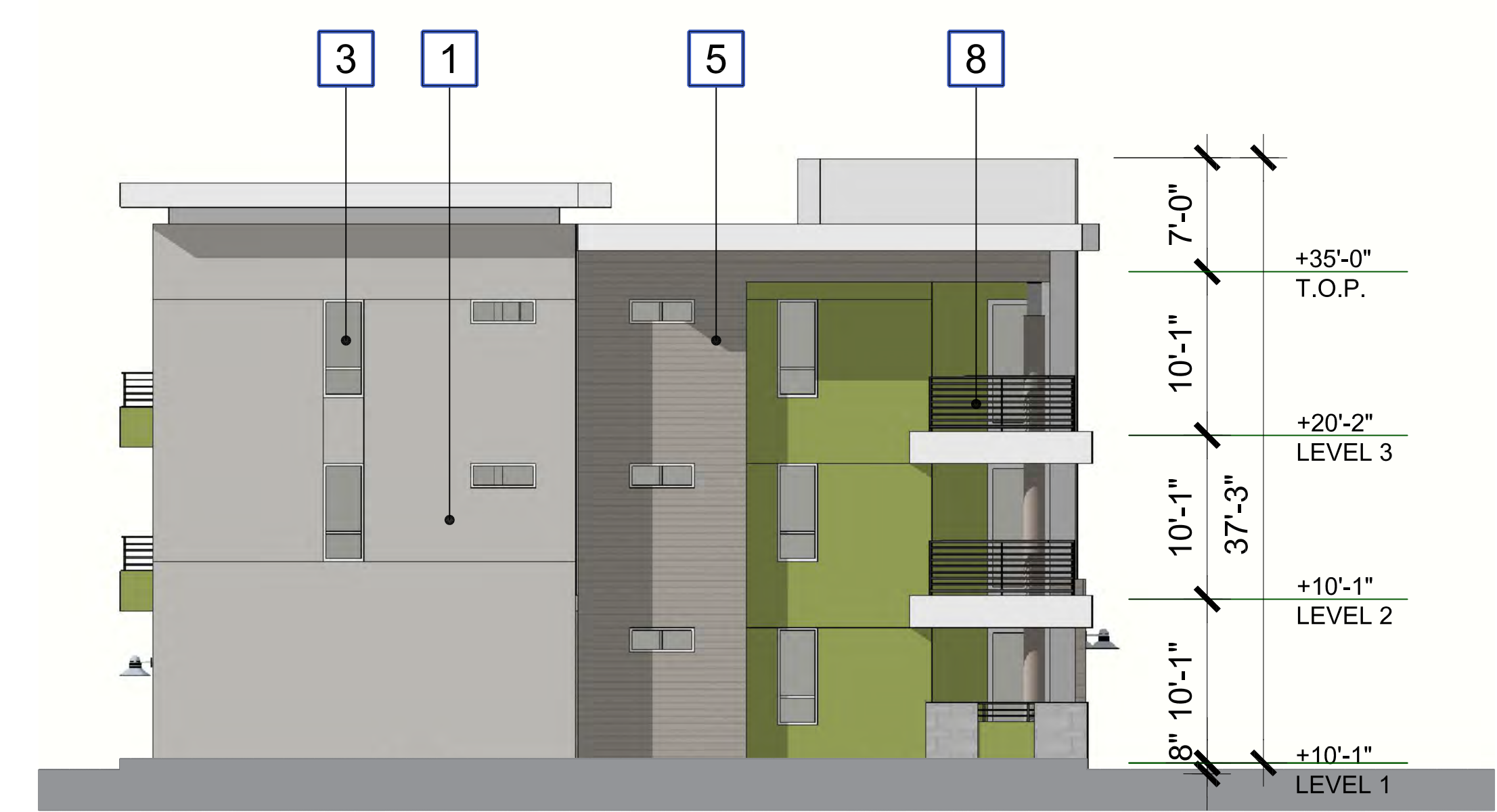


EXTERIOR ELEVATION KEYNOTES

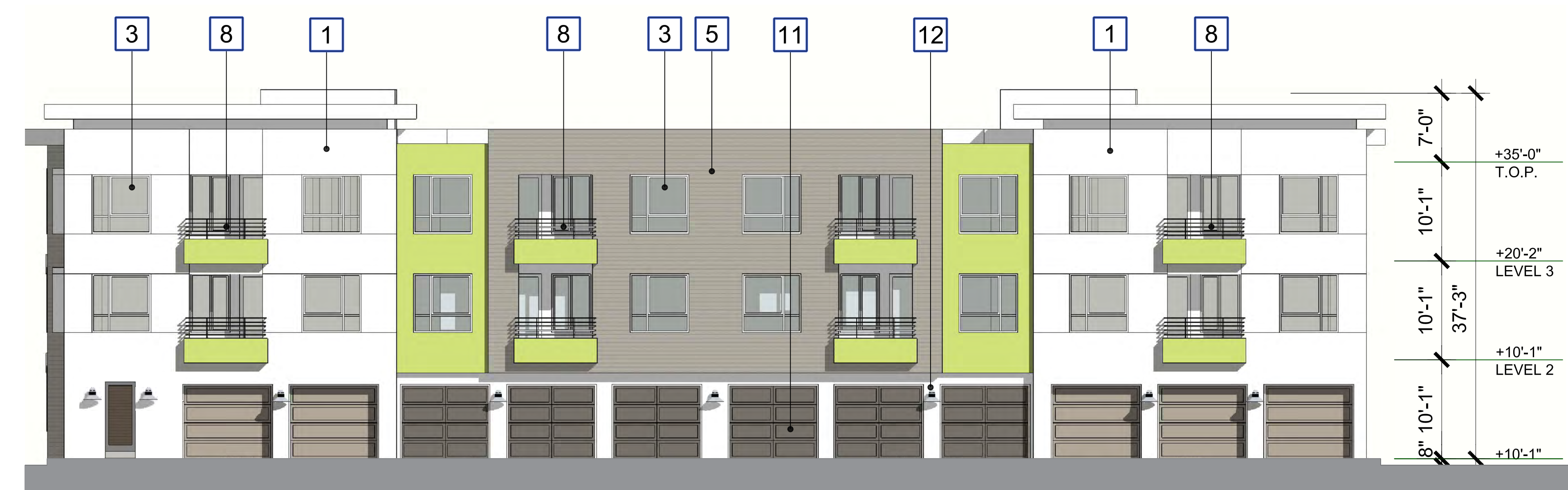
1. EXTERIOR PLASTER
2. STANDING SEAM METAL ROOF
3. VINYL WINDOW
4. SHADE CANOPY
5. HARDIE PLANK LAP SIDING SMOOTH
6. VENEER STONE
7. PORCELAIN TILE
8. BALCONY RAILING
9. SUN SHADE LOUVER
10. STORE FRONT SYSTEM
11. GARAGE DOOR
12. EXTERIOR WALL MOUNTED FIXTURE



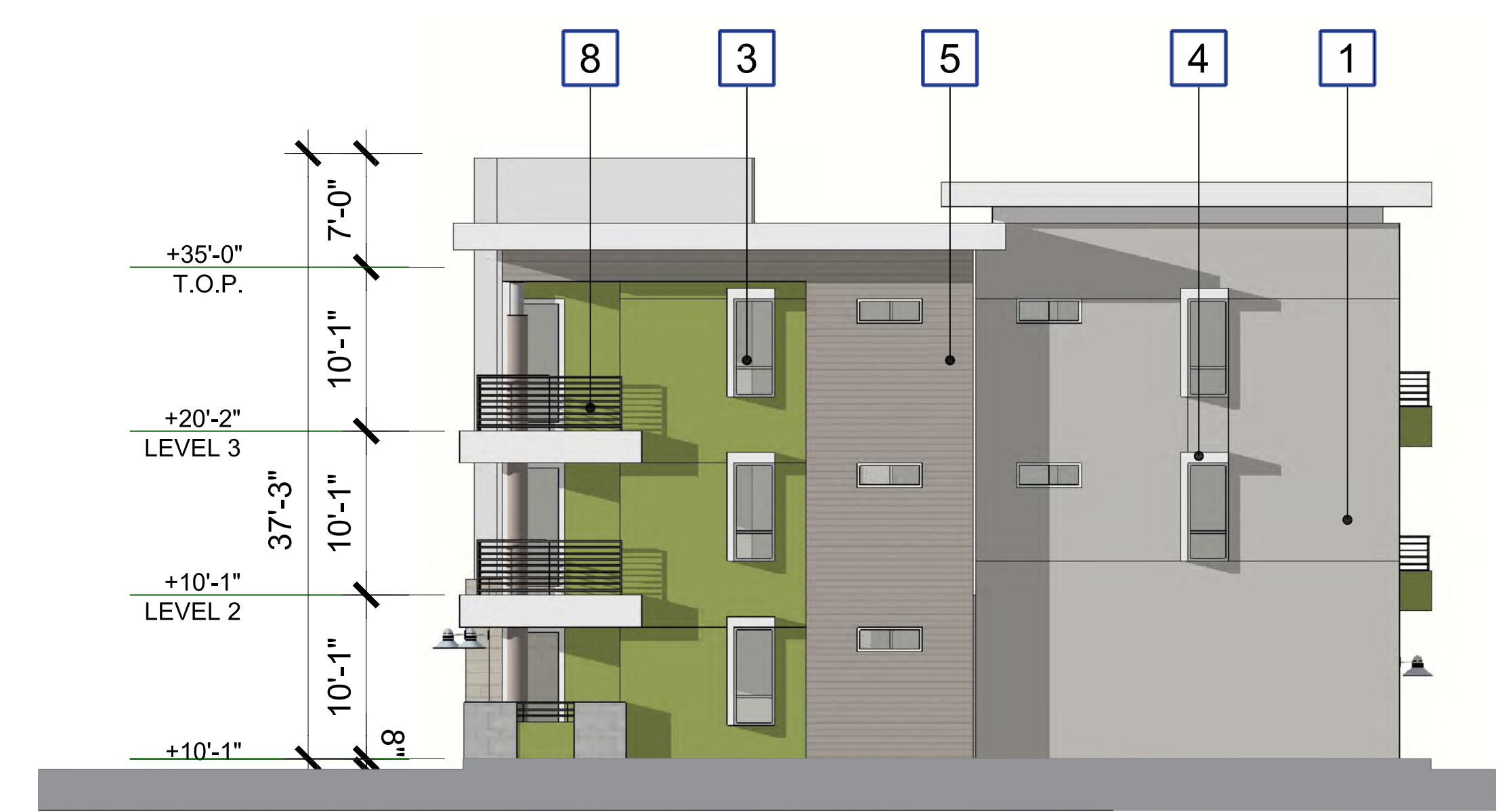
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

THE NEIGHBORHOODS AT LUGONIA VILLAGE

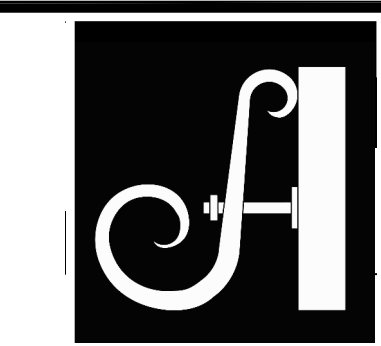
REDLANDS, CA

TYPE E - BLDG. 11 ELEVATIONS

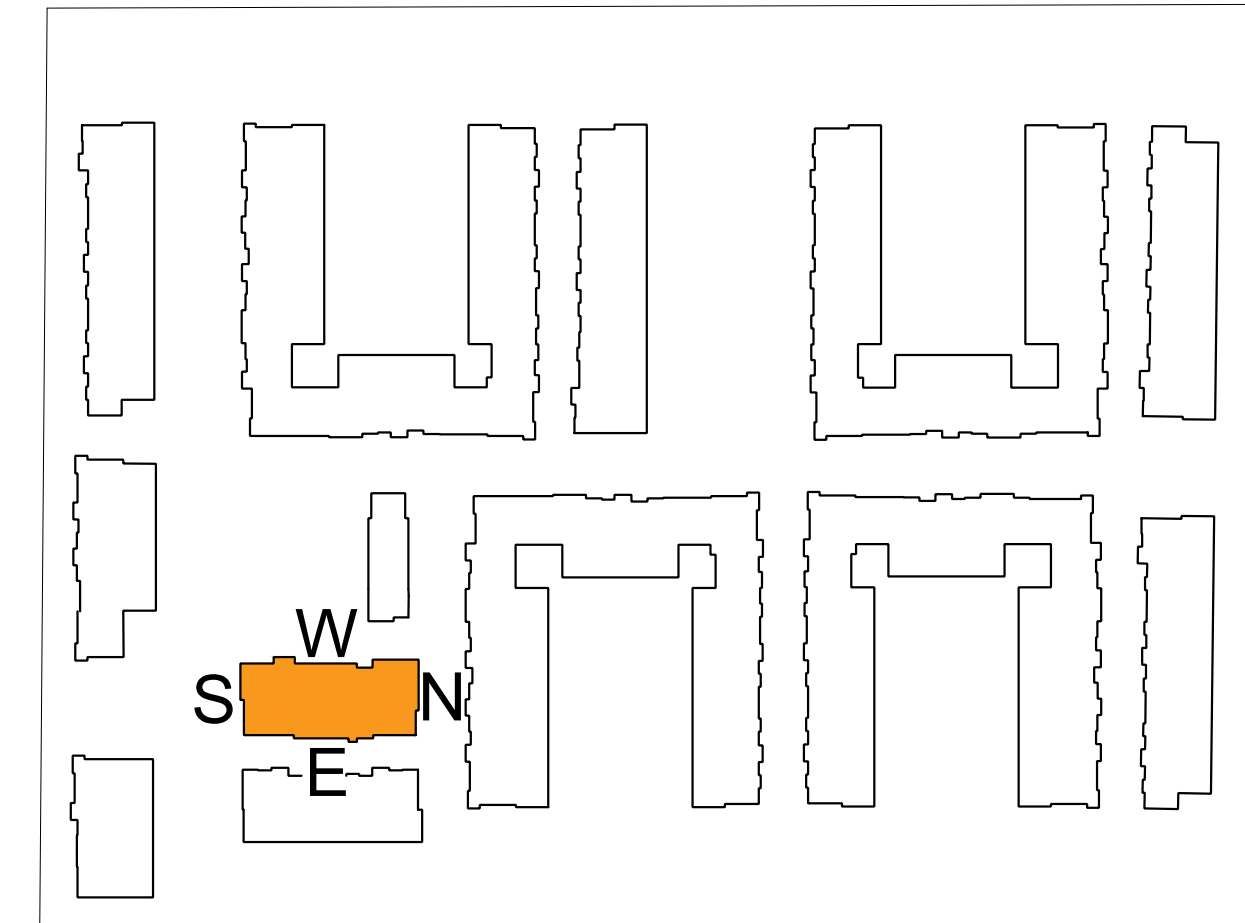
SCALE : 1/8" = 1'-0"
DATE : 06-05-2023
JOB NO. : 2021-046

M-2.6.2

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NOTE:
SEE M6.3 BUILDING COLOR MAP
FOR COLOR SCHEME



EXTERIOR ELEVATION KEYNOTES

1. EXTERIOR PLASTER
2. STANDING SEAM METAL ROOF
3. VINYL WINDOW
4. SHADE CANOPY
5. HARDIE PLANK LAP SIDING SMOOTH
6. VENEER STONE
7. PORCELAIN TILE
8. BALCONY RAILING
9. SUN SHADE LOUVER
10. STORE FRONT SYSTEM
11. GARAGE DOOR
12. EXTERIOR WALL MOUNTED FIXTURE



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

THE NEIGHBORHOODS AT LUGONIA VILLAGE

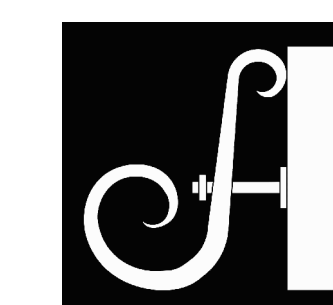
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REDLANDS, CA

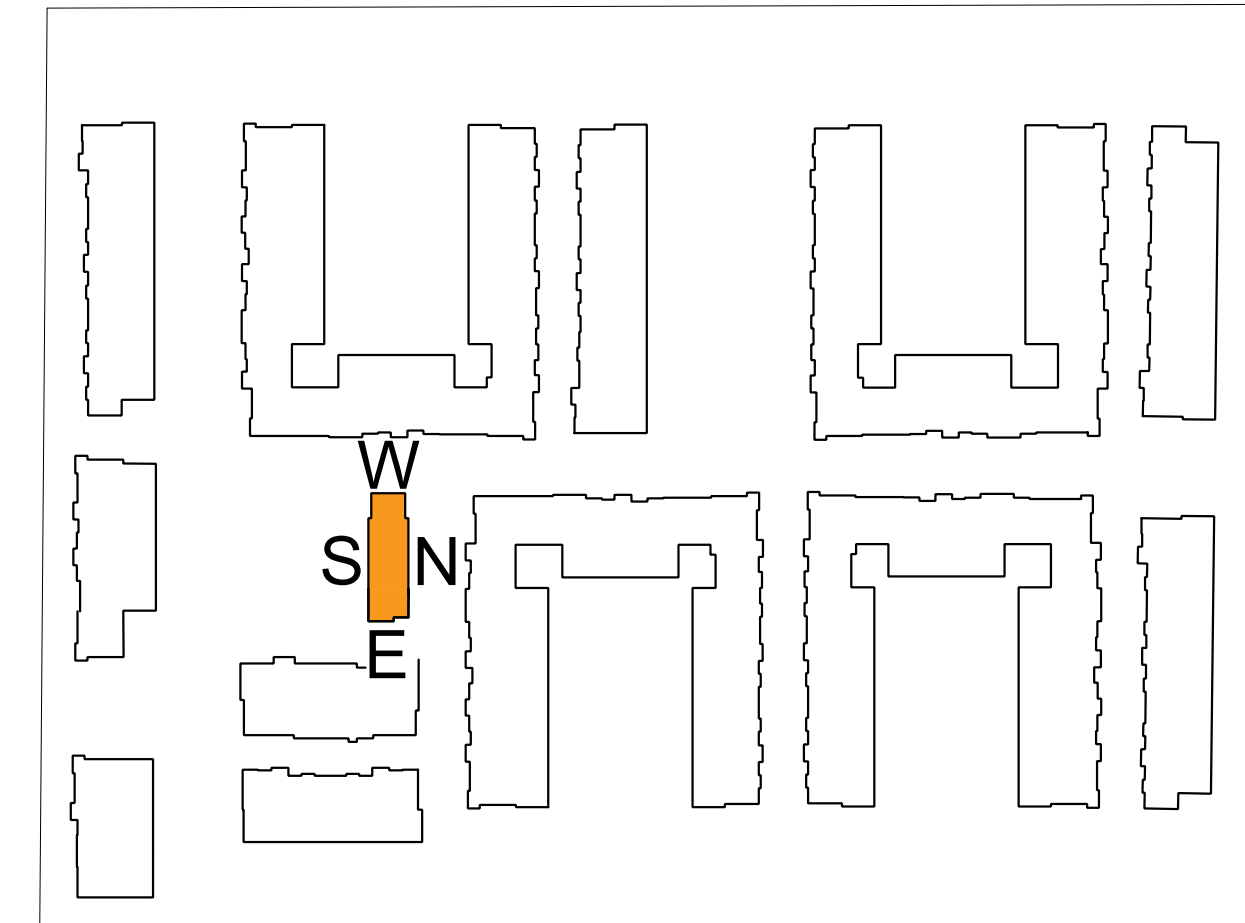
LEASING / CLUBHOUSE ELEVATIONS

SCALE : 3/16" = 1'-0"
DATE: 08-11-2022
JOB NO.: 2021-046

M-4.2

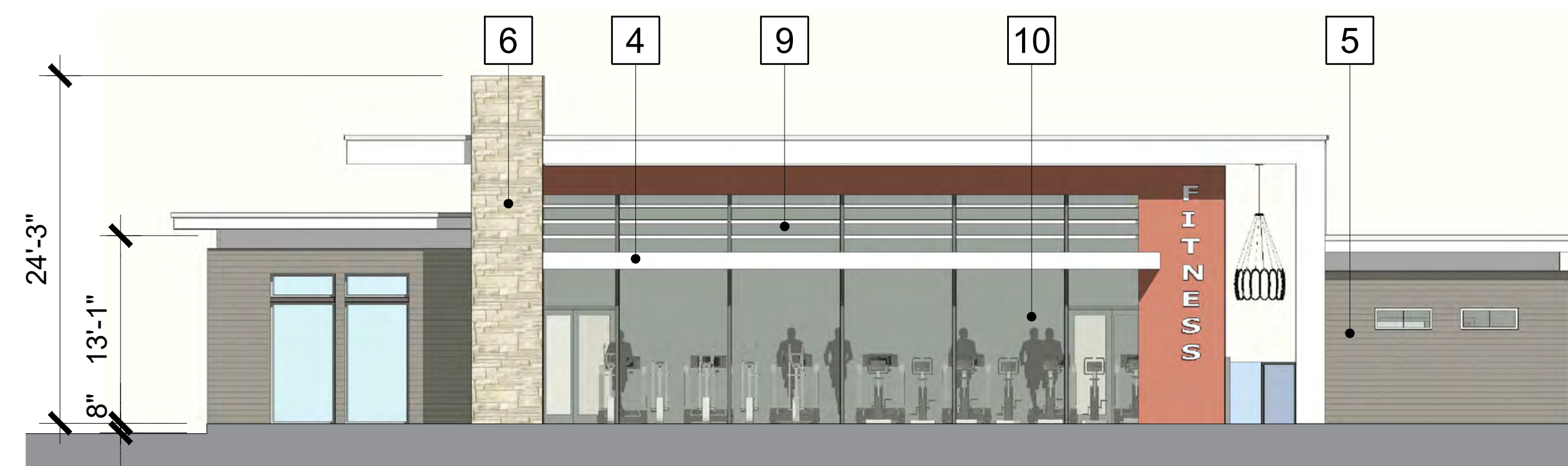


NOTE:
SEE M6.3 BUILDING COLOR MAP
FOR COLOR SCHEME



EXTERIOR ELEVATION KEYNOTES

1. EXTERIOR PLASTER
2. STANDING SEAM METAL ROOF
3. VINYL WINDOW
4. SHADE CANOPY
5. HARDIE PLANK LAP SIDING SMOOTH
6. VENEER STONE
7. PORCELAIN TILE
8. BALCONY RAILING
9. SUN SHADE LOUVER
10. STORE FRONT SYSTEM
11. GARAGE DOOR
12. EXTERIOR WALL MOUNTED FIXTURE



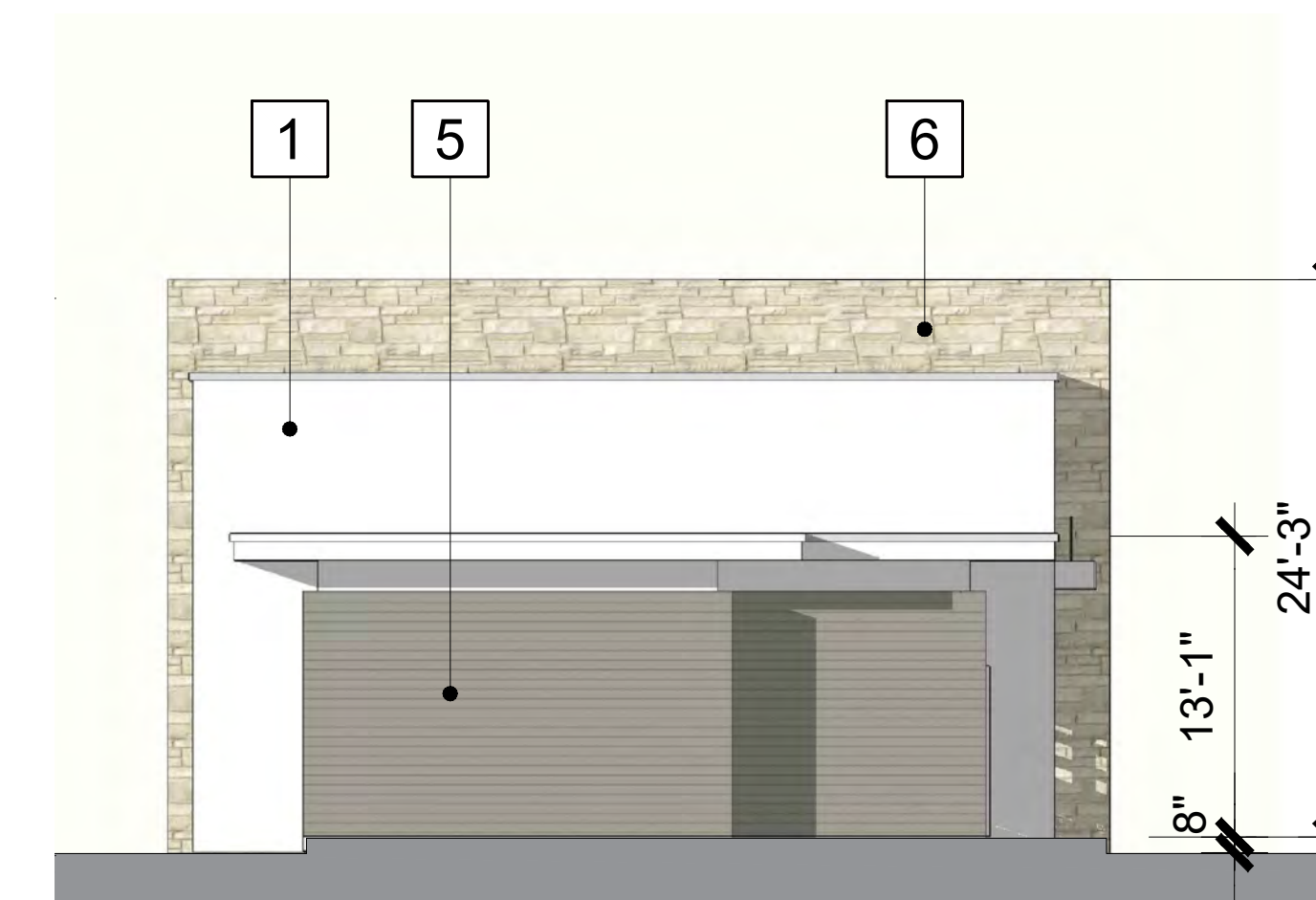
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

RESOLUTION NO. 8554

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS APPROVING TENTATIVE PARCEL MAP NO. 20469 AND COMMISSION REVIEW & APPROVAL NO. 941 FOR THE SUBDIVISION OF 24.4 ACRES INTO THREE PARCELS FOR DEVELOPMENT PURPOSES AND THE CONSTRUCTION OF 451 APARTMENT UNITS, FOR THE PROPOSED LUGONIA VILLAGE RESIDENTIAL PROJECT, LOCATED ON THE NORTH SIDE OF WEST LUGONIA AVENUE, SOUTH SIDE OF A PROPOSED EXTENSION OF PENNSYLVANIA AVENUE, AND WEST SIDE OF KARON STREET.

WHEREAS, Redlands Summit, LLC (“Applicant”), has filed an application for Tentative Parcel Map No. 20469 to subdivide the entire 24.4 acre project site into three parcels (Parcel 1 with 4.75 net acres, Parcel 2 with 3.38 net acres, and Parcel 3 with 14.48 net acres) for development purposes located on the north side of Lugonia Avenue, south side of a proposed extension of Pennsylvania Avenue, and west side of Karon Street (APNs: 0167-171-04-0000, 0167-171-05-0000, and 0167-171-06-0000); and

WHEREAS, the Applicant has submitted an application for Commission Review & Approval No. 941 for the construction of a 451-unit multi-family apartment complex on Parcel 3 of Tentative Parcel Map No. 20469, fronting on Lugonia Avenue and comprised of studio, one-bedroom, and two-bedroom floor dwelling units, including onsite parking and recreation areas; and

WHEREAS, the Applicant filed the applications concurrently with General Plan Amendment No. 143, Amendment No. 48 to Specific Plan No. 40, Zone Change No. 469, and a request for a Density Bonus Agreement; and

WHEREAS, the above-referenced development and legislative applications filed with the City of Redlands are referred to hereinafter as the “Project” and “Project Entitlements”; and

WHEREAS, the Applicant has submitted an Inclusionary Housing Plan in accordance with Redlands Municipal Code Chapter 18.230 (Inclusionary Housing) and proposes to fulfill the inclusionary housing requirements by providing twenty-eight (28) very low-income affordable housing units within the project; and

WHEREAS, the Project is subject to the California Environmental Quality Act (CEQA), the City has prepared an Initial Study for the Project in accordance with the State CEQA Guidelines, and adopted a Mitigated Negative Declaration for the project in accordance with CEQA Guidelines Section 15074; and

WHEREAS, on January 23, 2024, the Planning Commission held a public hearing and considered the staff report, oral report, the testimony, and the written evidence submitted by and on behalf of the applicant and by members of the public; and

WHEREAS, on January 23, 2024, the Planning Commission recommended approval of the Project to the City Council; and

WHEREAS, on or about February 23, 2024, notice of the City Council's public hearing for the Project was published in the Redlands Daily Facts by the City Clerk; and

WHEREAS, on March 5, 2024, the City Council held a public hearing and considered the staff written and oral reports, the recommendation of the Planning Commission, the testimony and written evidence submitted by and on behalf of the applicant, and testimony by members of the public; and

WHEREAS, following the public hearing on March 5, 2024, the City Council determined that approval of the proposal is in the best interests of the public health, safety, and general welfare.

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

SECTION 1. CALIFORNIA ENVIRONMENTAL QUALITY ACT. The proposed Project is subject to the California Environmental Quality Act (CEQA), and the City Council has adopted Resolution No.8851 certifying and adopting the Mitigated Negative Declaration and related Mitigation Monitoring/Reporting Program for the project.

SECTION 2. FINDINGS FOR APPROVAL OF TENTATIVE PARCEL MAP NO. 20469. The City Council of the City of Redlands hereby approves Tentative Parcel Map No. 20469 for the Project subject to the Conditions of Approval attached hereto as Exhibits "A" and "B-1," and based upon the following findings:

- 1. The proposed map is consistent with the General Plan or any applicable specific plan, or other applicable provisions of the Redlands Municipal Code.*

The proposed map will be consistent with the Redlands General Plan and the Redlands Municipal Code. The proposed project is designated on the General Plan land use map as Commercial and Low Density Residential, and has existing zoning as Special Development (EV/SD) within the East Valley Corridor Specific Plan. The applicant has filed a General Plan Amendment, Specific Plan Amendment, and Zone Change which would change the General Plan land use designation for the high-density residential portions of the project to High Density Residential, as well as change the zoning designations for the high-density residential portions of the project to Multiple Family Residential (R-3) and the single-family portions of the project to Single Family Residential (R-1). Approval of these applications will allow the proposed densities with the accompanying Density Bonus

pursuant to State Density Bonus Law. The application is consistent with General Plan policies 4-P.8, 4-P.9, 4-P.16, 4-A.7, and 4-A.8 of the Livable Community chapter. The applicable zoning designations are the Multiple Family Residential (R-3) and Single Family Residential (R-1) zoning districts, and with the Density Bonus the proposed densities will be consistent with the General Plan land use designations, as amended. The proposed project meets the applicable development standards for the subject zoning districts, with the exception of those concessions and waivers identified in the Density Bonus Agreement in accordance with State Density Bonus Law.

2. The site is physically suitable for the proposed type of development.

The project site is physically suitable for the type of development. The existing site has a relatively flat topography within the development area, and is large enough to subdivide the site into three lots and comply with the minimum lot sizes and dimensions required of the applicable zoning districts. The site has three street frontages where vehicular access, utility services, and dispersion of project traffic can all be provided. All on-site and off-site improvements proposed as part of the project's design will meet applicable City standards and provide a safe and efficient environment for the residents as well as surrounding neighborhoods.

3. The site is physically suitable for the density of the development.

The site is physically suitable for the density of the development. The project site has been identified in the City's adopted 2021-2029 Housing Element as a site suitable for higher density residential development. The proposed project is designated on the General Plan land use map as Commercial and Low Density Residential and has existing zoning as Special Development (EV/SD) District. The applicant has filed a General Plan Amendment, Specific Plan Amendment, and Zone Change which would change the General Plan land use designation for the high-density residential portions of the project to High Density Residential, change the zoning district for the high-density residential portions of the project to Multiple Family Residential (R-3) and the single-family portions of the project to Single Family Residential (R-1), which would allow the proposed densities with the accompanying Density Bonus pursuant to State Density Bonus Law. The applicable zoning designations are the Multiple Family Residential (R-3) and Single Family Residential (R-1) zoning district. With the proposed Density Bonus, the proposed densities would be consistent with the General Plan land use designations, as amended. The proposed project meets the applicable development standards for the zoning districts, with the exception of those concessions and waivers identified in the Density Bonus Agreement in accordance with State Density Bonus Law. The size and the shape of the parcel is suitable to be subdivided into three lots for development purposes while ensuring those lots have adequate space for vehicular access, landscape and open space areas, and water quality management facilities.

4. *The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

The design of the subdivision and proposed improvements is not likely to cause substantial environmental damage or injure fish or wildlife or their habitat. The developable portions of the site do not contain any biological resources including fish or wildlife, and based on the Initial Study that has been prepared for the project, there are no environmental factors that cannot be mitigated to a level that is less than significant.

5. *The design of the subdivision or type of improvements is not likely to cause serious public health problems.*

The design of the subdivision or the type of improvements are not likely to cause serious public health problems. The proposed project would accommodate a multifamily residential development, and is not likely to cause any serious public health problems as the project is designed with improvements that meets all City and State building and fire codes, no offensive emissions or odors will be associated with the development, and the ambient noise will not affect residential properties because all noise will be mitigated to a level of less than significant as shown in the Initial Study.

6. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.*

The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. The project will improve pedestrian and vehicular access in the immediate vicinity by allowing for the further subdivision and development of the lot, which will in turn allow for the improvement and construction of public facilities as well as interior drive aisles within each development. In addition, the project is responsible for installing or repairing associated street improvements such as curb and gutter adjacent to the project, consistent with City requirements.

7. *That pursuant to Section 66474.4 of the Subdivision Map Act, the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (commencing with section 51200 of the Government Code) and that the resulting parcels following a subdivision of the land would be too small to sustain their agricultural use.*

The subject property is not under a Williamson Act Contract pursuant to the California Land Conservation Act of 1965, and will not be detrimental or otherwise affect lands in agricultural use.

SECTION 3. FINDINGS FOR COMMISSION REVIEW AND APPROVAL NO. 941.

The City Council of the City of Redlands hereby approves Commission Review & Approval No. 941 subject to the Conditions of Approval attached hereto as Exhibits "A" and "B-2," and based upon the following findings:

1. *The site for the intended use is adequate in size and shape to accommodate the use, and all of the required yards, setbacks, walls or fences, landscaping and other features will adjust the use to those existing or permitted future uses of land in the neighborhood.*

The site is adequate in size and shape to accommodate the proposed use. The subject property is 14.48 acres in size and will be developed with a 451-unit apartment community, with onsite parking, landscape, and recreational amenities. The project will provide the necessary onsite and off-site improvements including new roadways, curbs, gutters, and sidewalks, and interior drive aisles. With the Density Bonus, the project site complies with the applicable development standards for the Multiple Family Residential (R-3) District, such as setbacks, height, parking, common and private open space, and landscaping. The proposed use will be compatible with the surrounding uses as it is buffered from lower density neighborhoods to the east by a proposed new single-family development, complete with required walls separating the zoning districts, and is surrounded on all other sides by high density residential and/or commercial areas which allow for more intense uses of land. The proposed project will be consistent with the anticipated future residential development on parcels with residential land use designations in the immediate vicinity.

2. *The site for the proposed use relates to streets and highways which are properly designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use.*

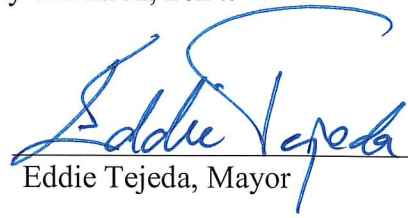
The site is designed to carry the type and quantity of traffic generated by the proposed use. The site will provide new improved access to the site by improving West Lugonia Avenue, as well as modifying the existing signalized intersection at New York Street and West Lugonia Avenue to safely accommodate vehicular and pedestrian access to the project. New roadway, curb, gutter, and sidewalk along the project's frontage is incorporated into the project. As analyzed in the traffic study for the project, these improvements are designed to carry the volume of residential traffic anticipated to be generated by the project and implement the project's portion of the roadways designated for the area by the General Plan.

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.*

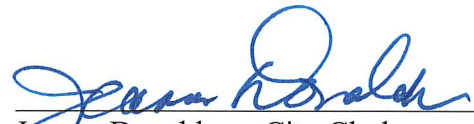
The conditions of approval for the project will protect the public health, safety, and general welfare. The project site will be developed in accordance with standard engineering design requirements as well as standard building code and fire code requirements. The project has been conditioned to comply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

SECTION 4. EFFECTIVE DATE. This Resolution shall become effective concurrent with the effective date of Ordinance No. 2960 (Zone Change No. 469) adopted by the City Council.

ADOPTED, SIGNED AND APPROVED this 5th day of March, 2024.

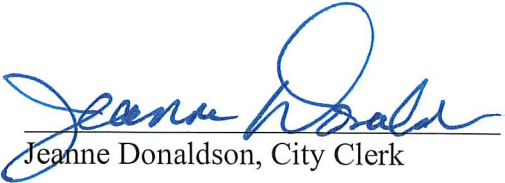

Eddie Tejada, Mayor

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 5th day of March, 2024, by the following vote:

AYES: Councilmembers Barich, Davis, Guzman-Lowery, Saucedo; Mayor Tejada
NOES: None
ABSENT: None
ABSTAINED: None



Jeanne Donaldson, City Clerk

EXHIBIT A
DEVELOPMENT SERVICES DEPARTMENT
CONDITIONS OF APPROVAL

(Tentative Parcel Map No. 20469 and Commission Review & Approval No. 941)

Planning Division

1. This permit/approval is for Tentative Parcel Map No. 20469 and Commission Review & Approval No. 941, for the “Lugonia Village Residential Project” generally described as the following:
 - a. A total of four hundred and fifty-one (451) unit multifamily apartment development, consisting of eleven (11) three-story residential buildings, and two recreation/amenity buildings;
 - b. Common recreational open space (privately-owned with private access) both indoors and outdoors for use by the project’s residents and residential guests;
 - c. Related improvements including frontage and street improvements in accordance with the civil engineering plans.

2. This permit/approval shall expire two (2) years from the date of project approval (will **March 5, 2026** expire on January 23, 2026), unless construction has commenced pursuant to a building or engineering permit(s), or a time extension is granted in accordance with the Redlands Municipal Code (RMC Section 18.12.090 for Commission Review & Approval; and RMC Sections 17.07.110 and 17.07.120 for Subdivision Regulations).

3. Pursuant to Government Code Section 66020(d), certain fees, dedications, reservations or exactions imposed by the City as a condition of approval of this project are subject to a statutory ninety (90) day protest period. Please be advised that the ninety (90) day protest period for those fees, dedications, reservations and exactions which are subject to Government Code Section 66020(a) has commenced to run on the date this project was approved by the City.

4. The applicant for this permit, and its successors and assigns, shall defend, indemnify and hold harmless the City of Redlands, and its elected officials, officers, agents and employees, from and against any and all claims, actions, and proceedings to attack, set aside, void or annul the approval of this permit by the City, or brought against the City due to acts or omissions in any way connected to the applicant’s project that is the subject of this permit. This indemnification shall include, but not be limited to, damages, fees, costs, liabilities, and expenses incurred in such actions or proceedings, including damages for the injury to property or persons, including death of a person, and any award of attorneys’ fees. In the event any such action is commenced to attack, set aside, void or annul all, or any, provisions of this permit, or is commenced for any other reason against the City for acts or omissions relating to the applicant’s project, within fourteen (14) City business days of the same, the applicant shall file with the City a performance bond or irrevocable letter of credit (together, the “Security”) in a form satisfactory to the City and in the amount of Three Hundred Thousand Dollars (\$300,000), to ensure applicant’s performance of its defense

and indemnity obligations under this condition. The failure of the applicant to provide the Security shall be deemed an express acknowledgement and agreement by the applicant that the City shall have the authority and right, without objection by the applicant, to revoke all entitlements granted for the project pursuant to this permit. The City shall have no liability to the applicant for the exercise of City's right to revoke this permit.

5. By signing and/or using this permit, the permittee acknowledges all of the conditions imposed and accepts this permit subject to those conditions and with full awareness of the applicable provisions of the Redlands Municipal Code including Title 15 (Buildings and Construction), Title 16 (General Plan), Title 17 (Subdivision Regulations), and Title 18 (Zoning Regulations). Failure of the permittee to sign these conditions does not affect their enforceability by the City or other responsible entity. These conditions are binding upon all future property owners and occupants of the subject property.
6. This permit/approval is granted for the project plans dated July 5, 2023 ("the plans") on file with the Development Services Department.
7. Prior to the issuance of building permits for the project, an Affordable Housing Agreement and Density Bonus Agreement, in a form approved by the City, shall be recorded against the Inclusionary Units or the Residential Development in its entirety, as deemed appropriate by the City Manager in consultation with the City Attorney. The Affordable Housing and Density Bonus Agreement(s) shall ensure that the applicant and/or developer develops the required Inclusionary Housing Units and satisfies all other terms of the Inclusionary Housing Plan, State Density Bonus Law, and the Redlands Municipal Code.
8. No final inspection or Certificate of Occupancy shall be granted until all conditions of approval have been satisfied.
9. The issuance of any permits shall comply with all applicable provisions of the Redlands Municipal Code.
10. All plans submitted to the City shall reflect all Planning Commission and/or City Council approvals and any other changes required by the Commission, Council and/or staff. This condition applies to site plans, landscape plans, elevations, grading, and all other illustrations, text, or plans submitted to the City in connection with the project.

Added by Planning Commission 1/23/2024:

- a. The applicant shall construct a Public Art installation, in coordination with the Public Arts Commission, with a value of at least \$20,000 at the signalized main entry at New York Street and West Lugonia Avenue. This shall be shown on the building plans for the apartments prior to building permit issuance and constructed prior to certificate of occupancy for the final building.
- b. Plans submitted to the Municipal Utilities & Engineering Department and/or the Land Use Engineering Division shall include signal modifications for Opticom

systems to be installed at the New York Street/Lugonia Avenue intersection, and the Home Depot/Lugonia Avenue intersection.

11. The Development Services Director is authorized to approve minor modifications to the approval project plans or any of the conditions of approval if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.
12. No Certificate of Occupancy shall be granted for a building or phase, or building permit shall receive final approval and signature, until all applicable Conditions of Approval have been satisfied for that building or phase.
13. The final maps shall substantially conform to the tentative maps as approved by the Planning Commission.
14. A copy of the approved Conditions of Approval shall be included on the cover page of the construction plans submitted to the Building Division.
15. The applicant shall comply with all applicable federal, state, and local laws. Violations or convictions of any of those laws in connection with the use may be cause for revocation of this permit.
16. All off-site and on-site utilities shall be placed underground. Prior to approval of the final map the applicant shall submit plans to be approved by the Municipal Utilities & Engineering Director and the Development Services Director, that detail undergrounding of all utilities for the project.
17. Transformer cabinets and gas meters shall not be located within required setbacks and/or adjacent to public streets, and shall be screened from public view either by architectural treatment or with landscaping. Multiple electrical meters and panels shall be fully enclosed and incorporated into the overall architectural design of the building(s). Backflow preventers shall be enclosed with landscaping that will provide complete screening upon maturity. The location and method of enclosure or screening of this equipment shall be shown on the construction plans and landscape plans prior to building permit issuance. Location of said equipment shall be coordinated with appropriate utility company (i.e., Southern California Gas Company or Southern California Edison Company). The applicant shall submit plans showing details of screening subject to review and approval by the Development Services Director, prior to issuance of building permits
18. Plans submitted for plan check shall include an exterior lighting plan, including fixture and pole designs, for review and approval by the Development Services Director or designee. Prior to building permit issuance, a lighting and photometric plan shall be submitted demonstrating that adequate lighting ranges will be provided throughout the development without creating light spillover, light pollution, or conflicts with surrounding factors such as tree locations, off-site or adjacent lighting.

19. Prior to issuance of building permits, Developer shall demonstrate that light poles will not conflict with tree locations. Developer shall submit a plan showing both the lighting and landscape on the same sheet. Fixtures on exterior light poles shall direct lighting downward (e.g., contain a flat lens and/or have shielding that directs light downward and contains glare).
20. Prior to the issuance of building permits, the applicant shall submit plans detailing that roof screening is of adequate height to screen any roof-top equipment from public view on all sides, subject to review and approval by the Development Services Director. Screening of air conditioning units and other equipment on the buildings shall be incorporated into or compatible with the architectural design of the buildings. All equipment shall be screened from public view of adjacent roadways and freeways. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible from the front of the property or other major public vantage points. Developer shall include a note on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color.
21. Any gutters, downspouts, pipes, and other drainage appurtenances shall be designed and shall be placed (e.g., internal to the building or inside the exterior walls) so that they will not be visible from the front of the property (i.e., from public right-of-way) or other major public vantage points.
22. Utility meters shall be fully screened and incorporated into the overall architectural design of the building (e.g., interior room, cabinet with wing wall, or equivalent complete screening). Any enclosures or screening shall be architecturally treated to match the exterior of the attached structure.
23. If any bollards or similar devices are used along street frontages or interior drive aisles, then the bollards or the equivalent shall be decorative in nature and subject to review and approval by the Development Services Director or designee in Plan Check prior to permit issuance. If any steel bollards or pour-in-place bollards are installed, they shall only be installed for protecting utility devices (e.g., transformers above-ground) and shall be painted a dark color (e.g., dark green, brown, or black) to blend with surrounding landscape screening.
24. Telecommunications and television equipment or satellite dishes shall not be located on the exterior of any building (including but not limited to balconies, patios, exterior railings, rooflines, etc.). Dwelling units shall be internally wired for all available utility and telecommunications services, with service devices, panels, or meters located within a centralized equipment room. The equipment room(s) in each building shall be fully enclosed and incorporated into the overall architectural design of the building(s). Any

satellite dishes/receivers shall only be located on the roof and shall be completely screened from public view on all sides.

25. Where any public sidewalks are adjacent to slopes or parkways with slopes (e.g., downslopes), a 6" concrete curb may be required to be constructed with the sidewalk. Hand railings or guard rails should be avoided, if feasible. Prior to permit issuance, Developer shall identify any areas with slopes and parkways on the civil plans and identify construction of a 6" concrete curb as needed.
26. Prior to issuance of any building or engineering permit for any building or phase of the project, the Developer shall prepare and submit a Construction Parking Management Plan for all contractors, workers, and deliveries related to the project site. The Construction Parking Management Plan shall identify areas of the project site, surrounding private properties (with property owner's authorization), and surrounding public streets that construction personnel may utilize. Deliveries of construction materials, equipment, trailers, vehicles, etc., shall be performed on the project site to the extent practicable, and avoid the use of public streets and rights-of-way if possible. The Developer and/or on-site primary general contractor (superintendent) shall have responsibility for monitoring and enforcing the approved parking management plan. The plan shall be subject to review and approval by the City Planner or designee, and may be modified by the City after approval to mitigate any unanticipated impacts or public nuisance conditions.
27. Prior to any use of any public street or right-of-way for construction-related activities, the Developer shall submit and receive approval for a Traffic Control Plan. Developer shall be responsible for repairing, replacing, or financially compensating any damages to public rights-of-way (including but not limited to paving, sidewalks, driveways, curbs and gutters, storm drain facilities, parkway landscape, street trees, public utilities, etc.) to the satisfaction of the Director(s) of the Municipal Utilities & Engineering Department and/or the Facilities & Community Services Department, or their designee(s), as applicable.
28. Prior to issuance of a Certificate of Occupancy for a building or phase, Developer shall remove all construction materials and vehicles from the subject property or phase.
29. Developer shall arrange for materials collection during construction, demolition, and occupancy with the City's Solid Waste Division, or Developer shall arrange for self-hauling to an authorized facility.
30. Prior to placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Sign locations and illumination are subject to review and approval by the Planning Division under separate permit.
31. Entryways to the community shall incorporate decorative paving. Decorative paving elements shall not be located within public rights-of-way.

32. Access gates to parking areas shall be subject to review and approval by the Planning Division during plan check.
33. Bus Pad and Boarding Area: Prior to issuance of any building or engineering (site improvement) permits, the Developer shall coordinate, with Omnitrans, the design and construction of a sidewalk boarding area and bus pad east of the New York Street traffic signal and Karon Street, and show all bus-related improvements on the plans submitted to the Building Division, in accordance with RMC Section 18.224.020(F).
34. Bicycle Facilities: Bicycle Parking Facilities shall be provided in accordance with the approved plans. The Developer shall install bicycle racks or secured lockers at a rate of one per thirty (30) parking spaces with a minimum of a three (3) space bicycle rack in accordance with RMC Section 18.224.020(A). Plans submitted to Plan Check shall include information and specifications to verify this requirement has been met.
35. Telecommuting Facilities: A telecommuting facility shall be provided within the apartment community in accordance with RMC Section 18.224.020(G). Plans submitted to Plan Check shall include information and specifications to verify this requirement has been met.
36. The total number of parking spaces for the apartments shall be provided in accordance with the approved plans.
37. The applicant shall not make any modifications or changes during construction that are in conflict or contrary to the project's approved site design, or building elevations without first consulting with the Development Services Director or designee.
38. Any graded slopes greater in height than three feet (3') shall be provided with irrigation systems and planted with groundcover, shrubs, and trees as approved by the Development Services Department and Municipal Utilities & Engineering Department, to prevent erosion.
39. Prior to the issuance of a building permit for walls over three feet in height, or open fences over four feet in height within the front yard setback, the developer shall obtain a Minor Exception Permit.
40. Prior to the issuance of a building permit for walls or fences over six feet in height, the developer shall obtain a Minor Exception Permit.
41. Landscape and Irrigation Plans shall be approved prior to the issuance of building permits. Landscape and Irrigation shall be submitted for plan check to the Development Services Department, Building & Safety Division, for distribution to other departments and for review and approval by the Development Services Director. Plans shall be in compliance with the Water Efficient Landscape Ordinance No. 2724 (Also known as Chapter 15.54 of the RMC).

42. All construction activities shall be limited to the hours between 7:00 a.m. to 6:00 p.m., and no construction activities permitted on Sundays and Federal Holidays.
43. The project site shall be kept in a weed and dust free condition throughout all periods of development.
44. All walls facing public areas or existing development must be decorative in nature, using decorative (split-face or slump stone) block and or a textured finish (i.e. stucco).

Subdivision Conditions (Tentative Parcel Map No. 20469):

45. Tentative Parcel Map No. 20469 authorizes the subdivision of a total of approximately 24.4 acres as follows: three separate parcels, 4.75 net acres (Parcel 1), 3.38 net acres (Parcel 2), and 14.48 net acres (Parcel 2) in size, for development purposes located on the north side of Lugonia Avenue, south side of Pennsylvania Avenue, and west side of Karon Street (APN: 0167-171-04-0000, 0167-171-05-0000, and 0167-171-06-0000).
46. This Tentative Parcel Map shall expire two (2) years or 24 months from the date of project approval, unless the Final Map has been recorded. or a time extension is granted in accordance with the Redlands Municipal Code pursuant to RMC Sections 17.07.110 and 17.07.120 (Subdivision Regulations).
47. Any application(s) for an extension of time of the above expiration date shall be filed with the Planning Division not less than 90 days prior to the expiration date and shall comply with Title 17 (Subdivision Regulations) of the Redlands Municipal Code. Upon application by the subdivider prior to the expiration of the approved or conditionally approved tentative map, the tentative map shall be automatically extended in accordance with the Subdivision Map Act.
48. The applicant shall record the subdivision by a Final Parcel Map. The Final Parcel Map(s) shall comply with the Subdivision Map Act and the Redlands Municipal Code (RMC).
49. Any conditions of approval determined by the City to not be completed prior to Final Map approval shall be included within the Subdivision Improvement Agreement entered into by the developer with the City.

The Final Parcel Map(s) shall be in substantial conformance with the Tentative Parcel Map and plans submitted by the applicant and placed on file in the office of the Planning Division.

CEQA Mitigation Measures:

50. Mitigation Measure BIO-1

A pre-construction burrowing owl clearance survey shall be conducted no less than 14 days prior to any vegetation removal or ground-disturbing activities to avoid impacts to burrowing owls and/or occupied burrows. The pre-construction clearance survey shall be conducted by a qualified biologist and in accordance with the methods outlined in the Staff Report on Burrowing Owl Mitigation (California Department of Fish and Game 2012). A second clearance survey shall be conducted within 24 hours prior to ground disturbance. Documentation of surveys and findings shall be submitted to the City of Redlands for review and file. If no burrowing owls or occupied burrows are detected, Project activities may begin, and no additional avoidance and minimization measures shall be required.

If an occupied burrow is found outside, but within 500 feet, of the development footprint, the qualified biologist shall establish a “no-disturbance” buffer around the burrow location(s). The size of the “no-disturbance” buffer shall be determined in consultation with the California Department of Fish and Wildlife (CDFW) and be based on the species status (i.e., breeding, non-breeding) and proposed level of disturbance. If an occupied burrow is found within the development footprint and cannot be avoided, a burrowing owl exclusion and mitigation plan shall be prepared and submitted to CDFW for approval prior to initiating Project activities.

51. Mitigation Measure BIO-2

Nesting birds are protected pursuant to the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (Sections 3503, 3503.3, 3511, and 3513 of the California Fish and Game Code prohibit the take, possession, or destruction of birds, their nests or eggs). In order to protect migratory bird species, a nesting bird clearance survey shall be conducted prior to any ground disturbance or vegetation removal activities that may disrupt the birds during the nesting season. Consequently, if avian nesting behaviors are disrupted, such as nest abandonment and/or loss of reproductive effort, it is considered “take” and is potentially punishable by fines and/or imprisonment.

If Project-related activities are to be initiated during the nesting season (January 1 to August 31), a pre-construction nesting bird clearance survey shall be conducted by a qualified biologist no more than three (3) days prior to the start of any vegetation removal or ground disturbing activities. The qualified biologist shall survey all suitable nesting habitat within the Project impact area, and areas within a biologically defensible buffer zone surrounding the Project impact area. If no active bird nests are detected during the clearance survey, Project activities may begin, and no additional avoidance and minimization measures shall be required. If an active bird nest is found, the species shall be identified, and a “no-disturbance” buffer shall be established around the active nest. The size of the “no-disturbance” buffer shall be increased or decreased based on the judgement of the qualified biologist and level of activity and sensitivity of the species. The qualified biologist shall periodically monitor any active bird nests to determine if Project-related activities occurring outside the “no-disturbance” buffer disturb the birds and if the buffer should be increased. Once the young have fledged and left the nest, or the nest otherwise becomes

inactive under natural conditions, Project activities within the “no-disturbance” buffer may occur following an additional survey by the qualified biologist to search for any new bird nests in the restricted area.

52. Mitigation Measure CUL-1

Prior to the issuance of a grading permit, the Applicant shall provide the Director of the City of Redlands Department of Development Services, or designee, with evidence that it has retained the services of a qualified archaeologist that meets the Secretary of the Interior standards on an on-call basis. Archaeological monitoring shall occur during all excavation activities down to a depth of 3 feet within 100 feet of the former residence location. In the event that cultural resources are discovered during Project activities, all work in the immediate vicinity of the find (within a 100-foot buffer) shall cease and the project archaeologist shall assess the find and determine appropriate treatment. Work on the other portions of the Project outside of the buffered area may continue during this assessment period.

53. Mitigation Measure CUL-2

If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the qualified archaeologist shall develop a Monitoring and Treatment Plan for the remainder of the Project site. The Monitoring and Treatment Plan shall be developed in coordination with the Applicant and the City. The Applicant shall secure a monitoring agreement with the archaeologist prior to the recommencement of work, and the archaeologist shall monitor during the remainder of the ground disturbance activities on the Project site and implement the Plan accordingly.

54. Mitigation Measure GEO-1

Prior to commencement of any grading activity on the Project site, the Applicant shall retain a qualified paleontologist, subject to the review and approval of the Director of the City of Redlands Department of Development Services, Planning Division, or designee. The qualified paleontologist shall be present at the pre-grade conference and shall establish procedures for paleontological resource surveillance and procedures for temporarily halting and redirecting work to permit sampling and identification and evaluation of fossils. If the resources are deemed to be significant, the paleontologist shall determine appropriate actions, in cooperation with the Applicant, which ensure proper exploration and/or salvage. Full-time monitoring and salvage efforts will be necessary whenever previously undisturbed sediments are being disturbed (8 hours per day during grading or trenching activities). Once the earth moving is 50 percent completed, monitoring may be reduced if no fossils are being recovered. The paleontologist shall be empowered to temporarily divert or direct grading operations to facilitate assessment and salvaging of exposed fossils.

Collection and processing of matrix samples through fine screens will be necessary to salvage any micro-vertebrate remains.

In the event that paleontological resources (e.g., fossils) are unearthed during grading, the paleontological monitor shall temporarily halt and/or divert grading activity to allow recovery of paleontological resources. The area of discovery shall be roped off with a 50-foot radius buffer. Once documentation and collection of the find is completed, the monitor shall remove the rope and allow grading to recommence in the area of the find. The paleontologist shall prepare a Paleontological Resources Impact Mitigation Program (PRIMP) for the proposed Project. The PRIMP shall be consistent with the guidelines of the Society of Vertebrate Paleontology (SVP).

55. Mitigation Measure TRA-1:

Prior to submission of building permits, the Applicant shall coordinate with the City's Engineering Division to determine the anticipated cost of evaluating and optimizing signal timing parameters at the intersection of Tennessee Street and West Lugonia Avenue. The Applicant shall submit payment to the Engineering Division covering the determined cost in full, consistent with County guidelines. The Building and Safety Division shall confirm the completion of payment prior to issuing building permits. Upon conclusion of Project construction, the Building and Safety Division shall not issue a Certificate of Occupancy to the Applicant until receiving confirmation from the City that signal optimization has been completed.

56. Mitigation Measure TCR-1:

Native American Treatment Agreement. Prior to the issuance of grading permits, the Applicant shall enter into a Tribal Monitoring Agreement with the Consulting Tribe(s) for the Project. The Tribal Monitor shall be on-site during all ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind). The Tribal Monitor shall have the authority to temporarily divert, redirect, or halt the ground-disturbing activities to allow identification.

57. Mitigation Measure TCR-2:

Retention of Archaeologist. Prior to any ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post replacement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind), and prior to the issuance of grading permits, the Applicant shall retain a qualified archaeologist who meets the U.S. Secretary of the Interior Standards (SOI). The archaeologist shall be present during all ground-disturbing

activities to identify any known or suspected archaeological and/or cultural resources. The archaeologist shall conduct a Cultural Resource Sensitivity Training, in conjunction with the Tribe[s] Tribal Historic Preservation Officer (THPO), and/or designated Tribal Representative. The training session shall focus on the archaeological and tribal cultural resources that may be encountered during ground-disturbing activities as well as the procedures to be followed in such an event.

58. Mitigation Measure TCR-3:

Cultural Resource Management Plan. Prior to any ground-disturbing activities the Project archaeologist shall develop a Cultural Resource Management Plan (CRMP) and/or Archaeological Monitoring and Treatment Plan (AMTP) to address the details, timing, and responsibilities of all archaeological and cultural resource activities that occur on the Project site. This Plan shall be written in consultation with the Consulting Tribe(s) and shall include the following: approved Mitigation Measures (MM)/Conditions of Approval (COA), contact information for all pertinent parties, parties' responsibilities, procedures for each MM or COA, and an overview of the Project schedule.

59. Mitigation Measure TCR-4:

Pre-Grade Meeting. The retained qualified archeologist and Consulting Tribe(s) representative shall attend the pre-grade meeting with the grading contractors to explain and coordinate the requirements of the monitoring plan.

60. Mitigation Measure TCR-5:

On-site Monitoring. During all ground-disturbing activities the qualified archaeologist and the Native American monitor shall be on-site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and the soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.

61. Mitigation Measure TCR-6:

Inadvertent Discovery of Cultural Resources. In the event that previously unidentified cultural resources are unearthed during construction, the qualified archaeologist and the Native American monitor shall have the authority to temporarily divert and/or temporarily halt ground-disturbance operations in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.

If a potentially significant cultural resource(s) is discovered, work shall stop within a 60-foot perimeter of the discovery and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. All work shall be diverted away from the vicinity of the find, so that the find can be evaluated by the qualified archaeologist and Tribal Monitor[s]. The archaeologist shall notify the Lead Agency and Consulting Tribe(s) of said discovery. The qualified archaeologist, in consultation with the Lead Agency, the Consulting Tribe(s), and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the treatment and disposition of the Tribal Cultural Resource shall be made by the qualified archaeologist in consultation with the Tribe[s] and the Native American monitor[s] and be submitted to the Lead Agency for review and approval. Below are the possible treatments and dispositions of significant cultural resources in order of CEQA preference:

- A. Full avoidance.
- B. If avoidance is not feasible, Preservation in place.
- C. If Preservation in place is not feasible, all items shall be reburied in an area away from any future impacts and reside in a permanent conservation easement or Deed Restriction.
- D. If all other options are proven to be infeasible, data recovery through excavation and then curation in a Curation Facility that meets the Federal Curation Standards (CFR 79.1)

62. Mitigation Measure TCR-7:

Inadvertent Discovery of Human Remains. The Consulting Tribe(s) requests the following specific conditions to be imposed in order to protect Native American human remains and/or cremations. No photographs are to be taken except by the coroner, with written approval by the Consulting Tribe(s).

- A. Should human remains and/or cremations be encountered on the surface or during any and all ground-disturbing activities (i.e., clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all water supply, electrical, and irrigation lines, and landscaping phases of any kind), work in the immediate vicinity of the discovery shall immediately stop within a 100-foot perimeter of the discovery. The area shall be protected; project personnel/observers will be restricted. The County Coroner is to be contacted within 24 hours of discovery. The County Coroner has 48 hours to make his/her determination pursuant to State and Safety Code §7050.5. and Public Resources Code (PRC) § 5097.98.

- B. In the event that the human remains and/or cremations are identified as Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours of determination pursuant to subdivision (c) of HSC §7050.5.
- C. The Native American Heritage Commission shall immediately notify the person or persons it believes to be the Most Likely Descendant (MLD). The MLD has 48 hours, upon being granted access to the Project site, to inspect the site of discovery and make his/her recommendation for final treatment and disposition, with appropriate dignity, of the remains and all associated grave goods pursuant to PRC §5097.98
- D. If the Morongo Band of Mission Indians has been named the Most Likely Descendant (MLD), the Tribe may wish to rebury the human remains and/or cremation and sacred items in their place of discovery with no further disturbance where they will reside in perpetuity. The place(s) of reburial shall not be disclosed by any party and is exempt from the California Public Records Act (California Government Code § 6254[r]). Reburial location of human remains and/or cremations shall be determined by the Tribe's Most Likely Descendant (MLD), the landowner, and the City Planning Department.

63. Mitigation Measure TCR-8:

Final Report. The final report[s] created as a part of the Project (AMTP, isolate records, site records, survey reports, testing reports, etc.) shall be submitted to the City and Consulting Tribe(s) for review and comment. After approval of all parties, the final reports shall be submitted to the Eastern Information Center, and the Consulting Tribe(s).

Building Division

64. Building plans submitted for plan check shall consist of 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.
65. Disabled access for the site and buildings must be in accordance with the State of California and ADA regulations.
66. San Bernardino County Environmental Health Services approval is required for the swimming pool prior to issuance of the swimming pool building permits.

Facilities and Community Services Department

67. The City maintains a list of acceptable street trees by species, by street name, and by tree district, pursuant to RMC 12.52.050. Street trees for public streets adjacent to the project must be selected from this approved list.
68. Prior to issuance of any buildings permits for any building, the Developer shall prepare and submit a Trash Management Plan. The plan shall provide estimates of trash generation, estimates for the numbers and sizes of containers and facilities, schedule for City services, pertinent instructions for on-site maintenance staff (e.g., bins and containers shall not be placed on public streets and left unattended outdoors for more than two hours before or after trash service pick-up, bins and containers shall not be placed or staged in a manner that obstructs any vehicle travel lanes, etc.), and other necessary information as required by the City. The plan shall be subject to review and approval by the Facilities & Community Services Department and the Development Services Department, and may be modified by the City after approval to mitigate any unanticipated impacts or public nuisance conditions.
 - a. Each building and building pad shall be designed to accommodate all necessary refuse storage rooms, bins and containers, hallways, access paths, and other structural elements to be completely screened or enclosed. Refuse and recycling storage rooms and all bins or containers shall be completely screened from view from any streets (when not placed outdoors for scheduled pick-up and hauling).

Fire Department

69. Fuels Management and Weed Abatement:
 - a. From the present time until project construction phase, property owner is responsible to maintain compliance with Redlands Municipal Code Chapter 8.40 regarding Weed Abatement and Fuels Management.
 - b. Weeds and annual grasses shall be maintained at a 4 inches of growth or less.
 - c. Tumbleweeds and similar uncultivated vegetation shall be removed.
70. Gates shall be designed for emergency access, and incorporate Knox Rapid Access System, subject to approval by the Redlands Fire Department.
71. Fire Protection Plan: Prior to the issuance of building permits, a separate Fire Master Plan is required for submittal to the RFD. It shall be a site plan reflecting all the following fire department related items:
 - a. Fire hydrant locations, public and private, as well as the associated fire flow compliance.

- b. FDC locations.
- c. Dimensions from FDC's to hydrants.
- d. DCDA locations.
- e. Fire sprinkler riser locations and location of system serving.
- f. FACP locations.
- g. Knox box and Knox switch locations.
- h. Gate locations.
- i. Fire lane locations, dimensions, lengths, turning radii at corners and circles/cul-de-sacs.
- j. Fire lane signage and striping.
- k. Property dimensions or accurate scale.
- l. Building locations and heights.
- m. Building addresses and suite addresses.
- n. Ground ladder access to emergency escape openings.

Other City Departments/Divisions:

72. Conditions of Approval from the following City Departments/Divisions are applicable to the project, and are hereby incorporated by reference:
- a. Land Use Engineering Division (Exhibits "B-1" and "B-2")



Brian Desatnik
Development Services Director

EXHIBIT B-1
LAND USE ENGINEERING DIVISION
CONDITIONS OF APPROVAL
(Tentative Parcel Map No. 20469)

[Attached]

**REDLANDS DEVELOPMENT SERVICES DEPARTMENT
LAND USE ENGINEERING
DEVELOPMENT REQUIREMENTS
TENTATIVE PARCEL MAP NO. 20469**

Date of P.C. Meeting: January 23, 2024
Applicant: Redlands Summit, LLC
Location: Northwest Corner of West Lugonia Avenue and Karon Street
(APN(s): 0167-171-04, 0167-171-05, and 0167-171-06)
Project Description: Subdivide the Entire Project into Three Parcels

The applicant shall comply with the following engineering requirements to allow for the orderly development of the surrounding area and for public health and safety.

All requirements for development shall be consistent with requirements set forth in the General Plan; applicable sections of Redlands Municipal Code; latest edition of "Redlands Standard Specifications and Detail Drawings for Design and Construction of Public Improvements"; latest edition of American Public Works Association "Standard Plans for Public Works" and "Standard Specifications for Public Works Construction – Greenbook"; latest edition of "Redlands Water Systems Standard Specifications"; latest edition of "Redlands Sanitary Sewer Systems Standard Specifications"; and current Redlands policies and guidelines relative to development projects.

A. The following items are required prior to issuance of the ROUGH 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. Rough Grading Plan. Grading plans shall be coordinated with the existing and future 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)

All plans used as reference for design shall be listed on title sheet of all plans with reference numbers. All plans shall be submitted on 24" x 36" size sheets. Six (6) copies of each are required. After final review, grading and SWPPP plans shall be submitted on 24" x 36" size, min. 4 mil, mylar sheets for City's approval.

3. Submission of plan sets shall be complete and include all required engineering designs and drawings listed in No. 2 above. All plans submitted shall be

substantially complete, and no plan check queue place-holder plans will be accepted. An incomplete plan submittal will not be accepted for plan check.

4. All support documentation shall be submitted with the plans to be checked. Submission shall include:
 - a. Hydrology Report and Hydrologic Calculations; (RMC 17.11.020)
 - b. Geotechnical Report; (RMC 17.07.040)
 - c. Easement Documents. (RMC 17.11.090)
5. Cash cleanup deposit shall be submitted (\$3,000.00). Deposit will be reimbursed after the work is completed and accepted by the City upon written request. (RMC 12.16.290)
6. 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)
7. For all development requiring coverage under the state of California General Storm Water Permit, in effect at the time of permit issuance, and whom have filed with the State Board a Notice of Intent (NOI), a copy of the Waste Discharge Identification Number (WDID) and NOI shall be submitted for review and file. Call (866) 563-3107. (RMC 13.54)

B. The following items are required prior to RECORDATION OF PARCEL MAP.

1. Pay plan check fee as established per resolution. The amount will be determined at plan check submittal.
2. Plans required to be submitted shall include (RMC 17.17.060):
 - a. Rough Grading; and
 - b. Erosion Control.
3. Submission of plan sets shall be complete and include all required engineering designs and drawings listed in No. 2 above. All plans submitted shall be substantially complete, and no plan check queue place-holder plans will be accepted. An incomplete plan submittal will not be accepted for plan check.
4. All support documentation shall be submitted with the plans to be checked. Submission shall include (RMC 17.11.020 and RMC 17.11.090):
 - a. Title Reports and backup documents for the property;
 - b. All record maps and deeds referenced on the Tract/Parcel Map;
 - c. Easement Documents;
 - d. Boundary and Lot Closure Calculations; and
 - e. Record plans, maps and documents.
5. Pay the required development impact fees per ordinance in effect at time of approval of Final Parcel Map. The exact amount will be determined based upon

the review of the final building plans and project information. Development Impact Fees shall include;

- Water Source Acquisition Charge (RMC 13.40) will be deferred until the development of the individual parcels;
 - Water/Sewer/Recycled Water Frontage Charges; (RMC 13.44 and 13.12) and
 - Remaining Development Impact Fees will be deferred until the development of the individual parcels or water meter installation (RMC 13.48.030 and Redlands Ordinance No. 2830).
6. All existing utilities shall be pot-holed to determine the actual depth if no signed plan is available. Field notes will be submitted at time of submitting the plan for review and plan checking (RMC 17.17.060).
 7. The approximate locations of existing underground utilities shall be shown on the rough grading plans. The utilities shall be plotted from record and field data. The City of Redlands and the design Engineer assume no liability as to the exact location of said lines where locations are not shown.
 8. Final City approved mylars for rough grading and erosion control shall be on file with the Municipal Utilities and Engineering Department.
 9. Requirements for Lugonia Avenue (RMC 17.15 and 17.17):
 - a. Dedicate to provide for a 52 foot half street right-of-way width including a corner cutoff/radii at the property line return to accommodate a 25 foot radius curb return and pedestrian ramp;
 - b. All Public improvements will be deferred to the entitlements associated with the development of parcels 2 and 3 of Parcel Map No. 20469.
 10. Requirements for Karen Street (RMC 17.15 and 17.17):
 - a. Dedicate to provide for a 30 foot half street right-of-way width including a corner cutoff/radii at the property line return to accommodate a 25 foot radius curb return and pedestrian ramp;
 - b. All Public improvements will be deferred to the entitlements associated with the development of parcel 2 of Parcel Map No. 20469.
 11. Requirements for Pennsylvania Av. (RMC 17.15 and 17.17):
 - a. Dedicate to provide for a 32 foot half street right-of-way width including a corner cutoff/radii at the property line return to accommodate a 25 foot radius curb return and pedestrian ramp;
 - b. All Public improvements will be deferred to the entitlements associated with the development of parcels 1 and 2 of Parcel Map No. 20469.

12. The applicant shall provide and submit all necessary hydrology/hydraulic studies and calculations in accordance with the San Bernardino County Hydrology Manual (RMC 17.17).
13. All off-site utilities shall be placed underground. The undergrounding shall include power poles located along the project site's street frontage(s) and may include power poles beyond the site's boundary as determined by Southern California Edison. Those overhead utility lines that are 66KV or greater will not be required to be undergrounded. Any power pole(s) that contain a streetlight will be required to install a standard streetlight, in accordance with the Municipal Utilities and Engineering Department's standards. Plans shall be submitted that detail the undergrounding of all off-site utilities, subject to review and approval by the City Engineer. Implementation of the condition will be deferred to parcels 2 and 3 of Parcel Map No. 20469. (RMC 17.17.020)
14. Survey and Monumentation cash bond must be posted.

C. The following items are required prior to issuance of the BUILDING PERMIT

Not applicable.

C. The following items are required prior to approval of APPLICATION FOR WATER SERVICE CONNECTION and prior to WATER METER INSTALLATION.

Not applicable at this time.

E. The following items are required prior to issuance of the ENCROACHMENT PERMIT.

Not applicable.

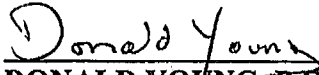
F. The following items are required prior to issuance of CERTIFICATE OF OCCUPANCY.

Not applicable.

G. The following items are required prior to release of SECURITIES/WARRANTIES/DEPOSITS.

1. A recorded mylar copy of the Parcel map shall be submitted.
2. All requirements as described in Sections A, B, C, D and E of these conditions of approval shall be met.
3. The Engineer of Record shall file a Final Grading Certification for all grading and improvements relating to the project development.

4. A final grading certificate letter from the engineer of record is required.
5. 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)]
6. Tie sheets shall be submitted for all monuments found and/or set in the public right-of-way.
7. The release of securities/warranties/deposits must be requested in writing to the City Engineer. Allow 30 days for processing.
8. All as-built plans shall be delivered to the Municipal Utilities and Engineering Department for review and approval
9. 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.
10. Resurface existing roadway as directed by the City Engineer due to utility installations and construction damage.
11. Existing striping shall be removed and replaced as necessary. New striping and pavement markings shall be installed as required by the City Engineer.


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


Initial

EXHIBIT B-2
LAND USE ENGINEERING DIVISION
CONDITIONS OF APPROVAL
(Commission Review & Approval No. 941)

[Attached]

**REDLANDS DEVELOPMENT SERVICES DEPARTMENT
LAND USE ENGINEERING
DEVELOPMENT REQUIREMENTS
COMMISSION REVIEW AND APPROVAL NO. 941**

Date of P.C. Meeting: January 23, 2024
Applicant: Redlands Summit, LLC
Location: North Side of West Lugonia Avenue at New York Street
(Parcel 3 of Tentative Parcel Map No. 20469)
Project Description: Construct a 451 Unit Apartment Complex

The applicant shall comply with the following engineering requirements to allow for the orderly development of the surrounding area and for public health and safety.

All requirements for development shall be consistent with requirements set forth in the General Plan; applicable sections of Redlands Municipal Code; latest edition of "Redlands Standard Specifications and Detail Drawings for Design and Construction of Public Improvements"; latest edition of American Public Works Association "Standard Plans for Public Works" and "Standard Specifications for Public Works Construction – Greenbook"; latest edition of "Redlands Water Systems Standard Specifications"; latest edition of "Redlands Sanitary Sewer Systems Standard Specifications"; and current Redlands policies and guidelines relative to development projects.

A. The following items are required prior to issuance of the GRADING PERMIT.

1. Pay plan check fee as established per resolution. The amount will be determined at plan check submittal.
2. Plans required to be submitted include:
 - a. Precise Grading Plan. Grading plans shall be coordinated with the existing and proposed off-site improvements. (RMC 15.04)
 - b. SWPPP/Erosion Control Plan. Erosion/Sediment Control Plan shall be submitted for review and approval. A copy of the project's Storm Water Pollution Prevention Plan (SWPPP) shall be submitted for review. SWPPP Best Management Practices (BMPs) to prevent and control discharges to the municipal separate storm sewer (drain) system shall be in effect for the entire duration of project construction to its completion and acceptance by the City. (RMC 13.54)
 - c. Water Quality Management Plan. Submit final Water Quality Management Plan (WQMP) for review and approval. WQMP shall consist of post construction Best Management Practices (BMPs) prepared in accordance with the requirements and guidelines of the San Bernardino County Stormwater Program. The requirements of the WQMP shall remain in effect throughout the life of the project. (California State Order No. R8-2010-0036)

All plans used as reference for design shall be listed on title sheet of all plans with reference numbers. All plans shall be submitted on 24" x 36" size sheets. Six (6)

copies of each are required. After final review, grading and SWPPP plans shall be submitted on 24" x 36" size, min. 4 mil, mylar sheets for City's approval.

3. Submission of plan sets shall be complete and include all required engineering designs and drawings listed in No. 2 above. All plans submitted shall be substantially complete, and no plan check queue place-holder plans will be accepted. An incomplete plan submittal will not be accepted for plan check.
4. All support documentation shall be submitted with the plans to be checked. Submission shall include:
 - a. Hydrology Report and Hydrologic Calculations; (RMC 18.12.080)
 - b. Geotechnical Report; (RMC 15.04)
 - c. Easement Documents. (RMC 18.12.080)
5. The post-construction stormwater discharge rate (Q) from a 100 year storm event shall not be greater than the pre-construction stormwater discharge rate (Q).
6. A final WQMP that is in substantial conformance with the preliminary WQMP and in full conformance with the WQMP Guidance Document shall be submitted and approved prior to the approval of precise grading plans.
7. Cash cleanup deposit shall be submitted (\$1,000.00). Deposit will be reimbursed after the work is completed and accepted by the City upon written request. (RMC 12.16.290)
8. For all development requiring coverage under the state of California General Storm Water Permit, in effect at the time of permit issuance, and whom have filed with the State Board a Notice of Intent (NOI), a copy of the Waste Discharge Identification Number (WDID) and NOI shall be submitted for review and file. Call (866) 563-3107.(RMC 13.54)
9. The Final WQMP shall also include a site trash plan detailing the installation, operation, and maintenance of a Full Capture System (FCS) for loose trash. The intent of the FCS is to capture loose trash preventing the trash from entering the site storm drains and basins. BMPs or devices used as FCS devices shall require acceptance by the City Engineer. Full Capture Systems are defined as treatment controls (either a single device or a series of devices) capable of trapping all particles 5 mm or greater. In addition, the FCS shall trap trash from the greater of:
 - a. A flow not less than the peak flow rate, Q, resulting from a one-year, one-hour, storm. Precipitation intensity shall be determined using the NOAA ATLAS 14 Point Precipitation Frequency Estimates web site; or
 - b. A flow rate equal to the on-site storm water conveyance system including pipes, channels, and swales.

B. The following items are required prior to RECORDATION OF TRACT/PARCEL MAP.

No map is required for this application.

C. The following items are required prior to issuance of the BUILDING PERMIT

1. Pay plan check fee as established per resolution. The amount is to be determined at plan check submittal.
2. Plans required to be submitted shall include:
 - a. Street Improvement;
 - b. Pavement Striping Plans (including reflectorized pavement markers);
 - c. Street Tree Installation – Street trees shall be provided as per the approved Street Tree List;
 - d. Traffic Signal Modification; and
 - e. Street Light Installation – Provide street lighting plan which show approved locations of service pedestal(s), conduits, street lights, appurtenances, and any necessary detail by Southern California Edison Company.

All plans used as reference for design shall be listed on title sheet of all plans with reference numbers. All plans shall be submitted on 24" x 36" size sheets. Three (3) copies of each are required. After final review, plans shall be submitted on 24" x 36" size, min. 4 mil, mylar sheets for City's approval.

3. Submission of plan sets shall be complete and include all required engineering designs and drawings listed in No. 2 above. All plans submitted shall be substantially complete, and no plan check queue place-holder plans will be accepted. An incomplete plan submittal will not be accepted for plan check.
4. 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. All off-site improvements shall be designed by owner's Civil Engineer in accordance with City Standard Specifications and Detail Drawings and Standard Specifications for Public Works Construction (Green Book) latest revision thereof. All existing utilities shall be pot-holed to determine the actual depth if no signed plan is available. Field notes will be submitted at time of submitting the plan for review and plan checking.
6. The approximate locations of existing underground utilities shall be shown on the improvement/site/grading plans. The utilities shall be plotted from record and

field data. The City of Redlands and the Engineer assume no liability as to the exact location of said lines where locations are not shown.

7. Submission of approved onsite potable and irrigations plans (pdf format) is required prior to connection to recycled water system. All onsite improvements shall be done in accordance with the Water Resources Control Board, Division of Drinking Water requirements for recycled water. City shall submit plans to Division of Drinking Water for approval prior to final approval and installation of irrigation meters.
8. Provide pad certification and compaction report to the Building and Safety Department.
9. Pay the required development impact fees per ordinance in effect at time of issuing the building permit. The exact amount will be determined based upon the review of the final building plan or project information. Development Impact Fees shall include:
 - Transportation Facilities; (RMC 3.54)
 - Fire Facilities; (RMC 3.60)
 - General Government Facilities; (RMC 3.60)
 - Library Facilities; (RMC 3.60)
 - Open Space/Park; (RMC 3.32)
 - Police Facilities; (RMC 3.60)
 - Storm Drain Facilities; (RMC 3.56)
 - Water Capital Improvement Charge; (RMC 3.48)
 - Recycled Water Capital Improvement Charge; (RMC 3.53)
 - Water Source Acquisition Charge; (RMC 13.40)
 - Sewer Capital Improvement Charge; (RMC 3.44) and
 - Solid Waste Capital Improvement Charge; (RMC 3.70)
10. Final City approved mylars for all public improvements shall be on file with the Municipal Utilities and Engineering Department.
11. Although this project will have an on-going inspection throughout construction, a final inspection for all off-site improvements must be scheduled by developer to certify that these improvements comply with City specifications. (RMC 12.16.090)
12. Requirements for Lugonia Avenue (RMC 18.12.080):
 - a. Construct standard curb and gutter 40 feet north side of street centerline;
 - b. Provide full depth construction/reconstruction consistent with the City standard or alternative method of street rehabilitation as accepted by the City Engineer between the new curb and gutter to the street centerline verified through a geotechnical report;
 - c. Construct standard property line/ curb adjacent/meandering sidewalk along the entire street frontage and ramps at all curb returns;

- d. Install LED ornamental streetlight(s) with the equivalent illumination of a 150 watt sodium vapor streetlight. Streetlight spacing shall be determined by the City of Redlands design specifications. Location of the light(s) will be determined at time of plan preparation. Coordinate with City staff for guidance. Prepare and submit a separate street lighting plan for City approval;
 - e. Modify existing traffic signal at New York Street as accepted by the City Engineer
 - f. Provide street trees spaced every 40 feet avoiding sewer and water laterals. Prepare and submit a separate street tree plan for City approval.
 - g. Construct an Omnitrans sidewalk boarding area and bus pad east of the project entrance as accepted by Omnitrans and the City Engineer.
 - h. Construct standard pavement transition based on design speed of the street from the easterly property line to the east;
 - i. Construct underwalk drain, if necessary;
 - j. Use traffic index of 9.0; and
 - k. Install residential/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 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)
 15. Install reduced pressure principle backflow devices as required by City Engineer. (RMC 13.20)
 16. Install onsite fire line with double detector check valve backflow devices at service connection satisfactory to the City Fire Department. (RMC 13.20)
 17. 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.
 18. Submit recycling plans for site demolition/construction for review and approval in accordance with Chapter 13.66 of the Redlands Municipal Code.

18. 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.

19. 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)
20. 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)

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. Section 4216/4217 of the Government Code requires a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert Identification Number, call Underground Service Alert toll free, 1-800-227-2600, two (2) working days prior to conducting any excavation. (RMC 12.20.120)
3. Encroachment Permit application and two (2) sets of City approved plans must be submitted for all off-site improvements. Encroachment Permit fees shall be paid prior to issuance of Encroachment Permit. (RMC 12.16.010)

4. A California OSHA Permit Number for all work that is 5 feet deep or deeper shall be provided. Call (909)383-4321. (RMC 12.16.040)
5. A 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.
6. A traffic control plan shall be prepared in accordance with the latest revision of CA MUTCD or W.A.T.C.H. manual, submitted and accepted by the City Engineer prior to issuance of an encroachment permit. The plan shall show all required construction signage, warning devices, road closures, detours, delineation, phasing schedules and anticipated durations of closures and detours for any work within the public right-of-way. The plans shall provide names and 24-hour phone numbers of individuals who can be contacted regarding traffic control measures.
7. Improvement bonds must be posted for the total estimated cost of off-site improvements as follows:

Performance	100% security (due prior to building permit issuance)
(Warranty)	10% security (due at acceptance of improvements)
Labor and Materials	50% security (due prior to building permit issuance)

Acceptable security forms: Surety Bond(s), Letter of Credit from a qualified bank or institution, Cash Deposits, or Set Aside Letter (savings account) in City's name subject to approval of the City Attorney and Finance Director.
8. Execute Public Improvement Agreement.
9. The 10% warranty security will be retained for one year after acceptance of public improvements by the City for warranty of off-site work.

F. The following items are required prior to issuance of CERTIFICATE OF OCCUPANCY.

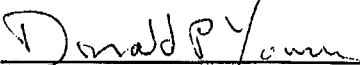
1. All requirements as described in Sections A, B, C, D and E of these conditions of approval shall be met.
2. All work shall be completed to the satisfaction of the City Engineer. All as-built plans shall be delivered to the Municipal Utilities and Engineering Department for review and approval.
3. The Engineer of Record shall file a Final Certification for all grading and improvements relating to the project development.
4. Owner's Licensed Land Surveyor shall reset survey points, monuments, record

corners, and centerline ties that were destroyed during construction and shall file Corner Records for those points prior to completion of the project with San Bernardino County Surveyor. Copies of information shall be furnished to the Municipal Utilities and Engineering Department. [California B&P Code 8762, 8767, 8768, 8771, and 8773(b)]

5. A list of as-built infrastructure improvement quantities shall be provided in the Excel format provided by the City showing quantities for each street segment (i.e. pavement, curb and gutter, sidewalk, etc.)
6. Streets may be required to have a seal coat applied at the option of the City Engineer. Type of seal coat is to be determined by the City Engineer.
7. Resurface existing roadway as directed by the City Engineer due to utility installations and construction damage.
8. Existing striping shall be removed and replaced as necessary. New striping and pavement markings shall be installed as required by the City Engineer.
9. Contractors will be required to pave new streets in two (2) phases with last phase being delayed until 95 percent of construction has been completed, or on approval of the City Engineer.
10. Owner/Developer shall provide recycling receipts as required by the recycling plan.

G. The following items are required prior to release of SECURITIES/WARRANTIES/DEPOSITS.

1. Prior to the release of the securities for the project, all improvements shall be reviewed and accepted by the City Engineer.
2. Tie sheets shall be submitted for all monuments found and/or set in the public right-of-way.
3. The release of securities/warranties/deposits must be requested in writing to the City Engineer. Allow 30 days for processing.


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


Initial

RESOLUTION NO. 8555

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS APPROVING TENTATIVE TRACT MAP NO. 20490 AND COMMISSION REVIEW & APPROVAL NO. 940 FOR THE SUBDIVISION OF 3.47 ACRES INTO 20 LOTS, WITH 18 NUMBERED LOTS FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AND TWO LETTERED LOTS, AND THE CONSTRUCTION OF 18 SINGLE FAMILY HOMES, LOCATED FRONTING ALONG KARON STREET AND NORTH OF LUGONIA AVENUE.

WHEREAS, Redlands Summit, LLC (“Applicant”), has submitted development applications for Tentative Tract Map No. 20490 and Commission Review & Approval No. 940 to subdivide Parcel 2 of Tentative Parcel Map No. 20469 into a total of twenty (20) lots, with eighteen (18) numbered lots for single-family residential development plus two lettered lots for improvements, and the construction of 18 detached single-family homes, on a linear project site fronting along Karon Street; and

WHEREAS, the Applicant filed the applications concurrently with Amendment No. 48 to Specific Plan No. 40, Zone Change No. 469, and request for a Density Bonus Agreement; and

WHEREAS, the above-referenced development and legislative applications filed with the City of Redlands are referred to hereinafter as the “Project” and “Project Entitlements”; and

WHEREAS, the Applicant has submitted an Inclusionary Housing Plan in accordance with Redlands Municipal Code Chapter 18.230 (Inclusionary Housing) and proposes to fulfill the inclusionary housing requirements by providing twenty-eight (28) very low-income affordable housing units within the project; and

WHEREAS, the Project is subject to the California Environmental Quality Act (CEQA), the City has prepared an Initial Study for the Project in accordance with the State CEQA Guidelines, and adopted a Mitigated Negative Declaration for the project in accordance with CEQA Guidelines Section 15074; and

WHEREAS, on January 23, 2024, the Planning Commission held a public hearing and considered the staff report, oral report, the testimony, and the written evidence submitted by and on behalf of the applicant and by members of the public; and

WHEREAS, on January 23, 2024, the Planning Commission recommended to the City Council that the Project be approved; and

WHEREAS, on or about February 23, 2024, notice of the City Council’s public hearing for the Project was published in the Redlands Daily Facts by the City Clerk; and

WHEREAS, on March 5, 2024, the City Council held a public hearing and considered the staff written and oral reports, the recommendation of the Planning Commission, the testimony and written evidence submitted by and on behalf of the applicant, and testimony by members of the public; and

WHEREAS, following the public hearing on March 5, 2024, the City Council determined that approval of the proposal is in the best interests of the public health, safety, and general welfare.

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

Section 1. California Environmental Quality Act. The proposed Project is subject to the California Environmental Quality Act (CEQA), and the City Council has adopted Resolution No. 8851 certifying and adopting the Mitigated Negative Declaration and related Mitigation Monitoring/Reporting Program for the project.

Section 2. Findings for Approval of Tentative Tract Map No. 20490. The City Council of the City of Redlands hereby approves Tentative Tract Map No. 20490 for the Project subject to the Conditions of Approval attached hereto as Exhibits “A” and “B,” and based upon the following findings:

1. *The proposed map is consistent with the General Plan or any applicable specific plan, or other applicable provisions of the Redlands Municipal Code.*

The proposed map will be consistent with the Redlands General Plan and the Redlands Municipal Code. The proposed project site for the detached single-family residential development is currently designated on the General Plan land use map as Low Density Residential. The existing zoning designation is Special Development (EV/SD) District within the East Valley Corridor Specific Plan, and the applicant has filed applications for a Specific Plan Amendment and Zone Change to change the zoning district to Single Family Residential (R-1), which would allow the proposed density of development with the accompanying Density Bonus pursuant to California State Law. The application is consistent with General Plan policies 4-P.8, 4-P.9, 4-P16, 4-A.7, and 4-A.8 of the Livable Community chapter. The applicable zoning designation will be Single Family Residential (R-1) and the proposed density and housing type would be consistent with the General Plan land use designation as well as the zoning designation. The project meets the applicable development standards for the R-1 zoning district.

2. *The site is physically suitable for the proposed type of development.*

The project site is physically suitable for the type of development. The existing site has a relatively flat topography within the development area and is large enough to subdivide the site into 18 single-family residential lots and two lettered lots, and comply with the

minimum lot sizes and dimensions required of the R-1 zoning district. The site has adequate street frontage along Karon Street for driveway access and utility service connections. All on-site and off-site improvements proposed as part of the project's design will meet applicable City standards and provide a safe and efficient environment for the residents as well as surrounding development.

3. The site is physically suitable for the density of the development.

The site is physically suitable for the density of the development. The proposed project site for the detached single-family development is designated on the General Plan land use map as Low Density Residential. The zoning designation is proposed to change to R-1, Single Family Residential for consistency with the General Plan, and which would allow the proposed density of development. The applicable zoning designation should be R-1, Single Family Residential and the proposed density of single-family development would be consistent with the General Plan land use designation. The project meets the applicable development standards for the zoning district. The size and the shape of the parcel is suitable to be subdivided into 18 residential lots (for sale) and two lettered lots consisting of a pocket park and water quality management facilities.

4. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The design of the subdivision and proposed improvements is not likely to cause substantial environmental damage or injure fish or wildlife or their habitat. The developable portions of the site do not contain any biological resources including fish or wildlife, and based on the Initial Study that has been prepared for the project, there are no environmental factors that cannot be mitigated to a level of less than significant.

5. The design of the subdivision or the type of improvements are not likely to cause serious public health problems.

The design of the subdivision or the type of improvements are not likely to cause serious public health problems. The proposed project would accommodate a single-family residential subdivision, and is not likely to cause any serious public health problems as the project is designed with improvements that meets all City and State building and fire codes, no offensive emissions or odors will be associated with the development, and the ambient noise will not affect residential properties because all noise will be mitigated to a level of less than significant as shown in the Initial Study.

- 6. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.*

The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. Each proposed residential lot will have access to Karon Street. The project will provide pedestrian and vehicular access in the immediate vicinity through the construction of public improvements. In addition, the project is responsible for installing or repairing associated street improvements such as curb and gutter adjacent to the project, consistent with City requirements.

- 7. That pursuant to Section 66474.4 of the Subdivision Map Act, the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (commencing with section 51200 of the Government Code) and that the resulting parcels following a subdivision of the land would be too small to sustain their agricultural use.*

The subject property is not under a Williamson Act Contract pursuant to the California Land Conservation Act of 1965, and will not be detrimental or otherwise affect lands in agricultural use.

Section 3. Findings for Commission Review and Approval No. 940. The City Council of the City of Redlands hereby approves Commission Review & Approval No. 940 for the Project subject to the Conditions of Approval attached hereto as Exhibits "A" and "B," and based upon the following findings:

- 1. The site for the intended use is adequate in size and shape to accommodate the use, and all of the required yards, setbacks, walls or fences, landscaping and other features will adjust the use to those existing or permitted future uses of land in the neighborhood.*

The site is adequate in size and shape to accommodate the proposed use. The subject property proposed for single-family development is 3.38 gross acres and will be developed with 18 residential lots (minimum lot size of 7,200 square feet) and two lettered lots for related improvements and amenities. The project will provide the necessary on-site and offsite improvements including new roadway, curbs, gutters, and sidewalks, and driveway access to each residence. The project site complies with the applicable development standards for the Single Family Residential (R-1) District including lot width, lot depth, and minimum lot size. The proposed use will be compatible with the surrounding uses as it is located to the immediate west of similar existing single-family development. The

proposed project will be consistent with the anticipated future residential development on parcels with residential land use designations in the immediate vicinity.

- 2. The site for the proposed use relates to streets and highways which are properly designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use.*

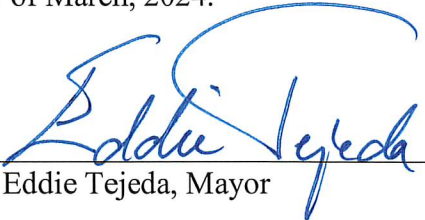
The site is designed to carry the type and quantity of traffic generated by the proposed use. The site will provide new improved access to the site by improving Karon Street to include a full vehicle travel lane, curb, gutter and along the project's frontage. These improvements are designed to carry the volume of residential traffic anticipated to be generated by the single-family development and multifamily development. These improvements will implement the project's portion of the roadways designated for the area by the General Plan as well as additional improvements necessary to facilitate required access.

- 3. The conditions set forth in the approval and those shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare.*


The conditions of approval for the project will protect the public health, safety, and general welfare. The project 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.

Section 4. Effective Date. This Resolution shall become effective concurrent with the effective date of Ordinance No. 2960 (Zone Change No. 469) adopted by the City Council.

ADOPTED, SIGNED AND APPROVED this 5th day of March, 2024.

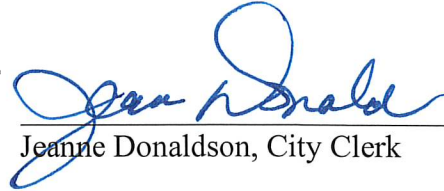

Eddie Tejada, Mayor

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 5th day of March, 2024, by the following vote:

AYES:	Councilmembers Barich, Davis, Guzman-Lowery, Saucedo; Mayor Tejada
NOES:	None
ABSENT:	None
ABSTAINED:	None



Jeanne Donaldson, City Clerk

EXHIBIT A
DEVELOPMENT SERVICES DEPARTMENT
CONDITIONS OF APPROVAL

(Tentative Tract Map No. 20490 and Commission Review and Approval No. 940)

Planning Division

1. This permit/approval is for Tentative Tract Map No. 20490 and Commission Review & Approval No. 940, for the “Lugonia Village Residential Project” generally described as the following:
 - a. The subdivision of 3.47 net acres into twenty (20) lots with eighteen (18) numbered lots for single-family residential development, one lettered lot for a private park, and one lettered lot for stormwater facilities;
 - b. Construction of a total of eighteen (18) single family homes fronting along Karon Street.
 - c. Common recreational open space (privately-owned with private access) outdoors for use by the project’s residents and residential guests;
 - d. Related improvements including frontage and street improvements in accordance with the civil engineering plans.

2. This permit/approval shall expire two (2) years from the date of project approval (will expire on January 23, 2026), unless construction has commenced pursuant to a building or engineering permit(s), or a time extension is granted in accordance with the Redlands Municipal Code (RMC Section 18.12.090 for Commission Review & Approval; and RMC Sections 17.07.110 and 17.07.120 for Subdivision Regulations).
March 5, 2026

3. Pursuant to Government Code Section 66020(d), certain fees, dedications, reservations or exactions imposed by the City as a condition of approval of this project are subject to a statutory ninety (90) day protest period. Please be advised that the ninety (90) day protest period for those fees, dedications, reservations and exactions which are subject to Government Code Section 66020(a) has commenced to run on the date this project was approved by the City.

4. The applicant for this permit, and its successors and assigns, shall defend, indemnify and hold harmless the City of Redlands, and its elected officials, officers, agents and employees, from and against any and all claims, actions, and proceedings to attack, set aside, void or annul the approval of this permit by the City, or brought against the City due to acts or omissions in any way connected to the applicant’s project that is the subject of this permit. This indemnification shall include, but not be limited to, damages, fees, costs, liabilities, and expenses incurred in such actions or proceedings, including damages for the injury to property or persons, including death of a person, and any award of attorneys’ fees. In the event any such action is commenced to attack, set aside, void or annul all, or any, provisions of this permit, or is commenced for any other reason against the City for acts or omissions relating to the applicant’s project, within fourteen (14) City business days of the same, the applicant shall file with the City a performance bond or irrevocable letter of credit

(together, the “Security”) in a form satisfactory to the City and in the amount of Three Hundred Thousand Dollars (\$300,000), to ensure applicant’s performance of its defense and indemnity obligations under this condition. The failure of the applicant to provide the Security shall be deemed an express acknowledgement and agreement by the applicant that the City shall have the authority and right, without objection by the applicant, to revoke all entitlements granted for the project pursuant to this permit. The City shall have no liability to the applicant for the exercise of City’s right to revoke this permit.

5. By signing and/or using this permit, the permittee acknowledges all of the conditions imposed and accepts this permit subject to those conditions and with full awareness of the applicable provisions of the Redlands Municipal Code including Title 15 (Buildings and Construction), Title 16 (General Plan), Title 17 (Subdivision Regulations), and Title 18 (Zoning Regulations). Failure of the permittee to sign these conditions does not affect their enforceability by the City or other responsible entity. These conditions are binding upon all future property owners and occupants of the subject property.
6. This permit/approval is granted for the project plans dated July 5, 2023 (“the plans”) on file with the Development Services Department.
7. Prior to the issuance of building permits for the project, an Affordable Housing Agreement and Density Bonus Agreement, in a form approved by the City, shall be recorded against the Inclusionary Units or the Residential Development in its entirety, as deemed appropriate by the City Manager in consultation with the City Attorney. The Affordable Housing and Density Bonus Agreement(s) shall ensure that the applicant and/or developer develops the required Inclusionary Housing Units and satisfies all other terms of the Inclusionary Housing Plan, State Density Bonus Law, and the Redlands Municipal Code.
8. No final inspection or Certificate of Occupancy shall be granted until all conditions of approval have been satisfied.
9. The issuance of any permits shall comply with all applicable provisions of the Redlands Municipal Code.
10. All plans submitted to the City shall reflect all Planning Commission and/or City Council approvals and any other changes required by the Commission, Council and/or staff. This condition applies to site plans, landscape plans, elevations, grading, and all other illustrations, text, or plans submitted to the City in connection with the project.
11. The Development Services Director is authorized to approve minor modifications to the approval project plans or any of the conditions of approval if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.
12. No Certificate of Occupancy shall be granted for a building or phase, or building permit shall receive final approval and signature, until all applicable Conditions of Approval have been satisfied for that building or phase.

13. The final maps shall substantially conform to the tentative maps as approved by the Planning Commission.
14. A copy of the approved Conditions of Approval shall be included on the cover page of the construction plans submitted to the Building Division.
15. The applicant shall comply with all applicable federal, state, and local laws. Violations or convictions of any of those laws in connection with the use may be cause for revocation of this permit.
16. All off-site and on-site utilities shall be placed underground. Prior to approval of the final map the applicant shall submit plans to be approved by the Municipal Utilities & Engineering Director and the Development Services Director, that detail undergrounding of all utilities for the project.
17. Transformer cabinets and gas meters shall not be located within required setbacks and/or adjacent to public streets, and shall be screened from public view either by architectural treatment or with landscaping. Multiple electrical meters and panels shall be fully enclosed and incorporated into the overall architectural design of the building(s). Backflow preventers shall be enclosed with landscaping that will provide complete screening upon maturity. The location and method of enclosure or screening of this equipment shall be shown on the construction plans and landscape plans prior to building permit issuance. Location of said equipment shall be coordinated with appropriate utility company (i.e., Southern California Gas Company or Southern California Edison Company). The applicant shall submit plans showing details of screening subject to review and approval by the Development Services Director, prior to issuance of building permits.
18. Plans submitted for plan check shall include an exterior lighting plan, including fixture and pole designs, for review and approval by the Development Services Director or designee. Prior to building permit issuance, a lighting and photometric plan shall be submitted demonstrating that adequate lighting ranges will be provided throughout the development without creating light spillover, light pollution, or conflicts with surrounding factors such as tree locations, off-site or adjacent lighting.
19. Prior to issuance of building permits, Developer shall demonstrate that light poles will not conflict with tree locations. Developer shall submit a plan showing both the lighting and landscape on the same sheet. Fixtures on exterior light poles shall direct lighting downward (e.g., contain a flat lens and/or have shielding that directs light downward and contains glare).
20. Prior to the issuance of building permits, the applicant shall submit plans detailing that roof screening is of adequate height to screen any roof-top equipment from public view on all sides, subject to review and approval by the Development Services Director. Screening of air conditioning units and other equipment on the buildings shall be incorporated into or

compatible with the architectural design of the buildings. All equipment shall be screened from public view of adjacent roadways and freeways. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible from the front of the property or other major public vantage points. Developer shall include a note on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color.

21. Any gutters, downspouts, pipes, and other drainage appurtenances shall be designed and shall be placed so that they will not be visible from the front of the property (i.e., from public right-of-way) or other major public vantage points.
22. Utility meters shall be fully screened and incorporated into the overall architectural design of the building (e.g., interior room, cabinet with wing wall, or equivalent complete screening). Any enclosures or screening shall be architecturally treated to match the exterior of the attached structure.
23. If any bollards or similar devices are used along street frontages or interior drive aisles, then the bollards or the equivalent shall be decorative in nature and subject to review and approval by the Development Services Director or designee in Plan Check prior to permit issuance. If any steel bollards or pour-in-place bollards are installed, they shall only be installed for protecting utility devices (e.g., transformers above-ground) and shall be painted a dark color (e.g., dark green, brown, or black) to blend with surrounding landscape screening.
24. Telecommunications and television equipment or satellite dishes shall not be located on the exterior of any building (including but not limited to balconies, patios, exterior railings, rooflines, etc.). Dwelling units shall be internally wired for all available utility and telecommunications services, with service devices, panels, or meters located within a centralized equipment room. The equipment room(s) in each building shall be fully enclosed and incorporated into the overall architectural design of the building(s). Any satellite dishes/receivers shall only be located on the roof and shall be completely screened from public view on all sides.
25. Where any public sidewalks are adjacent to slopes or parkways with slopes (e.g., downslopes), a 6" concrete curb may be required to be constructed with the sidewalk. Hand railings or guard rails should be avoided, if feasible. Prior to permit issuance, Developer shall identify any areas with slopes and parkways on the civil plans and identify construction of a 6" concrete curb as needed.
26. Prior to issuance of any building or engineering permit for any building or phase of the project, the Developer shall prepare and submit a Construction Parking Management Plan for all contractors, workers, and deliveries related to the project site. The Construction Parking Management Plan shall identify areas of the project site, surrounding private properties (with property owner's authorization), and surrounding public streets that

construction personnel may utilize. Deliveries of construction materials, equipment, trailers, vehicles, etc., shall be performed on the project site to the extent practicable, and avoid the use of public streets and rights-of-way if possible. The Developer and/or on-site primary general contractor (superintendent) shall have responsibility for monitoring and enforcing the approved parking management plan. The plan shall be subject to review and approval by the City Planner or designee, and may be modified by the City after approval to mitigate any unanticipated impacts or public nuisance conditions.

27. Prior to any use of any public street or right-of-way for construction-related activities, the Developer shall submit and receive approval for a Traffic Control Plan. Developer shall be responsible for repairing, replacing, or financially compensating any damages to public rights-of-way (including but not limited to paving, sidewalks, driveways, curbs and gutters, storm drain facilities, parkway landscape, street trees, public utilities, etc.) to the satisfaction of the Director(s) of the Municipal Utilities & Engineering Department and/or the Facilities & Community Services Department, or their designee(s), as applicable.
28. Prior to issuance of a Certificate of Occupancy for a building or phase, Developer shall remove all construction materials and vehicles from the subject property or phase.
29. Developer shall arrange for materials collection during construction, demolition, and occupancy with the City's Solid Waste Division, or Developer shall arrange for self-hauling to an authorized facility.
30. Prior to placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Sign locations and illumination are subject to review and approval by the Planning Division under separate permit.
31. Bus Pad and Boarding Area: Prior to issuance of any building or engineering (site improvement) permits, the Developer shall coordinate, with Omnitrans, the design and construction of a sidewalk boarding area and bus pad east of the New York Street traffic signal and Karon Street, and show all bus-related improvements on the plans submitted to the Building Division, in accordance with RMC Section 18.224.020(F).
32. Each single-family home shall have two (2) covered parking spaces as required by the Redlands Municipal Code.
33. Any landscaping and amenities on the common lots within Tract Map No. 20490 shall be maintained by a Home Owners Association (HOA).
34. Front yard landscaping for each lot within Tentative Tract Map No. 20490 shall be planted and installed prior to occupancy of the unit.
35. The applicant shall not make any modifications or changes during construction that are in conflict or contrary to the project's approved site design, or building elevations without first consulting with the Development Services Director or designee.

36. Any graded slopes greater in height than three feet (3') shall be provided with irrigation systems and planted with groundcover, shrubs, and trees as approved by the Development Services Department and Municipal Utilities & Engineering Department, to prevent erosion.
37. Prior to the issuance of a building permit for walls over three feet in height, or open fences over four feet in height within the front yard setback, the developer shall obtain a Minor Exception Permit.
38. Prior to the issuance of a building permit for walls or fences over six feet in height, the developer shall obtain a Minor Exception Permit.
39. Landscape and Irrigation Plans shall be approved prior to the issuance of building permits. Landscape and Irrigation shall be submitted for plan check to the Development Services Department, Building & Safety Division, for distribution to other departments and for review and approval by the Development Services Director. Plans shall be in compliance with the Water Efficient Landscape Ordinance No. 2724 (Also known as Chapter 15.54 of the RMC).
40. All construction activities shall be limited to the hours between 7:00 a.m. to 6:00 p.m., and no construction activities permitted on Sundays and Federal Holidays.
41. The project site shall be kept in a weed and dust free condition throughout all periods of development.
42. All walls facing public areas or existing development must be decorative in nature, using decorative (split-face or slump stone) block and or a textured finish (i.e. stucco).

Subdivision Conditions (Tentative Tract Map No. 20490):

43. Tentative Tract Map No. 20490 authorizes the subdivision of a total of approximately 3.38 acres into 18 number lots and 2 lettered lots (Lots A and B) located on the north side of Lugonia Avenue, south side of Pennsylvania Avenue, and west side of Karon Street (Parcel 2 of Tentative Parcel Map No 20469).
44. This Tentative Tract Map shall expire two (2) years or 24 months from the date of project approval, unless the Final Map has been recorded, or a time extension is granted in accordance with the Redlands Municipal Code pursuant to RMC Sections 17.07.110 and 17.07.120 (Subdivision Regulations).
45. Any application(s) for an extension of time of the above expiration date shall be filed with the Planning Division not less than 90 days prior to the expiration date and shall comply with Title 17 (Subdivision Regulations) of the Redlands Municipal Code. Upon application by the subdivider prior to the expiration of the approved or conditionally approved tentative

map, the tentative map shall be automatically extended in accordance with the Subdivision Map Act.

46. The applicant shall record the subdivision by a Final Tract Map. The Final Tract Map(s) shall comply with the Subdivision Map Act and the Redlands Municipal Code (RMC).
47. Any conditions of approval determined by the City to not be completed prior to Final Map approval shall be included within the Subdivision Improvement Agreement entered into by the developer with the City.
48. Lot A shall be maintained for common open space for residents of the development.
49. Lot B shall be maintained for stormwater and water quality management purposes.
50. The applicant shall establish a Home Owners Association (HOA) for the care and maintenance of all property improvements held in common ownership of the subdivision. The HOA shall be formed for the property, and Conditions, Covenants and Restrictions (CC&R's) shall be prepared, submitted for review and approval by the City Attorney, **prior to approval of the final map**. The HOA and the CC&R's shall cover the care and maintenance of all property and improvements held in common ownership of the subdivision and shall also cover the care and maintenance of parkways, groves, basins, and all lettered lots within the development.

CEQA Mitigation Measures:

51. Mitigation Measure BIO-1

A pre-construction burrowing owl clearance survey shall be conducted no less than 14 days prior to any vegetation removal or ground-disturbing activities to avoid impacts to burrowing owls and/or occupied burrows. The pre-construction clearance survey shall be conducted by a qualified biologist and in accordance with the methods outlined in the Staff Report on Burrowing Owl Mitigation (California Department of Fish and Game 2012). A second clearance survey shall be conducted within 24 hours prior to ground disturbance. Documentation of surveys and findings shall be submitted to the City of Redlands for review and file. If no burrowing owls or occupied burrows are detected, Project activities may begin, and no additional avoidance and minimization measures shall be required.

If an occupied burrow is found outside, but within 500 feet, of the development footprint, the qualified biologist shall establish a "no-disturbance" buffer around the burrow location(s). The size of the "no-disturbance" buffer shall be determined in consultation with the California Department of Fish and Wildlife (CDFW) and be based on the species status (i.e., breeding, non-breeding) and proposed level of disturbance. If an occupied burrow is found within the development footprint and cannot be avoided, a burrowing owl exclusion and mitigation plan shall be prepared and submitted to CDFW for approval prior to initiating Project activities.

52. Mitigation Measure BIO-2

Nesting birds are protected pursuant to the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (Sections 3503, 3503.3, 3511, and 3513 of the California Fish and Game Code prohibit the take, possession, or destruction of birds, their nests or eggs). In order to protect migratory bird species, a nesting bird clearance survey shall be conducted prior to any ground disturbance or vegetation removal activities that may disrupt the birds during the nesting season. Consequently, if avian nesting behaviors are disrupted, such as nest abandonment and/or loss of reproductive effort, it is considered “take” and is potentially punishable by fines and/or imprisonment.

If Project-related activities are to be initiated during the nesting season (January 1 to August 31), a pre-construction nesting bird clearance survey shall be conducted by a qualified biologist no more than three (3) days prior to the start of any vegetation removal or ground disturbing activities. The qualified biologist shall survey all suitable nesting habitat within the Project impact area, and areas within a biologically defensible buffer zone surrounding the Project impact area. If no active bird nests are detected during the clearance survey, Project activities may begin, and no additional avoidance and minimization measures shall be required. If an active bird nest is found, the species shall be identified, and a “no-disturbance” buffer shall be established around the active nest. The size of the “no-disturbance” buffer shall be increased or decreased based on the judgement of the qualified biologist and level of activity and sensitivity of the species. The qualified biologist shall periodically monitor any active bird nests to determine if Project-related activities occurring outside the “no-disturbance” buffer disturb the birds and if the buffer should be increased. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, Project activities within the “no-disturbance” buffer may occur following an additional survey by the qualified biologist to search for any new bird nests in the restricted area.

53. Mitigation Measure CUL-1

Prior to the issuance of a grading permit, the Applicant shall provide the Director of the City of Redlands Department of Development Services, or designee, with evidence that it has retained the services of a qualified archaeologist that meets the Secretary of the Interior standards on an on-call basis. Archaeological monitoring shall occur during all excavation activities down to a depth of 3 feet within 100 feet of the former residence location. In the event that cultural resources are discovered during Project activities, all work in the immediate vicinity of the find (within a 100-foot buffer) shall cease and the project archaeologist shall assess the find and determine appropriate treatment. Work on the other portions of the Project outside of the buffered area may continue during this assessment period.

54. Mitigation Measure CUL-2

If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the qualified archaeologist shall develop a Monitoring and Treatment Plan for the remainder of the Project site. The Monitoring and Treatment Plan shall be developed in coordination with the Applicant and the City. The Applicant shall secure a monitoring agreement with the archaeologist prior to the recommencement of work, and the archaeologist shall monitor during the remainder of the ground disturbance activities on the Project site and implement the Plan accordingly.

55. Mitigation Measure GEO-1

Prior to commencement of any grading activity on the Project site, the Applicant shall retain a qualified paleontologist, subject to the review and approval of the Director of the City of Redlands Department of Development Services, Planning Division, or designee. The qualified paleontologist shall be present at the pre-grade conference and shall establish procedures for paleontological resource surveillance and procedures for temporarily halting and redirecting work to permit sampling and identification and evaluation of fossils. If the resources are deemed to be significant, the paleontologist shall determine appropriate actions, in cooperation with the Applicant, which ensure proper exploration and/or salvage. Full-time monitoring and salvage efforts will be necessary whenever previously undisturbed sediments are being disturbed (8 hours per day during grading or trenching activities). Once the earth moving is 50 percent completed, monitoring may be reduced if no fossils are being recovered. The paleontologist shall be empowered to temporarily divert or direct grading operations to facilitate assessment and salvaging of exposed fossils. Collection and processing of matrix samples through fine screens will be necessary to salvage any micro-vertebrate remains.

In the event that paleontological resources (e.g., fossils) are unearthed during grading, the paleontological monitor shall temporarily halt and/or divert grading activity to allow recovery of paleontological resources. The area of discovery shall be roped off with a 50-foot radius buffer. Once documentation and collection of the find is completed, the monitor shall remove the rope and allow grading to recommence in the area of the find. The paleontologist shall prepare a Paleontological Resources Impact Mitigation Program (PRIMP) for the proposed Project. The PRIMP shall be consistent with the guidelines of the Society of Vertebrate Paleontology (SVP).

56. Mitigation Measure TRA-1:

Prior to submission of building permits, the Applicant shall coordinate with the City's Engineering Division to determine the anticipated cost of evaluating and optimizing signal timing parameters at the intersection of Tennessee Street and West Lugonia Avenue. The Applicant shall submit payment to the Engineering Division covering the determined cost in full, consistent with County guidelines. The Building and Safety Division shall confirm

the completion of payment prior to issuing building permits. Upon conclusion of Project construction, the Building and Safety Division shall not issue a Certificate of Occupancy to the Applicant until receiving confirmation from the City that signal optimization has been completed.

57. Mitigation Measure TCR-1:

Native American Treatment Agreement. Prior to the issuance of grading permits, the Applicant shall enter into a Tribal Monitoring Agreement with the Consulting Tribe(s) for the Project. The Tribal Monitor shall be on-site during all ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind). The Tribal Monitor shall have the authority to temporarily divert, redirect, or halt the ground-disturbing activities to allow identification.

58. Mitigation Measure TCR-2:

Retention of Archaeologist. Prior to any ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post replacement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind), and prior to the issuance of grading permits, the Applicant shall retain a qualified archaeologist who meets the U.S. Secretary of the Interior Standards (SOI). The archaeologist shall be present during all ground-disturbing activities to identify any known or suspected archaeological and/or cultural resources. The archaeologist shall conduct a Cultural Resource Sensitivity Training, in conjunction with the Tribe[s] Tribal Historic Preservation Officer (THPO), and/or designated Tribal Representative. The training session shall focus on the archaeological and tribal cultural resources that may be encountered during ground-disturbing activities as well as the procedures to be followed in such an event.

59. Mitigation Measure TCR-3:

Cultural Resource Management Plan. Prior to any ground-disturbing activities the Project archaeologist shall develop a Cultural Resource Management Plan (CRMP) and/or Archaeological Monitoring and Treatment Plan (AMTP) to address the details, timing, and responsibilities of all archaeological and cultural resource activities that occur on the Project site. This Plan shall be written in consultation with the Consulting Tribe(s) and shall include the following: approved Mitigation Measures (MM)/Conditions of Approval (COA), contact information for all pertinent parties, parties' responsibilities, procedures for each MM or COA, and an overview of the Project schedule.

60. Mitigation Measure TCR-4:

Pre-Grade Meeting. The retained qualified archeologist and Consulting Tribe(s) representative shall attend the pre-grade meeting with the grading contractors to explain and coordinate the requirements of the monitoring plan.

61. Mitigation Measure TCR-5:

On-site Monitoring. During all ground-disturbing activities the qualified archaeologist and the Native American monitor shall be on-site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and the soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.

62. Mitigation Measure TCR-6:

Inadvertent Discovery of Cultural Resources. In the event that previously unidentified cultural resources are unearthed during construction, the qualified archaeologist and the Native American monitor shall have the authority to temporarily divert and/or temporarily halt ground-disturbance operations in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed. If a potentially significant cultural resource(s) is discovered, work shall stop within a 60-foot perimeter of the discovery and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. All work shall be diverted away from the vicinity of the find, so that the find can be evaluated by the qualified archaeologist and Tribal Monitor[s]. The archaeologist shall notify the Lead Agency and Consulting Tribe(s) of said discovery. The qualified archaeologist, in consultation with the Lead Agency, the Consulting Tribe(s), and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the treatment and disposition of the Tribal Cultural Resource shall be made by the qualified archaeologist in consultation with the Tribe[s] and the Native American monitor[s] and be submitted to the Lead Agency for review and approval. Below are the possible treatments and dispositions of significant cultural resources in order of CEQA preference:

A. Full avoidance.

B. If avoidance is not feasible, Preservation in place.

- C. If Preservation in place is not feasible, all items shall be reburied in an area away from any future impacts and reside in a permanent conservation easement or Deed Restriction.
- D. If all other options are proven to be infeasible, data recovery through excavation and then curation in a Curation Facility that meets the Federal Curation Standards (CFR 79.1)

63. Mitigation Measure TCR-7:

Inadvertent Discovery of Human Remains. The Consulting Tribe(s) requests the following specific conditions to be imposed in order to protect Native American human remains and/or cremations. No photographs are to be taken except by the coroner, with written approval by the Consulting Tribe(s).

- A. Should human remains and/or cremations be encountered on the surface or during any and all ground-disturbing activities (i.e., clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all water supply, electrical, and irrigation lines, and landscaping phases of any kind), work in the immediate vicinity of the discovery shall immediately stop within a 100-foot perimeter of the discovery. The area shall be protected; project personnel/observers will be restricted. The County Coroner is to be contacted within 24 hours of discovery. The County Coroner has 48 hours to make his/her determination pursuant to State and Safety Code §7050.5. and Public Resources Code (PRC) § 5097.98.
- B. In the event that the human remains and/or cremations are identified as Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours of determination pursuant to subdivision (c) of HSC §7050.5.
- C. The Native American Heritage Commission shall immediately notify the person or persons it believes to be the Most Likely Descendant (MLD). The MLD has 48 hours, upon being granted access to the Project site, to inspect the site of discovery and make his/her recommendation for final treatment and disposition, with appropriate dignity, of the remains and all associated grave goods pursuant to PRC §5097.98
- D. If the Morongo Band of Mission Indians has been named the Most Likely Descendant (MLD), the Tribe may wish to rebury the human remains and/or cremation and sacred items in their place of discovery with no further disturbance where they will reside in perpetuity. The place(s) of reburial shall not be disclosed by any party and is exempt from the California Public Records Act (California Government Code § 6254[r]). Reburial location of human remains and/or cremations shall be determined by the Tribe's Most Likely Descendant (MLD), the landowner, and the City Planning Department.

64. Mitigation Measure TCR-8:

Final Report. The final report[s] created as a part of the Project (AMTP, isolate records, site records, survey reports, testing reports, etc.) shall be submitted to the City and Consulting Tribe(s) for review and comment. After approval of all parties, the final reports shall be submitted to the Eastern Information Center, and the Consulting Tribe(s).

Building Division

65. Building plans submitted for plan check shall consist of 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.

Facilities and Community Services Department

66. The City maintains a list of acceptable street trees by species, by street name, and by tree district, pursuant to RMC 12.52.050. Street trees for public streets adjacent to the project must be selected from this approved list.
67. Prior to issuance of any buildings permits for any building, the Developer shall prepare and submit a Trash Management Plan. The plan shall provide estimates of trash generation, estimates for the numbers and sizes of containers and facilities, schedule for City services, pertinent instructions for on-site maintenance staff (e.g., bins and containers shall not be placed on public streets and left unattended outdoors for more than two hours before or after trash service pick-up, bins and containers shall not be placed or staged in a manner that obstructs any vehicle travel lanes, etc.), and other necessary information as required by the City. The plan shall be subject to review and approval by the Facilities & Community Services Department and the Development Services Department, and may be modified by the City after approval to mitigate any unanticipated impacts or public nuisance conditions.
- a. Each building and building pad shall be designed to accommodate all necessary refuse storage rooms, bins and containers, hallways, access paths, and other structural elements to be completely screened or enclosed. Refuse and recycling storage rooms and all bins or containers shall be completely screened from view from any streets (when not placed outdoors for scheduled pick-up and hauling).

Fire Department

68. Fuels Management and Weed Abatement:

- a. From the present time until project construction phase, property owner is responsible to maintain compliance with Redlands Municipal Code Chapter 8.40 regarding Weed Abatement and Fuels Management.
 - b. Weeds and annual grasses shall be maintained at a 4 inches of growth or less.
 - c. Tumbleweeds and similar uncultivated vegetation shall be removed.
69. Gates shall be designed for emergency access, and incorporate Knox Rapid Access System, subject to approval by the Redlands Fire Department.
70. Fire Protection Plan: Prior to the issuance of building permits, a separate Fire Master Plan is required for submittal to the RFD. It shall be a site plan reflecting all the following fire department related items:
- a. Fire hydrant locations, public and private, as well as the associated fire flow compliance.
 - b. FDC locations.
 - c. Dimensions from FDC's to hydrants.
 - d. DCDA locations.
 - e. Fire sprinkler riser locations and location of system serving.
 - f. FACP locations.
 - g. Knox box and Knox switch locations.
 - h. Gate locations.
 - i. Fire lane locations, dimensions, lengths, turning radii at corners and circles/cul-de-sacs.
 - j. Fire lane signage and striping.
 - k. Property dimensions or accurate scale.
 - l. Building locations and heights.
 - m. Building addresses and suite addresses.
 - n. Ground ladder access to emergency escape openings.

Other City Departments/Divisions:

71. Conditions of Approval from the following City Departments/Divisions are applicable to the project, and are hereby incorporated by reference:
- a. Land Use Engineering Division (Exhibit "B")



Brian Desatnik
Development Services Director

EXHIBIT B
LAND USE ENGINEERING DIVISION
CONDITIONS OF APPROVAL
(Tentative Tract Map No. 20490 and Commission Review & Approval No. 940)

[Attached]

**REDLANDS DEVELOPMENT SERVICES DEPARTMENT
LAND USE ENGINEERING
DEVELOPMENT REQUIREMENTS
TENTATIVE TRACT NO. 20490 AND
COMMISSION REVIEW AND APPROVAL NO. 940**

Date of P.C. Meeting: January 23, 2024

Applicant: Redlands Summit, LLC

Location: West Side of Karon Street, North of West Lugonia Avenue (Parcel 2 of Tentative Parcel Map No. 20469)

Project Description: Subdivide Approximately 3.38 Acres and Construct 18 Single Family Detached Houses

The applicant shall comply with the following engineering requirements to allow for the orderly development of the surrounding area and for public health and safety.

All requirements for development shall be consistent with requirements set forth in the General Plan; applicable sections of Redlands Municipal Code; latest edition of "Redlands Standard Specifications and Detail Drawings for Design and Construction of Public Improvements"; latest edition of American Public Works Association "Standard Plans for Public Works" and "Standard Specifications for Public Works Construction – Greenbook"; latest edition of "Redlands Water Systems Standard Specifications"; latest edition of "Redlands Sanitary Sewer Systems Standard Specifications"; and current Redlands policies and guidelines relative to development projects.

A. The following items are required prior to issuance of the GRADING PERMIT.

1. Pay plan check fee as established per resolution. The amount will be determined at plan check submittal.
2. Plans required to be submitted include:
 - a. Precise Grading Plan. Grading plans shall be coordinated with the existing and proposed off-site improvements. (RMC 15.04)
 - b. SWPPP/Erosion Control Plan. Erosion/Sediment Control Plan shall be submitted for review and approval. A copy of the project's Storm Water Pollution Prevention Plan (SWPPP) shall be submitted for review. SWPPP Best Management Practices (BMPs) to prevent and control discharges to the municipal separate storm sewer (drain) system shall be in effect for the entire duration of project construction to its completion and acceptance by the City. (RMC 13.54)
 - c. Water Quality Management Plan. Submit final Water Quality Management Plan (WQMP) for review and approval. WQMP shall consist of post construction Best Management Practices (BMPs) prepared in accordance with the requirements and guidelines of the San Bernardino County Stormwater Program. The requirements of the WQMP shall remain in effect throughout the life of the project. (California State Order No. R8-2010-0036)

All plans used as reference for design shall be listed on title sheet of all plans with reference numbers. All plans shall be submitted on 24" x 36" size sheets. Six (6) copies of each are required. After final review, grading and SWPPP plans shall be submitted on 24" x 36" size, min. 4 mil, mylar sheets for City's approval.

3. Submission of plan sets shall be complete and include all required engineering designs and drawings listed in No. 2 above. All plans submitted shall be substantially complete, and no plan check queue place-holder plans will be accepted. An incomplete plan submittal will not be accepted for plan check.
4. All support documentation shall be submitted with the plans to be checked. Submission shall include:
 - a. Hydrology Report and Hydrologic Calculations; (RMC 17.07.030)
 - b. Geotechnical Report; (RMC 17.07.040)
 - c. Easement Documents. (RMC 17.09.050)
5. 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 (\$3,000.00). 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 MAP.

1. Pay plan check fee as established per resolution. The amount will be determined at plan check submittal. (City Resolution No. 7671)
2. Plans required to be submitted shall include (RMC 17.17.060):
 - a. Tract Map;
 - b. Street Improvement;
 - e. Street Tree Installation – Street trees shall be provided as per the approved Street Tree List;
 - g. 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;
 - i. Potable Water Main Installation;
 - j. Non-potable/Recycled Water Main Installation;
 - k. Sewer Main Installation; and
 - l. Approved Onsite Potable and Irrigation Water Line Installation.

All plans used as reference for design shall be listed on title sheet of all plans with reference numbers. All plans shall be submitted on 24" x 36" size sheets. Three (3) copies of each are required. After final review, plans shall be submitted on 24" x 36" size, min. 4 mil, mylar sheets for City's approval.

3. Submission of plan sets shall be complete and include all required engineering designs and drawings listed in No. 2 above. All plans submitted shall be substantially complete, and no plan check queue place-holder plans will be accepted. An incomplete plan submittal will not be accepted for plan check.
4. All support documentation shall be submitted with the plans to be checked. Submission shall include (RMC 17.09.060):
 - a. Title Reports and backup documents for the property;
 - b. All record maps and deeds referenced on the Tract/Parcel Map;
 - c. Easement Documents;
 - d. Boundary and Lot Closure Calculations; and
 - e. Record plans, maps and documents.
5. Finalize and obtain all necessary onsite and offsite permissions, permits, easements, right-of-way, and properties in order to satisfy the conditions of approval for this project. Such items may include:
 - a. Signed/notarized Offsite letter of permission to conduct certain work.
 - b. Offsite/onsite easement to construct/install/maintain certain improvements.
 - c. Offsite/onsite right-of-way to construct/install/maintain certain improvements.
 - d. Encroachment Permits from the County and other agencies.
6. Pay the required development impact fees per ordinance in effect at time of approval of Final Tract Map. The exact amount will be determined based upon the review of the final building plans and project information. Development Impact Fees shall include;
 - Water Source Acquisition Charge (RMC 13.40).

- Remaining Development Impact Fees will be due at time of building permit issuance or water meter installation (RMC 13.48.030 and Redlands Ordinance No. 2830).
7. All off-site improvements shall be designed by a Civil Engineer licensed in the State of California. All existing utilities shall be pot-holed to determine the actual depth if no signed plan is available. Field notes will be submitted at time of submitting the plan for review and plan checking (RMC 17.17.060).
 8. The approximate locations of existing underground utilities shall be shown on the improvement/site/grading plans. The utilities shall be plotted from record and field data. The City of Redlands and the design Engineer assume no liability as to the exact location of said lines where locations are not shown.
 9. Submission of approved onsite potable and irrigations plans is required prior to connection to recycled water system. All onsite improvements shall be done in accordance with the Water Resources Control Board, Division of Drinking Water requirements for recycled water. City shall submit plans to Division of Drinking Water for approval prior to final approval and installation of irrigation meters.
 10. Final City approved mylars for all public improvements shall be on file with the Municipal Utilities and Engineering Department.
 11. Requirements for Karon Street (RMC 17.15 and 17.17):
 - a. Construct standard curb and gutter 18 feet west side of street centerline;
 - b. Provide full depth construction/reconstruction consistent with the City standard or alternative method of street rehabilitation as accepted by the City Engineer between the new curb and gutter to the street centerline verified through a geotechnical report;
 - c. Construct standard property line adjacent sidewalk along the entire street frontage and ramps at all curb returns;
 - d. Install LED ornamental streetlight(s) 100 watt sodium vapor streetlight. Streetlight spacing shall be determined by the City of Redlands design specifications. Location of the light(s) will be determined at time of plan preparation. Coordinate with City staff for guidance. Prepare and submit a separate street lighting plan for City approval;
 - e. Provide street trees spaced every 40 feet avoiding sewer and water laterals. Prepare and submit a separate street tree plan for City approval;
 - f. Construct underwalk drain, if necessary;
 - g. Use traffic index of 5.0; and
 - h. Install residential fire hydrants as required by the Redlands Fire Department.
 12. Requirements for Lugonia Avenue (RMC 17.15 and 17.17):
 - a. Construct standard curb and gutter 40 feet north side of street centerline;
 - b. Provide full depth construction/reconstruction consistent with the City standard or alternative method of street rehabilitation as accepted by the City Engineer between the new curb and gutter to the street centerline verified through a geotechnical report;

- c. Construct standard property line/ curb adjacent/meandering sidewalk along the entire street frontage and ramps at all curb returns;
- d. Install LED ornamental streetlight(s) with the equivalent illumination of a 150 watt sodium vapor streetlight. Streetlight spacing shall be determined by the City of Redlands design specifications. Location of the light(s) will be determined at time of plan preparation. Coordinate with City staff for guidance. Prepare and submit a separate street lighting plan for City approval;
- e. Provide street trees spaced every 40 feet avoiding sewer and water laterals. Prepare and submit a separate street tree plan for City approval.
- f. Construct standard pavement transition based on design speed of the street from the easterly property line to the east, if necessary;
- g. Construct underwalk drain, if necessary;
- h. Use traffic index of 9.0; and
- i. Install residential/commercial fire hydrants as required by the Redlands Fire Department.

13. Requirements for Pennsylvania Avenue (RMC 17.15 and 17.17):

- a. Provide for a 32 foot half street right-of-way width north of street centerline including acquisition of all necessary property/ies outside of tract boundary. In the event the applicant lacks sufficient title or interest, including easement or license, at the time the final map is filed with the City, to construct the required improvements for Pennsylvania Avenue, the applicant has requested the City accept its voluntary waiver of any rights it may have pursuant to Government Code Section 66462.5 and agrees that the City shall have no obligation pursuant to such section to take any action with respect to the final map, unless and until the City determines in its sole and absolute, but reasonable, discretion that the applicant has such sufficient title or interest. Through the imposition of this condition, the City's accepts and relies upon the applicant's aforementioned request and waiver in approving this tentative map;
- b. Construct standard curb and gutter 20 feet south side of street centerline;
- c. Construct asphalt berm 10 feet north side of street centerline;
- d. Provide full depth construction/reconstruction consistent with the City standard or alternative method of street rehabilitation as accepted by the City Engineer between the new curb and gutter to the street centerline verified through a geotechnical report;
- e. Construct standard property line adjacent sidewalk along the entire street frontage and ramps at all curb returns;
- f. Install LED ornamental streetlight(s) with the equivalent illumination of a 100 watt sodium vapor streetlight. Streetlight spacing shall be determined by the City of Redlands design specifications. Location of the light(s) will be determined at time of plan preparation. Coordinate with City staff for guidance. Prepare and submit a separate street lighting plan for City approval;
- g. Provide street trees spaced every 40 feet avoiding sewer and water laterals. Prepare and submit a separate street tree plan for City approval.
- h. Construct standard street terminus, if necessary;
- i. Construct underwalk drain, if necessary;
- j. Use traffic index of 8.0;
- k. Install a minimum 12 inch diameter potable water main including necessary valves and appurtenances;

19. Install reduced pressure principle backflow devices as required by City Engineer. (RMC 13.20)
20. Dedication documents shall be prepared by a licensed land surveyor or registered civil engineer (registered prior to January 1982) in the State of California 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 17.17.080):

Performance (Warranty)	100% security (due prior to final map approval) 10% security (due at time of acceptance of improvements)
Labor and Materials	50% security (due prior to final map approval)

Acceptable security forms: Surety Bond(s), Letter of Credit from a qualified bank or institution, Cash Deposits, or Set Aside Letter (savings account) in City's name subject to approval of the City Attorney and Finance Director.

22. Survey and Monumentation cash bond must be posted.
23. The 10% warranty security will be retained for one year after acceptance of public improvements by the City for warranty of off-site work.
24. Execute Subdivision Improvement Agreement (RMC 17.17.070).

C. The following items are required prior to issuance of the BUILDING PERMIT

1. Pay plan check fee as established per resolution. The amount is to be determined at plan check submittal. (City Resolution No. 7671)
2. Provide pad certification and compaction report to the Building and Safety Department.
3. Pay the required development impact fees per ordinance in effect at time of issuing the building permit. The exact amount will be determined based upon the review of the final building plan or project information. Development Impact Fees shall include:
 - Transportation Facilities; (RMC 3.54)
 - Fire Facilities; (RMC 3.60)
 - General Government Facilities; (RMC 3.60)
 - Library Facilities; (RMC 3.60)
 - Open Space/Park; (RMC 3.32)
 - Police Facilities; (RMC 3.60)
 - Storm Drain Facilities; (RMC 3.56)
 - Water Capital Improvement Charge; (RMC 3.48)
 - Recycled Water Capital Improvement Charge; (RMC 3.53)
 - Water Source Acquisition Charge *; (RMC 13.40)
 - Sewer Capital Improvement Charge; (RMC 3.44)
 - Solid Waste Capital Improvement Charge; (RMC 3.70) and
 - Water/Sewer/Recycled Water Frontage Charges *. (RMC 13.44 and 13.12.)

* These charges are required for building permit issuance if Final or Parcel Map was not required for the project or charges were not paid with the Final or Parcel Map approval.

4. Although this project will have an on-going inspection throughout construction, a final inspection for all off-site improvements must be scheduled by developer to certify that these improvements comply with City specifications. (RMC 12.16.090)
5. Provide for adequate drainage facilities, including any necessary under sidewalk drains. (RMC 17.17)
6. Submit recycling plans for site demolition/construction for review and approval in accordance with Chapter 13.66 of the Redlands Municipal Code.
7. Tract map shall be recorded and proof of recordation provided.

D. The following items are required prior to approval of APPLICATION FOR WATER SERVICE CONNECTION and prior to WATER METER INSTALLATION.

1. Pay the Water Capital Improvement Charge; (RMC 3.48.030)
2. Pay the Recycled Water Capital Improvement Charge; (RMC 3.53.050)
3. Pay the Water Meter Charge. (Redlands Ordinance No. 2830)

E. The following items are required prior to issuance of the ENCROACHMENT PERMIT.

1. Cash cleanup deposit shall be submitted (\$3,000.00). Deposit will be reimbursed after the work is completed and accepted by the City upon written request. (Required unless previously submitted under Sections A, B or C.) (RMC 12.16.290)
2. 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 (Warranty)	100% security (due prior to final map approval) 10% security (due at time of acceptance of improvements)
Labor and Materials	50% security (due prior to final map approval)

Acceptable security forms: Surety Bond(s), Letter of Credit from a qualified bank or institution, Cash Deposits, or Set Aside Letter (savings account) in City's name subject to approval of the City Attorney and Finance Director.

9. Execute Subdivision Improvement Agreement. (RMC 17.17.070).

10. The 10% warranty security will be retained for one year after acceptance of public improvements by the City for warranty of off-site work.

F. The following items are required prior to issuance of CERTIFICATE OF OCCUPANCY.

1. All requirements as described in Sections A, B, C, D and E of these conditions of approval shall be met.

2. All work shall be completed to the satisfaction of the City Engineer. All as-built plans shall be delivered to the Municipal Utilities and Engineering Department for review and approval.

3. The Engineer of Record shall file a Final Grading Certification for all grading and improvements relating to the project development.

4. Owner's Licensed Land Surveyor shall reset survey points, monuments, record corners, and centerline ties that were destroyed during construction and shall file Corner Records for those points prior to completion of the project with San Bernardino County Surveyor. Copies of information shall be furnished to the Municipal Utilities and Engineering Department. [California B&P Code 8762, 8767, 8768, 8771, and 8773(b)]

5. A list of as-built infrastructure improvement quantities shall be provided in the Excel format provided by the City showing quantities for each street segment (i.e. pavement, curb and gutter, sidewalk, etc.)

6. Streets may be required to have a seal coat applied at the option of the City Engineer. Type of seal coat is to be determined by the City Engineer.

7. Resurface existing roadway as directed by the City Engineer due to utility installations and construction damage.
8. Existing striping shall be removed and replaced as necessary. New striping and pavement markings shall be installed as required by the City Engineer.
9. Contractors will be required to pave new streets in two (2) phases with last phase being delayed until 95 percent of construction has been completed, or on approval of the City Engineer.
10. Owner/Developer shall provide recycling receipts as required by the recycling plan.

G. The following items are required prior to release of SECURITIES/WARRANTIES/DEPOSITS.

1. Prior to the release of the securities for the project, all improvements shall be reviewed and accepted by the City Engineer.
2. A recorded mylar copy of the Tract map shall be submitted, if a part of a lot-sale subdivision and not included in Item E.
3. Tie sheets shall be submitted for all monuments found and/or set in the public right-of-way.
4. The release of securities/warranties/deposits must be requested in writing to the City Engineer. Allow 30 days for processing.


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


Initial

RESOLUTION NO. 8556

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS APPROVING TENTATIVE TRACT MAP NO. 20491 AND COMMISSION REVIEW & APPROVAL NO. 942 FOR THE SUBDIVISION OF PARCEL 1 OF TENTATIVE PARCEL MAP NO. 20469 FOR CONDOMINIUM PURPOSES FOR 72 RESIDENTIAL TOWNHOMES (CONDOMINIUM AIRSPACE UNITS PLUS COMMON LOTS), AND THE CONSTRUCTION OF A 72-UNIT TOWNHOUSE DEVELOPMENT, FRONTING ALONG A PROPOSED EXTENSION OF PENNSYLVANIA AVENUE AND WESTERLY OF KARON STREET.

WHEREAS, Redlands Summit, LLC (“Applicant”), has submitted an application for Tentative Tract Map No. 20491 and Commission Review & Approval No. 942 to subdivide Parcel 1 of Tentative Parcel Map No. 20469 for condominium purposes, to be utilized for seventy-two (72) residential condominium units, and the construction of a 72-unit townhouse development and related site improvements and amenities on a project site fronting along a proposed extension of Pennsylvania Avenue westerly of Karon Street; and

WHEREAS, the Applicant filed the applications concurrently with General Plan Amendment No. 143, Amendment No. 48 to Specific Plan No. 40, Zone Change No. 469, and request for a Density Bonus Agreement; and

WHEREAS, the above-referenced development and legislative applications filed with the City of Redlands are referred to hereinafter as the “Project” and “Project Entitlements”; and

WHEREAS, the Applicant has submitted an Inclusionary Housing Plan in accordance with Redlands Municipal Code Chapter 18.230 (Inclusionary Housing) and proposes to fulfill the inclusionary housing requirements by providing twenty-eight (28) very low-income affordable housing units within the project; and

WHEREAS, the Project is subject to the California Environmental Quality Act (CEQA), the City has prepared an Initial Study for the Project in accordance with the State CEQA Guidelines, and adopted a Mitigated Negative Declaration for the project in accordance with CEQA Guidelines Section 15074; and

WHEREAS, on January 23, 2024, the Planning Commission held a public hearing and considered the staff report, oral report, the testimony, and the written evidence submitted by and on behalf of the applicant and by members of the public; and

WHEREAS, on January 23, 2024, the Planning Commission recommended to the City Council that the Project be approved; and

WHEREAS, on or about February 23, 2024, notice of the City Council's public hearing for the Project was published in the Redlands Daily Facts by the City Clerk; and

WHEREAS, on March 5, 2024, the City Council held a public hearing and considered the staff written and oral reports, the recommendation of the Planning Commission, the testimony and written evidence submitted by and on behalf of the applicant, and testimony by members of the public; and

WHEREAS, following the public hearing on March 5, 2024, the City Council determined that approval of the proposal is in the best interests of the public health, safety, and general welfare.

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

Section 1. California Environmental Quality Act. The proposed Project is subject to the California Environmental Quality Act (CEQA), and the City Council has adopted Resolution No. 8551 certifying and adopting the Mitigated Negative Declaration and related Mitigation Monitoring/Reporting Program for the project.

Section 2. Findings for Approval of Tentative Tract Map No. 20491. The City Council of the City of Redlands hereby approves Tentative Tract Map No. 20491 for the Project subject to the Conditions of Approval attached hereto as Exhibits "A" and "B," and based upon the following findings:

- 1. The proposed map is consistent with the General Plan or any applicable specific plan, or other applicable provisions of the Redlands Municipal Code.*

The proposed map will be consistent with the Redlands General Plan and the Redlands Municipal Code. The proposed project site is designated on the General Plan land use map as Commercial, and has existing zoning designation as Special Development (EV/SD) District within the East Valley Corridor Specific Plan. The applicant has filed a General Plan Amendment, Specific Plan Amendment, and Zone Change which would change the General Plan land use designation for the high-density residential portion of the project to High Density Residential and change the zoning district for the high-density residential portions of the project to Multiple Family Residential (R-3), which would allow the proposed densities with the accompanying Density Bonus pursuant to State Density Bonus Law. The application is consistent with the General Plan's policies 4-P.8, 4-P.9, 4-P16, 4-A.7, 4-A.8 of the Livable Community chapter. The applicable zoning designation is the Multiple Family Residential (R-3) zoning district, and with the Density Bonus, the proposed densities and product type would be consistent with the General Plan land use designations, as amended. The project meets the applicable development standards for the applicable zoning district, with the exception of those concessions and waivers identified in the Density Bonus Agreement in accordance with State Density Bonus Law.

2. The site is physically suitable for the proposed type of development.

The project site is physically suitable for the type of development. The existing site has a relatively flat topography within the development area and is large enough to subdivide the site for condominium purposes, and the utilization of the condominium map for 72 residential condominium units. The overall lot size complies with the minimum lot sizes and dimensions required of the R-3 zoning district (for condominium development), upon approval of the related amendments and zone change. The site has adequate frontage on the proposed Pennsylvania Avenue extension where vehicular access, utility services, and dispersion of project traffic can all occur. All on-site and off-site improvements proposed as part of the project's design will meet applicable City standards and provide a safe and efficient environment for the residents as well as surrounding neighborhood.

3. The site is physically suitable for the density of the development.

The site is physically suitable for the density of the development. The project site has been identified in the City's adopted 2021-2029 Housing Element as a site suitable for higher density residential development. The proposed project is designated on the General Plan land use map as Commercial and has existing zoning as Special Development (EV/SD) District. The applicant has filed a General Plan Amendment, Specific Plan Amendment, and Zone Change which would change the General Plan land use designation for the high-density residential portion of the project to High Density Residential, and change the zoning district for the high-density residential portion of the project to Multiple Family Residential (R-3), which would allow the proposed densities with the accompanying Density Bonus pursuant to California State Law. The applicable zoning designation is the Multiple Family Residential (R-3), and with the Density Bonus, the proposed density would be consistent with the General Plan land use designation, as amended. The proposed project meets the applicable development standards for the zoning district, with the exception of those concessions and waivers identified in the Density Bonus Agreement in accordance with State Density Bonus Law. The size and the shape of the parcel is suitable to be subdivided into 72 condominium units, and related site improvements and amenities, while ensuring those lots have adequate space for vehicular access, landscape and open space areas, and water quality management facilities.

4. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The design of the subdivision and proposed improvements is not likely to cause substantial environmental damage or injure fish or wildlife or their habitat. The developable portions of the site do not contain any biological resources including fish or wildlife, and based on

the Initial Study that has been prepared for the project, there are no environmental factors that cannot be mitigated to a level of less than significant.

5. *The design of the subdivision or the type of improvements are not likely to cause serious public health problems.*

The design of the subdivision or the type of improvements are not likely to cause serious public health problems. The proposed project would accommodate a multifamily residential subdivision, and is not likely to cause any serious public health problems as the project is designed with improvements that meets all City and State building and fire codes, no offensive emissions or odors will be associated with the development, and the ambient noise will not affect residential properties because all noise will be mitigated to a level of less than significant as shown in the Initial Study.

6. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.*

The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. The project will improve pedestrian and vehicular access in the immediate vicinity through the improvement and construction of public facilities. In addition, the project is responsible for installing or repairing associated street improvements such as curb and gutter, adjacent to the project, consistent with City requirements.

7. *That pursuant to Section 66474.4 of the Subdivision Map Act, the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (commencing with section 51200 of the Government Code) and that the resulting parcels following a subdivision of the land would be too small to sustain their agricultural use.*

The subject property is not under a Williamson Act Contract pursuant to the California Land Conservation Act of 1965, and will not be detrimental or otherwise affect lands in agricultural use.

Section 3. Findings for Commission Review and Approval No. 942. The City Council of the City of Redlands hereby approves Commission Review & Approval No. 942 for the Project subject to the Conditions of Approval attached hereto as Exhibits "A" and "B," and based upon the following findings:

1. *The site for the intended use is adequate in size and shape to accommodate the use, and all of the required yards, setbacks, walls or fences, landscaping and other features*

will adjust the use to those existing or permitted future uses of land in the neighborhood.

The site is adequate in size and shape to accommodate the proposed use. The subject property is 4.75 acres in size and will be developed with a 72-unit townhome community, with on-site parking, landscape, and recreational amenities. The project will provide the necessary on-site and off-site improvements including new roadway, curbs, gutters, and sidewalks, and interior drive aisles. With the Density Bonus, the project site complies with the applicable development standards for the Multiple Family Residential (R-3) District, such as setbacks, height, parking, common and private open space, and landscaping. The proposed use will be compatible with the surrounding uses as it is buffered from lower-density neighborhoods to the east by a new proposed single-family development, complete with required walls separating the zoning districts. The subject project site is also surrounded on all other sides by high-density residential and commercial areas, which allow for more intense uses of land. The proposed project will be consistent with the anticipated future residential development on parcels with residential land use designations in the immediate vicinity.

- 2. The site for the proposed use relates to streets and highways which are properly designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use.*

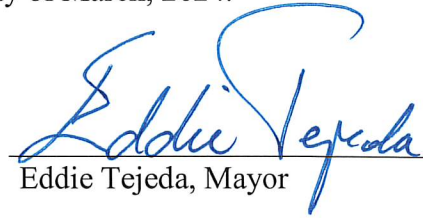
The site is designed to carry the type and quantity of traffic generated by the proposed use. The site will provide new improved access to the site by extending Pennsylvania Avenue, which safely accommodates vehicular and pedestrian access to the project and connect the proposed development to the City's street network. New roadway, curb, gutter, and sidewalk along the project's frontage is incorporated into the project. As analyzed in the traffic study for the project, these improvements are designed to carry the volume of residential traffic anticipated to be generated by the project and implement the project's portion of the roadways designated for the area by the General Plan.

- 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.*

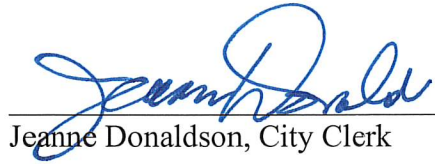
The conditions of approval for the project will protect the public health, safety, and general welfare. The project site will be developed in accordance with standard engineering design requirements as well as standard building code and fire code requirements. The project has been conditioned to comply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

Section 4. Effective Date. This Resolution shall become effective concurrent with the effective date of Ordinance No. 2960 (Zone Change No. 469) adopted by the City Council.

ADOPTED, SIGNED AND APPROVED this 5th day of March, 2024.

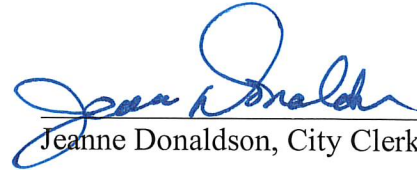

Eddie Tejada, Mayor

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 5th day of March, 2024, by the following vote:

AYES: Councilmembers Barich, Davis, Guzman-Lowery, Saucedo; Mayor Tejada
NOES: None
ABSENT: None
ABSTAINED: None



Jeanne Donaldson, City Clerk

EXHIBIT A
DEVELOPMENT SERVICES DEPARTMENT
CONDITIONS OF APPROVAL

(Tentative Tract Map No. 20491 and Commission Review and Approval No. 942)

Planning Division

1. This permit/approval is for Tentative Tract Map No. 20491 and Commission Review & Approval No. 942, for the “Lugonia Village Residential Project” generally described as the following:
 - a. The subdivision subdivide Parcel 1 of Tentative Parcel Map No. 20469 map for condominium purposes, to be utilized for seventy-two (72) residential condominium units;
 - b. Construction of a 72-unit townhouse development fronting on a proposed extension of Pennsylvania Avenue. including onsite parking and recreation areas;
 - c. Common recreational open space (privately-owned with private access) outdoors for use by the project’s residents and residential guests;
 - d. Related improvements including frontage and street improvements in accordance with the civil engineering plans.

2. This permit/approval shall expire two (2) years from the date of project approval (will expire on January 23, 2026), unless construction has commenced pursuant to a building or engineering permit(s), or a time extension is granted in accordance with the Redlands Municipal Code (RMC Section 18.12.090 for Commission Review & Approval; and RMC Sections 17.07.110 and 17.07.120 for Subdivision Regulations).
March 5, 2026

3. Pursuant to Government Code Section 66020(d), certain fees, dedications, reservations or exactions imposed by the City as a condition of approval of this project are subject to a statutory ninety (90) day protest period. Please be advised that the ninety (90) day protest period for those fees, dedications, reservations and exactions which are subject to Government Code Section 66020(a) has commenced to run on the date this project was approved by the City.

4. The applicant for this permit, and its successors and assigns, shall defend, indemnify and hold harmless the City of Redlands, and its elected officials, officers, agents and employees, from and against any and all claims, actions, and proceedings to attack, set aside, void or annul the approval of this permit by the City, or brought against the City due to acts or omissions in any way connected to the applicant’s project that is the subject of this permit. This indemnification shall include, but not be limited to, damages, fees, costs, liabilities, and expenses incurred in such actions or proceedings, including damages for the injury to property or persons, including death of a person, and any award of attorneys’ fees. In the event any such action is commenced to attack, set aside, void or annul all, or any, provisions of this permit, or is commenced for any other reason against the City for acts or omissions relating to the applicant’s project, within fourteen (14) City business days of the same, the applicant shall file with the City a performance bond or irrevocable letter of credit

(together, the “Security”) in a form satisfactory to the City and in the amount of Three Hundred Thousand Dollars (\$300,000), to ensure applicant’s performance of its defense and indemnity obligations under this condition. The failure of the applicant to provide the Security shall be deemed an express acknowledgement and agreement by the applicant that the City shall have the authority and right, without objection by the applicant, to revoke all entitlements granted for the project pursuant to this permit. The City shall have no liability to the applicant for the exercise of City’s right to revoke this permit.

5. By signing and/or using this permit, the permittee acknowledges all of the conditions imposed and accepts this permit subject to those conditions and with full awareness of the applicable provisions of the Redlands Municipal Code including Title 15 (Buildings and Construction), Title 16 (General Plan), Title 17 (Subdivision Regulations), and Title 18 (Zoning Regulations). Failure of the permittee to sign these conditions does not affect their enforceability by the City or other responsible entity. These conditions are binding upon all future property owners and occupants of the subject property.
6. This permit/approval is granted for the project plans dated July 5, 2023 (“the plans”) on file with the Development Services Department.
7. Prior to the issuance of building permits for the project, an Affordable Housing Agreement and Density Bonus Agreement, in a form approved by the City, shall be recorded against the Inclusionary Units or the Residential Development in its entirety, as deemed appropriate by the City Manager in consultation with the City Attorney. The Affordable Housing and Density Bonus Agreement(s) shall ensure that the applicant and/or developer develops the required Inclusionary Housing Units and satisfies all other terms of the Inclusionary Housing Plan, State Density Bonus Law, and the Redlands Municipal Code.
8. No final inspection or Certificate of Occupancy shall be granted until all conditions of approval have been satisfied.
9. The issuance of any permits shall comply with all applicable provisions of the Redlands Municipal Code.
10. All plans submitted to the City shall reflect all Planning Commission and/or City Council approvals and any other changes required by the Commission, Council and/or staff. This condition applies to site plans, landscape plans, elevations, grading, and all other illustrations, text, or plans submitted to the City in connection with the project.
11. The Development Services Director is authorized to approve minor modifications to the approval project plans or any of the conditions of approval if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.
12. No Certificate of Occupancy shall be granted for a building or phase, or building permit shall receive final approval and signature, until all applicable Conditions of Approval have been satisfied for that building or phase.

13. The final maps shall substantially conform to the tentative maps as approved by the Planning Commission.
14. A copy of the approved Conditions of Approval shall be included on the cover page of the construction plans submitted to the Building Division.
15. The applicant shall comply with all applicable federal, state, and local laws. Violations or convictions of any of those laws in connection with the use may be cause for revocation of this permit.
16. All off-site and on-site utilities shall be placed underground. Prior to approval of the final map the applicant shall submit plans to be approved by the Municipal Utilities & Engineering Director and the Development Services Director, that detail undergrounding of all utilities for the project.
17. Transformer cabinets and gas meters shall not be located within required setbacks and/or adjacent to public streets, and shall be screened from public view either by architectural treatment or with landscaping. Multiple electrical meters and panels shall be fully enclosed and incorporated into the overall architectural design of the building(s). Backflow preventers shall be enclosed with landscaping that will provide complete screening upon maturity. The location and method of enclosure or screening of this equipment shall be shown on the construction plans and landscape plans prior to building permit issuance. Location of said equipment shall be coordinated with appropriate utility company (i.e., Southern California Gas Company or Southern California Edison Company). The applicant shall submit plans showing details of screening subject to review and approval by the Development Services Director, prior to issuance of building permits
18. Plans submitted for plan check shall include an exterior lighting plan, including fixture and pole designs, for review and approval by the Development Services Director or designee. Prior to building permit issuance, a lighting and photometric plan shall be submitted demonstrating that adequate lighting ranges will be provided throughout the development without creating light spillover, light pollution, or conflicts with surrounding factors such as tree locations, off-site or adjacent lighting.
19. Prior to issuance of building permits, Developer shall demonstrate that light poles will not conflict with tree locations. Developer shall submit a plan showing both the lighting and landscape on the same sheet. Fixtures on exterior light poles shall direct lighting downward (e.g., contain a flat lens and/or have shielding that directs light downward and contains glare).
20. Prior to the issuance of building permits, the applicant shall submit plans detailing that roof screening is of adequate height to screen any roof-top equipment from public view on all sides, subject to review and approval by the Development Services Director. Screening of air conditioning units and other equipment on the buildings shall be incorporated into or

compatible with the architectural design of the buildings. All equipment shall be screened from public view of adjacent roadways and freeways. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible from the front of the property or other major public vantage points. Developer shall include a note on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color.

21. Any gutters, downspouts, pipes, and other drainage appurtenances shall be designed and shall be placed so that they will not be visible from the front of the property (i.e., from public right-of-way) or other major public vantage points.
22. Utility meters shall be fully screened and incorporated into the overall architectural design of the building (e.g., interior room, cabinet with wing wall, or equivalent complete screening). Any enclosures or screening shall be architecturally treated to match the exterior of the attached structure.
23. If any bollards or similar devices are used along street frontages or interior drive aisles, then the bollards or the equivalent shall be decorative in nature and subject to review and approval by the Development Services Director or designee in Plan Check prior to permit issuance. If any steel bollards or pour-in-place bollards are installed, they shall only be installed for protecting utility devices (e.g., transformers above-ground) and shall be painted a dark color (e.g., dark green, brown, or black) to blend with surrounding landscape screening.
24. Telecommunications and television equipment or satellite dishes shall not be located on the exterior of any building (including but not limited to balconies, patios, exterior railings, rooflines, etc.). Dwelling units shall be internally wired for all available utility and telecommunications services, with service devices, panels, or meters located within a centralized equipment room. The equipment room(s) in each building shall be fully enclosed and incorporated into the overall architectural design of the building(s). Any satellite dishes/receivers shall only be located on the roof and shall be completely screened from public view on all sides.
25. Where any public sidewalks are adjacent to slopes or parkways with slopes (e.g., downslopes), a 6" concrete curb may be required to be constructed with the sidewalk. Hand railings or guard rails should be avoided, if feasible. Prior to permit issuance, Developer shall identify any areas with slopes and parkways on the civil plans and identify construction of a 6" concrete curb as needed.
26. Prior to issuance of any building or engineering permit for any building or phase of the project, the Developer shall prepare and submit a Construction Parking Management Plan for all contractors, workers, and deliveries related to the project site. The Construction Parking Management Plan shall identify areas of the project site, surrounding private properties (with property owner's authorization), and surrounding public streets that

construction personnel may utilize. Deliveries of construction materials, equipment, trailers, vehicles, etc., shall be performed on the project site to the extent practicable, and avoid the use of public streets and rights-of-way if possible. The Developer and/or on-site primary general contractor (superintendent) shall have responsibility for monitoring and enforcing the approved parking management plan. The plan shall be subject to review and approval by the City Planner or designee, and may be modified by the City after approval to mitigate any unanticipated impacts or public nuisance conditions.

27. Prior to any use of any public street or right-of-way for construction-related activities, the Developer shall submit and receive approval for a Traffic Control Plan. Developer shall be responsible for repairing, replacing, or financially compensating any damages to public rights-of-way (including but not limited to paving, sidewalks, driveways, curbs and gutters, storm drain facilities, parkway landscape, street trees, public utilities, etc.) to the satisfaction of the Director(s) of the Municipal Utilities & Engineering Department and/or the Facilities & Community Services Department, or their designee(s), as applicable.
28. Prior to issuance of a Certificate of Occupancy for a building or phase, Developer shall remove all construction materials and vehicles from the subject property or phase.
29. Developer shall arrange for materials collection during construction, demolition, and occupancy with the City's Solid Waste Division, or Developer shall arrange for self-hauling to an authorized facility.
30. Prior to placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Sign locations and illumination are subject to review and approval by the Planning Division under separate permit.
31. Entryways to the condominium communities shall incorporate decorative paving. Decorative paving elements shall not be located within public rights-of-way.
32. Each condominium unit shall have two (2) covered parking spaces as required by the Redlands Municipal Code.
33. Any landscaping and amenities on the common lots within Tract Map No. 20491 shall be maintained by a Home Owners Association (HOA).
34. Streetscape and front yard landscaping Tentative Tract Map No. 20491 shall be planted and installed prior to occupancy of the unit.
35. The applicant shall not make any modifications or changes during construction that are in conflict or contrary to the project's approved site design, or building elevations without first consulting with the Development Services Director or designee.
36. Any graded slopes greater in height than three feet (3') shall be provided with irrigation systems and planted with groundcover, shrubs, and trees as approved by the Development

Services Department and Municipal Utilities & Engineering Department, to prevent erosion.

37. Prior to the issuance of a building permit for walls over three feet in height, or open fences over four feet in height within the front yard setback, the developer shall obtain a Minor Exception Permit.
38. Prior to the issuance of a building permit for walls or fences over six feet in height, the developer shall obtain a Minor Exception Permit.
39. Landscape and Irrigation Plans shall be approved prior to the issuance of building permits. Landscape and Irrigation shall be submitted for plan check to the Development Services Department, Building & Safety Division, for distribution to other departments and for review and approval by the Development Services Director. Plans shall be in compliance with the Water Efficient Landscape Ordinance No. 2724 (Also known as Chapter 15.54 of the RMC).
40. All construction activities shall be limited to the hours between 7:00 a.m. to 6:00 p.m., and no construction activities permitted on Sundays and Federal Holidays.
41. The project site shall be kept in a weed and dust free condition throughout all periods of development.
42. All walls facing public areas or existing development must be decorative in nature, using decorative (split-face or slump stone) block and or a textured finish (i.e. stucco).

Subdivision Conditions (Tentative Tract Map No. 20491):

43. Tentative Tract Map No. 20491 authorizes the subdivision of 4.75 acres for condominium purposes, to be utilized for 72 residential units, located south of a proposed extension of Pennsylvania Avenue and west of Karon Street (Parcel 1 of Tentative Parcel Map No. 20469).
44. This Tentative Tract Map shall expire two (2) years or 24 months from the date of project approval, unless the Final Map has been recorded, or a time extension is granted in accordance with the Redlands Municipal Code pursuant to RMC Sections 17.07.110 and 17.07.120 (Subdivision Regulations).
45. Any application(s) for an extension of time of the above expiration date shall be filed with the Planning Division not less than 90 days prior to the expiration date and shall comply with Title 17 (Subdivision Regulations) of the Redlands Municipal Code. Upon application by the subdivider prior to the expiration of the approved or conditionally approved tentative map, the tentative map shall be automatically extended in accordance with the Subdivision Map Act.

46. The applicant shall record the subdivision by a Final Tract Map. The Final Tract Map(s) shall comply with the Subdivision Map Act and the Redlands Municipal Code (RMC).
47. Any conditions of approval determined by the City to not be completed prior to Final Map approval shall be included within the Subdivision Improvement Agreement entered into by the developer with the City.
48. The applicant shall establish a Home Owners Association (HOA) for the care and maintenance of all property improvements held in common ownership of the subdivision. The HOA shall be formed for the property, and Conditions, Covenants and Restrictions (CC&R's) shall be prepared, submitted for review and approval by the City Attorney, **prior to approval of the final map**. The HOA and the CC&R's shall cover the care and maintenance of all property and improvements held in common ownership of the subdivision and shall also cover the care and maintenance of parkways, groves, basins, and all lettered lots within the development.
49. Conditions, Covenants and Restrictions ("CC&Rs") shall be prepared by the applicant and approved by the City for the condominium project (Tentative Tract Map No. 20491). The CC&Rs shall contain the following:
 - a. A provision which reads substantially as follows: "The City shall have the right to review and approve any proposed amendment or termination of [the CC&Rs] when such termination or amendment would alter, amend, terminate or otherwise impair the rights of the City under those provisions of [the CC&Rs] which satisfy the conditions of approval imposed by the City for the project. All proposed amendments shall be submitted to the City's Development Services Director and shall be approved in writing by the City Attorney as a precondition of and prior to the recordation of such amendment."
 - b. A provision which reads substantially as follows: "[The CC&Rs] shall be covenants running with the land, and shall, in any event, and without regard to technical classification or designation, legal or otherwise, be, to the fullest extent permitted by law and equity, binding for the benefit and the favor of, and enforceable by the City of Redlands. Although the City of Redlands shall be a beneficiary of [the CC&Rs], and shall have a right to enforce [them], the City of Redlands shall not be obligated hereunder to exercise such rights of enforcement."
 - c. CC&Rs shall detail the ownership and maintenance requirements for the development, and include statements that the required recreational open space, drive aisles and common landscape areas for the project shall be owned and maintained by the Home Owners Association for the project in perpetuity.
 - d. The CC&Rs shall designate that any required guest parking spaces shall be owned, maintained, and operated by the Homeowners' Association

- e. CC&Rs shall include compliance with the project's approved Final Fire Protection Plan.
50. Prior to Final Tract Map clearance, the applicant shall submit one (1) copy of each of the final Articles of Incorporation, Bylaws of the Homeowners' Association, and Declaration of Covenants, Conditions, and Restrictions (CC&Rs) to the Planning Division for review and approval. After recordation of the final CC&Rs, two (2) copies of said recorded CC&Rs shall be submitted to the Planning Division.
51. Building plans submitted for the project shall clearly indicate the structures are condominiums for the applicable dwelling units.
52. Residential condominium construction shall comply with the requirements of Chapter 18.156, Article IV (Condominiums and Condominium Conversions), of the Redlands Municipal Code. Such requirements include but are not limited to:
- a. Wall and floor-ceiling assemblies shall conform to the sound insulation performance criteria promulgated in title 25, California Administrative Code, section 1092, or its successor.
 - b. The consumption of gas and electricity within each dwelling unit shall be separately metered so that the unit owner can be separately billed for each utility. A water shutoff valve shall be provided for each unit.
 - c. All permanent mechanical equipment, including domestic appliances, which is determined by the building official to be a source or potential source of vibration or noise, shall be shock mounted, isolated from the floor and ceiling, or otherwise installed in a manner approved by the building official to lessen the transmission of vibration and noise.
 - d. The anchorages of the permanent mechanical equipment are to be designed to resist the lateral seismic forces, as required by the current edition of the uniform building code. Failure of the city to identify potential sources of vibration on the approval of a specific vibration system does not prevent the city from subsequently requiring additional modification to the mechanical equipment to prevent vibration or noise from being detected in other condominium dwelling units.
 - e. The proposed condominium project shall comply with all requirements of building, fire and housing codes, zoning provisions, and other applicable regulations in effect at the time of the application (or as otherwise specified in the approved Development Agreement for the project).

CEQA Mitigation Measures:

53. Mitigation Measure BIO-1

A pre-construction burrowing owl clearance survey shall be conducted no less than 14 days prior to any vegetation removal or ground-disturbing activities to avoid impacts to burrowing owls and/or occupied burrows. The pre-construction clearance survey shall be

conducted by a qualified biologist and in accordance with the methods outlined in the Staff Report on Burrowing Owl Mitigation (California Department of Fish and Game 2012). A second clearance survey shall be conducted within 24 hours prior to ground disturbance. Documentation of surveys and findings shall be submitted to the City of Redlands for review and file. If no burrowing owls or occupied burrows are detected, Project activities may begin, and no additional avoidance and minimization measures shall be required.

If an occupied burrow is found outside, but within 500 feet, of the development footprint, the qualified biologist shall establish a “no-disturbance” buffer around the burrow location(s). The size of the “no-disturbance” buffer shall be determined in consultation with the California Department of Fish and Wildlife (CDFW) and be based on the species status (i.e., breeding, non-breeding) and proposed level of disturbance. If an occupied burrow is found within the development footprint and cannot be avoided, a burrowing owl exclusion and mitigation plan shall be prepared and submitted to CDFW for approval prior to initiating Project activities.

54. Mitigation Measure BIO-2

Nesting birds are protected pursuant to the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (Sections 3503, 3503.3, 3511, and 3513 of the California Fish and Game Code prohibit the take, possession, or destruction of birds, their nests or eggs). In order to protect migratory bird species, a nesting bird clearance survey shall be conducted prior to any ground disturbance or vegetation removal activities that may disrupt the birds during the nesting season. Consequently, if avian nesting behaviors are disrupted, such as nest abandonment and/or loss of reproductive effort, it is considered “take” and is potentially punishable by fines and/or imprisonment.

If Project-related activities are to be initiated during the nesting season (January 1 to August 31), a pre-construction nesting bird clearance survey shall be conducted by a qualified biologist no more than three (3) days prior to the start of any vegetation removal or ground disturbing activities. The qualified biologist shall survey all suitable nesting habitat within the Project impact area, and areas within a biologically defensible buffer zone surrounding the Project impact area. If no active bird nests are detected during the clearance survey, Project activities may begin, and no additional avoidance and minimization measures shall be required. If an active bird nest is found, the species shall be identified, and a “no-disturbance” buffer shall be established around the active nest. The size of the “no-disturbance” buffer shall be increased or decreased based on the judgement of the qualified biologist and level of activity and sensitivity of the species. The qualified biologist shall periodically monitor any active bird nests to determine if Project-related activities occurring outside the “no-disturbance” buffer disturb the birds and if the buffer should be increased. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, Project activities within the “no-disturbance” buffer may occur following an additional survey by the qualified biologist to search for any new bird nests in the restricted area.

55. Mitigation Measure CUL-1

Prior to the issuance of a grading permit, the Applicant shall provide the Director of the City of Redlands Department of Development Services, or designee, with evidence that it has retained the services of a qualified archaeologist that meets the Secretary of the Interior standards on an on-call basis. Archaeological monitoring shall occur during all excavation activities down to a depth of 3 feet within 100 feet of the former residence location. In the event that cultural resources are discovered during Project activities, all work in the immediate vicinity of the find (within a 100-foot buffer) shall cease and the project archaeologist shall assess the find and determine appropriate treatment. Work on the other portions of the Project outside of the buffered area may continue during this assessment period.

56. Mitigation Measure CUL-2

If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the qualified archaeologist shall develop a Monitoring and Treatment Plan for the remainder of the Project site. The Monitoring and Treatment Plan shall be developed in coordination with the Applicant and the City. The Applicant shall secure a monitoring agreement with the archaeologist prior to the recommencement of work, and the archaeologist shall monitor during the remainder of the ground disturbance activities on the Project site and implement the Plan accordingly.

57. Mitigation Measure GEO-1

Prior to commencement of any grading activity on the Project site, the Applicant shall retain a qualified paleontologist, subject to the review and approval of the Director of the City of Redlands Department of Development Services, Planning Division, or designee. The qualified paleontologist shall be present at the pre-grade conference and shall establish procedures for paleontological resource surveillance and procedures for temporarily halting and redirecting work to permit sampling and identification and evaluation of fossils. If the resources are deemed to be significant, the paleontologist shall determine appropriate actions, in cooperation with the Applicant, which ensure proper exploration and/or salvage. Full-time monitoring and salvage efforts will be necessary whenever previously undisturbed sediments are being disturbed (8 hours per day during grading or trenching activities). Once the earth moving is 50 percent completed, monitoring may be reduced if no fossils are being recovered. The paleontologist shall be empowered to temporarily divert or direct grading operations to facilitate assessment and salvaging of exposed fossils. Collection and processing of matrix samples through fine screens will be necessary to salvage any micro-vertebrate remains.

In the event that paleontological resources (e.g., fossils) are unearthed during grading, the paleontological monitor shall temporarily halt and/or divert grading activity to allow recovery of paleontological resources. The area of discovery shall be roped off with a 50-foot radius buffer. Once documentation and collection of the find is completed, the monitor shall remove the rope and allow grading to recommence in the area of the find. The paleontologist shall prepare a Paleontological Resources Impact Mitigation Program (PRIMP) for the proposed Project. The PRIMP shall be consistent with the guidelines of the Society of Vertebrate Paleontology (SVP).

58. Mitigation Measure TRA-1:

Prior to submission of building permits, the Applicant shall coordinate with the City's Engineering Division to determine the anticipated cost of evaluating and optimizing signal timing parameters at the intersection of Tennessee Street and West Lugonia Avenue. The Applicant shall submit payment to the Engineering Division covering the determined cost in full, consistent with County guidelines. The Building and Safety Division shall confirm the completion of payment prior to issuing building permits. Upon conclusion of Project construction, the Building and Safety Division shall not issue a Certificate of Occupancy to the Applicant until receiving confirmation from the City that signal optimization has been completed.

59. Mitigation Measure TCR-1:

Native American Treatment Agreement. Prior to the issuance of grading permits, the Applicant shall enter into a Tribal Monitoring Agreement with the Consulting Tribe(s) for the Project. The Tribal Monitor shall be on-site during all ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind). The Tribal Monitor shall have the authority to temporarily divert, redirect, or halt the ground-disturbing activities to allow identification.

60. Mitigation Measure TCR-2:

Retention of Archaeologist. Prior to any ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post replacement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind), and prior to the issuance of grading permits, the Applicant shall retain a qualified archaeologist who meets the U.S. Secretary of the Interior Standards (SOI). The archaeologist shall be present during all ground-disturbing activities to identify any known or suspected archaeological and/or cultural resources. The archaeologist shall conduct a Cultural Resource Sensitivity Training, in conjunction with the Tribe[s] Tribal Historic Preservation Officer (THPO), and/or designated Tribal

Representative. The training session shall focus on the archaeological and tribal cultural resources that may be encountered during ground-disturbing activities as well as the procedures to be followed in such an event.

61. Mitigation Measure TCR-3:

Cultural Resource Management Plan. Prior to any ground-disturbing activities the Project archaeologist shall develop a Cultural Resource Management Plan (CRMP) and/or Archaeological Monitoring and Treatment Plan (AMTP) to address the details, timing, and responsibilities of all archaeological and cultural resource activities that occur on the Project site. This Plan shall be written in consultation with the Consulting Tribe(s) and shall include the following: approved Mitigation Measures (MM)/Conditions of Approval (COA), contact information for all pertinent parties, parties' responsibilities, procedures for each MM or COA, and an overview of the Project schedule.

62. Mitigation Measure TCR-4:

Pre-Grade Meeting. The retained qualified archeologist and Consulting Tribe(s) representative shall attend the pre-grade meeting with the grading contractors to explain and coordinate the requirements of the monitoring plan.

63. Mitigation Measure TCR-5:

On-site Monitoring. During all ground-disturbing activities the qualified archaeologist and the Native American monitor shall be on-site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and the soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.

64. Mitigation Measure TCR-6:

Inadvertent Discovery of Cultural Resources. In the event that previously unidentified cultural resources are unearthed during construction, the qualified archaeologist and the Native American monitor shall have the authority to temporarily divert and/or temporarily halt ground-disturbance operations in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed. If a potentially significant cultural resource(s) is discovered, work shall stop within a 60-foot perimeter of the discovery and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. All work shall be diverted away from the vicinity of the find, so that the find can be evaluated by the qualified archaeologist and Tribal Monitor[s].

The archaeologist shall notify the Lead Agency and Consulting Tribe(s) of said discovery. The qualified archaeologist, in consultation with the Lead Agency, the Consulting Tribe(s), and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the treatment and disposition of the Tribal Cultural Resource shall be made by the qualified archaeologist in consultation with the Tribe[s] and the Native American monitor[s] and be submitted to the Lead Agency for review and approval. Below are the possible treatments and dispositions of significant cultural resources in order of CEQA preference:

- A. Full avoidance.
- B. If avoidance is not feasible, Preservation in place.
- C. If Preservation in place is not feasible, all items shall be reburied in an area away from any future impacts and reside in a permanent conservation easement or Deed Restriction.
- D. If all other options are proven to be infeasible, data recovery through excavation and then curation in a Curation Facility that meets the Federal Curation Standards (CFR 79.1)

65. Mitigation Measure TCR-7:

Inadvertent Discovery of Human Remains. The Consulting Tribe(s) requests the following specific conditions to be imposed in order to protect Native American human remains and/or cremations. No photographs are to be taken except by the coroner, with written approval by the Consulting Tribe(s).

- A. Should human remains and/or cremations be encountered on the surface or during any and all ground-disturbing activities (i.e., clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all water supply, electrical, and irrigation lines, and landscaping phases of any kind), work in the immediate vicinity of the discovery shall immediately stop within a 100-foot perimeter of the discovery. The area shall be protected; project personnel/observers will be restricted. The County Coroner is to be contacted within 24 hours of discovery. The County Coroner has 48 hours to make his/her determination pursuant to State and Safety Code §7050.5. and Public Resources Code (PRC) § 5097.98.
- B. In the event that the human remains and/or cremations are identified as Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours of determination pursuant to subdivision (c) of HSC §7050.5.

C. The Native American Heritage Commission shall immediately notify the person or persons it believes to be the Most Likely Descendant (MLD). The MLD has 48 hours, upon being granted access to the Project site, to inspect the site of discovery and make his/her recommendation for final treatment and disposition, with appropriate dignity, of the remains and all associated grave goods pursuant to PRC §5097.98

D. If the Morongo Band of Mission Indians has been named the Most Likely Descendant (MLD), the Tribe may wish to rebury the human remains and/or cremation and sacred items in their place of discovery with no further disturbance where they will reside in perpetuity. The place(s) of reburial shall not be disclosed by any party and is exempt from the California Public Records Act (California Government Code § 6254[r]). Reburial location of human remains and/or cremations shall be determined by the Tribe's Most Likely Descendant (MLD), the landowner, and the City Planning Department.

66. Mitigation Measure TCR-8:

Final Report. The final report[s] created as a part of the Project (AMTP, isolate records, site records, survey reports, testing reports, etc.) shall be submitted to the City and Consulting Tribe(s) for review and comment. After approval of all parties, the final reports shall be submitted to the Eastern Information Center, and the Consulting Tribe(s).

Building Division

67. Building plans submitted for plan check shall consist of 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.

Facilities and Community Services Department

68. The City maintains a list of acceptable street trees by species, by street name, and by tree district, pursuant to RMC 12.52.050. Street trees for public streets adjacent to the project must be selected from this approved list.

69. Prior to issuance of any buildings permits for any building, the Developer shall prepare and submit a Trash Management Plan. The plan shall provide estimates of trash generation, estimates for the numbers and sizes of containers and facilities, schedule for City services, pertinent instructions for on-site maintenance staff (e.g., bins and containers shall not be placed on public streets and left unattended outdoors for more than two hours before or after trash service pick-up, bins and containers shall not be placed or staged in a manner that obstructs any vehicle travel lanes, etc.), and other necessary information as required by the City. The plan shall be subject to review and approval by

the Facilities & Community Services Department and the Development Services Department, and may be modified by the City after approval to mitigate any unanticipated impacts or public nuisance conditions.

- a. Each building and building pad shall be designed to accommodate all necessary refuse storage rooms, bins and containers, hallways, access paths, and other structural elements to be completely screened or enclosed. Refuse and recycling storage rooms and all bins or containers shall be completely screened from view from any streets (when not placed outdoors for scheduled pick-up and hauling).

Fire Department

70. Fuels Management and Weed Abatement:

- a. From the present time until project construction phase, property owner is responsible to maintain compliance with Redlands Municipal Code Chapter 8.40 regarding Weed Abatement and Fuels Management.
- b. Weeds and annual grasses shall be maintained at a 4 inches of growth or less.
- c. Tumbleweeds and similar uncultivated vegetation shall be removed.

71. Gates shall be designed for emergency access, and incorporate Knox Rapid Access System, subject to approval by the Redlands Fire Department.

72. Fire Protection Plan: Prior to the issuance of building permits, a separate Fire Master Plan is required for submittal to the RFD. It shall be a site plan reflecting all the following fire department related items:

- a. Fire hydrant locations, public and private, as well as the associated fire flow compliance.
- b. FDC locations.
- c. Dimensions from FDC's to hydrants.
- d. DCDA locations.
- e. Fire sprinkler riser locations and location of system serving.
- f. FACP locations.
- g. Knox box and Knox switch locations.
- h. Gate locations.
- i. Fire lane locations, dimensions, lengths, turning radii at corners and circles/cul-de-sacs.
- j. Fire lane signage and striping.
- k. Property dimensions or accurate scale.
- l. Building locations and heights.
- m. Building addresses and suite addresses.
- n. Ground ladder access to emergency escape openings.

Other City Departments/Divisions:

73. Conditions of Approval from the following City Departments/Divisions are applicable to the project, and are hereby incorporated by reference:
- a. Land Use Engineering Division (Exhibit "B")



Brian Desatnik
Development Services Director

EXHIBIT B
LAND USE ENGINEERING DIVISION
CONDITIONS OF APPROVAL
(Tentative Tract Map No. 20491 and Commission Review & Approval No. 942)

[Attached]

**REDLANDS DEVELOPMENT SERVICES DEPARTMENT
LAND USE ENGINEERING
DEVELOPMENT REQUIREMENTS
TENTATIVE TRACT NO. 20491 AND
COMMISSION REVIEW AND APPROVAL NO. 942**

Date of P.C. Meeting: January 23, 2024
Applicant: Redlands Summit, LLC
Location: South Side of Future Pennsylvania Avenue, West of Karon Street (Parcel 1 of Tentative Parcel Map No. 20469)
Project Description: Construct 72 Condominium Units

The applicant shall comply with the following engineering requirements to allow for the orderly development of the surrounding area and for public health and safety.

All requirements for development shall be consistent with requirements set forth in the General Plan; applicable sections of Redlands Municipal Code; latest edition of "Redlands Standard Specifications and Detail Drawings for Design and Construction of Public Improvements"; latest edition of American Public Works Association "Standard Plans for Public Works" and "Standard Specifications for Public Works Construction – Greenbook"; latest edition of "Redlands Water Systems Standard Specifications"; latest edition of "Redlands Sanitary Sewer Systems Standard Specifications"; and current Redlands policies and guidelines relative to development projects.

A. The following items are required prior to issuance of the GRADING PERMIT.

1. Pay plan check fee as established per resolution. The amount will be determined at plan check submittal.
2. Plans required to be submitted include:
 - a. Precise Grading Plan. Grading plans shall be coordinated with the existing and proposed off-site improvements. (RMC 15.04)
 - b. SWPPP/Erosion Control Plan. Erosion/Sediment Control Plan shall be submitted for review and approval. A copy of the project's Storm Water Pollution Prevention Plan (SWPPP) shall be submitted for review. SWPPP Best Management Practices (BMPs) to prevent and control discharges to the municipal separate storm sewer (drain) system shall be in effect for the entire duration of project construction to its completion and acceptance by the City. (RMC 13.54)
 - c. Water Quality Management Plan. Submit final Water Quality Management Plan (WQMP) for review and approval. WQMP shall consist of post construction Best Management Practices (BMPs) prepared in accordance with the requirements and guidelines of the San Bernardino County Stormwater Program. The requirements of the WQMP shall remain in effect throughout the life of the project. (California State Order No. R8-2010-0036)

All plans used as reference for design shall be listed on title sheet of all plans with reference numbers. All plans shall be submitted on 24" x 36" size sheets. Six (6) copies of each are required. After final review, grading and SWPPP plans shall be submitted on 24" x 36" size, min. 4 mil, mylar sheets for City's approval.

3. Submission of plan sets shall be complete and include all required engineering designs and drawings listed in No. 2 above. All plans submitted shall be substantially complete, and no plan check queue place-holder plans will be accepted. An incomplete plan submittal will not be accepted for plan check.
4. All support documentation shall be submitted with the plans to be checked. Submission shall include:
 - a. Hydrology Report and Hydrologic Calculations; (RMC 17.07.030)
 - b. Geotechnical Report; (RMC 17.07.040)
 - c. Easement Documents. (RMC 17.09.050)
5. 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 (\$3,000.00). 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 MAP.

1. Pay plan check fee as established per resolution. The amount will be determined at plan check submittal. (City Resolution No. 7671)
2. Plans required to be submitted shall include (RMC 17.17.060):
 - a. Tract Map;
 - b. Street Improvement;
 - c. Street Tree Installation – Street trees shall be provided as per the approved Street Tree List;
 - d. Streetlight Installation – Provide street lighting plan which show approved locations of service pedestal(s), conduits, street lights, appurtenances, and any necessary detail by Southern California Edison Company;
 - e. Storm Drain; and
 - e. Approved Onsite Potable and Irrigation Water Line Installation.

All plans used as reference for design shall be listed on title sheet of all plans with reference numbers. All plans shall be submitted on 24" x 36" size sheets. Three (3) copies of each are required. After final review, plans shall be submitted on 24" x 36" size, min. 4 mil, mylar sheets for City's approval.

3. Submission of plan sets shall be complete and include all required engineering designs and drawings listed in No. 2 above. All plans submitted shall be substantially complete, and no plan check queue place-holder plans will be accepted. An incomplete plan submittal will not be accepted for plan check.
4. All support documentation shall be submitted with the plans to be checked. Submission shall include (RMC 17.09.060):
 - a. Title Reports and backup documents for the property;
 - b. All record maps and deeds referenced on the Tract/Parcel Map;
 - c. Easement Documents;
 - d. Boundary and Lot Closure Calculations; and
 - e. Record plans, maps and documents.
5. Finalize and obtain all necessary onsite and offsite permissions, permits, easements, right-of-way, and properties in order to satisfy the conditions of approval for this project. Such items shall include:

- a. Signed/notarized Offsite letter of permission to conduct certain work.
 - b. Offsite/onsite easement to construct/install/maintain certain improvements.
 - c. Offsite/onsite right-of-way to construct/install/maintain certain improvements.
 - d. Encroachment Permits from Caltrans, County, and other agencies.
 - e. 401 Certification (California Regional Water Quality Control Board) and 404 Permit (U.S. Army Corp of Engineers).
6. Pay the required development impact fees per ordinance in effect at time of approval of Final Tract Map. The exact amount will be determined based upon the review of the final building plans and project information. Development Impact Fees shall include;
- Water Source Acquisition Charge (RMC 13.40); and
 - Remaining Development Impact Fees will be due at time of building permit issuance or water meter installation (RMC 13.48.030 and Redlands Ordinance No. 2830).
7. All off-site improvements shall be designed by a Civil Engineer licensed in the State of California. All existing utilities shall be pot-holed to determine the actual depth if no signed plan is available. Field notes will be submitted at time of submitting the plan for review and plan checking (RMC 17.17.060).
8. The approximate locations of existing underground utilities shall be shown on the improvement/site/grading plans. The utilities shall be plotted from record and field data. The City of Redlands and the design Engineer assume no liability as to the exact location of said lines where locations are not shown.
9. Submission of approved onsite potable and irrigations plans is required prior to connection to recycled water system. All onsite improvements shall be done in accordance with the Water Resources Control Board, Division of Drinking Water requirements for recycled water. City shall submit plans to Division of Drinking Water for approval prior to final approval and installation of irrigation meters.
10. Final City approved mylars for all public improvements shall be on file with the Municipal Utilities and Engineering Department.
11. Requirements for Pennsylvania Avenue (RMC 17.15 and 17.17):
- a. Provide for a 64 foot street right-of-way width from Karon Street to Tennessee Street including acquisition of all necessary property/ies outside of tract boundary. In the event the applicant lacks sufficient title or interest, including easement or license, at the time the final map is filed with the City, to construct the required improvements for Pennsylvania Avenue, the applicant has requested the City accept its voluntary waiver of any rights it may have pursuant to Government Code Section 66462.5 and agrees that the City shall have no obligation pursuant to such section to

- take any action with respect to the final map, unless and until the City determines in its sole and absolute, but reasonable, discretion that the applicant has such sufficient title or interest. Through the imposition of this condition, the City's accepts and relies upon the applicant's aforementioned request and waiver in approving this tentative map;
- b. Construct standard curb and gutter 20 feet south side of street centerline from the westerly tract boundary to Karon Street;
 - c. Construct asphalt berm 10 feet north side of street centerline from the westerly tract boundary to Karon Street;
 - d. Provide full depth construction/reconstruction consistent with the City standard or alternative method of street rehabilitation as accepted by the City Engineer between the new curb and gutter and asphalt berm verified through a geotechnical report;
 - e. Provide full depth construction/reconstruction with asphalt berms on both sides of the street from the westerly tract boundary to Tennessee Street consistent with the City standard or alternative method of street rehabilitation as accepted by the City Engineer and Redlands Fire Marshal between the new the asphalt berms verified through a geotechnical report;
 - e. Construct standard property line adjacent sidewalk along the entire street frontage and ramps at all curb returns from the westerly tract boundary to Karon Street;
 - f. Install LED ornamental streetlight(s) with the equivalent illumination of a 100 watt sodium vapor streetlight. Streetlight spacing shall be determined by the City of Redlands design specifications. Location of the light(s) will be determined at time of plan preparation. Coordinate with City staff for guidance. Prepare and submit a separate street lighting plan for City approval;
 - g. Provide street trees spaced every 40 feet avoiding sewer and water laterals. Prepare and submit a separate street tree plan for City approval.
 - h. Construct standard pavement transition based on design speed of the street from the westerly tract boundary to the west;
 - i. Construct underwalk drain, if necessary;
 - j. Use traffic index of 8.0;
 - k. Install a minimum 12 inch diameter potable water main including necessary valves and appurtenances from the westerly tract boundary to Karon Street;
 - l. Install a minimum 8 inch diameter non-potable/recycled water main including necessary valves and appurtenances from the westerly tract boundary to Karon Street;
 - m. Install residential fire hydrants as required by the Redlands Fire Department; and
 - n. Install a minimum 8 inch diameter sewer main with manholes and appurtenances from the westerly tract boundary to Karon Street.
12. Provide adequate drainage facilities, including but not limited to, installation of an adequately sized reinforced concrete storm drain crossing Tennessee Street near the proposed Pennsylvania Avenue to the Caltrans channel as required by the City

Engineer. The applicant shall provide and submit all necessary hydrology/hydraulic studies and calculations in accordance with the San Bernardino County Hydrology Manual to adequately size the storm drain facility (RMC 17.17).

13. Conditions, Covenants and Restrictions ("CC&Rs") shall be prepared by the applicant and approved by the City for the project which address cross lot drainage, Water Quality Management Plan requirements, sewer usage, water service, and solid waste disposal, which are shared by the property owners. The CC&Rs shall contain the following:
 - a. A provision which reads substantially as follows: "The City shall have the right to review and approve any proposed amendment or termination of [the CC&Rs] when such termination or amendment would alter, amend, terminate or otherwise impair the rights of the City under those provisions of [the CC&Rs] which satisfy the conditions of approval imposed by the City for the project. All proposed amendments shall be submitted to the City's Development Services Director and shall be approved in writing by the City Attorney as a precondition of and prior to the recordation of such amendment."
 - b. A provision which reads substantially as follows: "[The CC&Rs] shall be covenants running with the land, and shall, in any event, and without regard to technical classification or designation, legal or otherwise, be, to the fullest extent permitted by law and equity, binding for the benefit and the favor of, and enforceable by the City of Redlands. Although the City of Redlands shall be a beneficiary of [the CC&Rs], and shall have a right to enforce [them], the City of Redlands shall not be obligated hereunder to exercise such rights of enforcement."
14. The CC&Rs shall be subject to a joint review by the all affected City Department Directors and the City Attorney's Office. The applicant shall be required to pay for the review of the CC&Rs by the affected Department Directors and the City Attorney's Office at such persons' hourly billing rates.
15. The CC&Rs shall be submitted to the City at least thirty (30) days prior to the submission of any request for approval of the final map. The CC&Rs shall subsequently be recorded, in the form approved by the City, prior to or at the same time as the final map.
16. Install reduced pressure principle backflow devices as required by City Engineer. (RMC 13.20)
17. Dedication documents shall be prepared by a licensed land surveyor or registered civil engineer (registered prior to January 1982) in the State of California and must be submitted for review and approval before recordation. (California B&P Code 8761 and CCR 4411)

18. Improvement bonds must be posted for the total estimated cost of off-site improvements as follows (RMC 17.17.080):

Performance	100% security (due prior to final map approval)
(Warranty)	10% security (due at time of acceptance of improvements)
Labor and Materials	50% security (due prior to final map approval)

Acceptable security forms: Surety Bond(s), Letter of Credit from a qualified bank or institution, Cash Deposits, or Set Aside Letter (savings account) in City's name subject to approval of the City Attorney and Finance Director.

19. Survey and Monumentation cash bond must be posted.
20. The 10% warranty security will be retained for one year after acceptance of public improvements by the City for warranty of off-site work.
21. Execute Subdivision Improvement Agreement (RMC 17.17.070).

C. The following items are required prior to issuance of the BUILDING PERMIT

1. Pay plan check fee as established per resolution. The amount is to be determined at plan check submittal. (City Resolution No. 7671)
2. Provide pad certification and compaction report to the Building and Safety Department.
3. Pay the required development impact fees per ordinance in effect at time of issuing the building permit. The exact amount will be determined based upon the review of the final building plan or project information. Development Impact Fees shall include:
 - Transportation Facilities; (RMC 3.54)
 - Fire Facilities; (RMC 3.60)
 - General Government Facilities; (RMC 3.60)
 - Library Facilities; (RMC 3.60)
 - Open Space/Park; (RMC 3.32)
 - Police Facilities; (RMC 3.60)
 - Storm Drain Facilities; (RMC 3.56)
 - Water Capital Improvement Charge; (RMC 3.48)
 - Recycled Water Capital Improvement Charge; (RMC 3.53)
 - Water Source Acquisition Charge *; (RMC 13.40)
 - Sewer Capital Improvement Charge; (RMC 3.44)
 - Solid Waste Capital Improvement Charge; (RMC 3.70) and

* These charges are required for building permit issuance if Final or Parcel Map was not required for the project or charges were not paid with the Final or Parcel Map approval.

4. Although this project will have an on-going inspection throughout construction, a final inspection for all off-site improvements must be scheduled by developer to certify that these improvements comply with City specifications. (RMC 12.16.090)
5. Provide for adequate drainage facilities, including any necessary under sidewalk drains. (RMC 17.17)
6. Comply with City of Redlands Landscape Ordinance No. 2724 and submit a landscape/irrigation plan prepared by a licensed landscape architect for review and approval. The irrigation system shall be designed and constructed to make use of future recycled and/or recycled water system.
7. Submit recycling plans for site demolition/construction for review and approval in accordance with Chapter 13.66 of the Redlands Municipal Code.
8. Tract map shall be recorded and proof of recordation provided.

D. The following items are required prior to approval of APPLICATION FOR WATER SERVICE CONNECTION and prior to WATER METER INSTALLATION.

1. Pay the Water Capital Improvement Charge; (RMC 3.48.030)
2. Pay the Recycled Water Capital Improvement Charge; (RMC 3.53.050)
3. Pay the Water Meter Charge. (Redlands Ordinance No. 2830)

E. The following items are required prior to issuance of the ENCROACHMENT PERMIT.

1. Cash cleanup deposit shall be submitted (\$3,000.00). Deposit will be reimbursed after the work is completed and accepted by the City upon written request. (Required unless previously submitted under Sections A, B or C.) (RMC 12.16.290)
2. Truck route permit is required for all construction vehicles 5 tons and over gross vehicular weight (e.g. concrete trucks) using streets other than established truck routes. (RMC 10.54)
3. Section 4216/4217 of the Government Code requires a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert

Identification Number, call Underground Service Alert toll free, 1-800-227-2600, two (2) working days prior to conducting any excavation. (RMC 12.20.120)

4. Encroachment Permit application and two (2) sets of City approved plans must be submitted for all off-site improvements. Encroachment Permit fees shall be paid prior to issuance of Encroachment Permit. (RMC 12.16.010)
5. A California OSHA Permit Number for all work that is 5 feet deep or deeper shall be provided. Call (909)383-4321. (RMC 12.16.040)
6. A copy of soils report is required with recommendation for the final pavement structural section to be submitted prior to placing of the street pavement. The report shall include test results and boring/sampling locations.
7. A traffic control plan shall be prepared in accordance with the latest revision of CA MUTCD or W.A.T.C.H. manual, submitted and accepted by the City Engineer prior to issuance of an encroachment permit. The plan shall show all required construction signage, warning devices, road closures, detours, delineation, phasing schedules and anticipated durations of closures and detours for any work within the public right-of-way. The plans shall provide names and 24-hour phone numbers of individuals who can be contacted regarding traffic control measures.
8. Improvement bonds must be posted for the total estimated cost of off-site improvements as follows:

Performance	100% security (due prior to final map approval)
(Warranty)	10% security (due at time of acceptance of improvements)
Labor and Materials	50% security (due prior to final map approval)

Acceptable security forms: Surety Bond(s), Letter of Credit from a qualified bank or institution, Cash Deposits, or Set Aside Letter (savings account) in City's name subject to approval of the City Attorney and Finance Director.

9. Execute Subdivision Improvement Agreement. (RMC 17.17.070).
 10. The 10% warranty security will be retained for one year after acceptance of public improvements by the City for warranty of off-site work.
- F. The following items are required prior to issuance of CERTIFICATE OF OCCUPANCY.**
1. All requirements as described in Sections A, B, C, D and E of these conditions of approval shall be met.

2. All work shall be completed to the satisfaction of the City Engineer. All as-built plans shall be delivered to the Municipal Utilities and Engineering Department for review and approval.
3. The Engineer of Record shall file a Final Certification for all grading and improvements relating to the project development.
4. Owner's Licensed Land Surveyor shall reset survey points, monuments, record corners, and centerline ties that were destroyed during construction and shall file Corner Records for those points prior to completion of the project with San Bernardino County Surveyor. Copies of information shall be furnished to the Municipal Utilities and Engineering Department. [California B&P Code 8762, 8767, 8768, 8771, and 8773(b)]
5. A list of as-built infrastructure improvement quantities shall be provided in the Excel format provided by the City showing quantities for each street segment (i.e. pavement, curb and gutter, sidewalk, etc.)
6. Streets may be required to have a seal coat applied at the option of the City Engineer. Type of seal coat is to be determined by the City Engineer.
7. Resurface existing roadway as directed by the City Engineer due to utility installations and construction damage.
8. Existing striping shall be removed and replaced as necessary. New striping and pavement markings shall be installed as required by the City Engineer.
9. Contractors will be required to pave new streets in two (2) phases with last phase being delayed until 95 percent of construction has been completed, or on approval of the City Engineer.
10. Owner/Developer shall provide recycling receipts as required by the recycling plan.

G. The following items are required prior to release of SECURITIES/WARRANTIES/DEPOSITS.

1. Prior to the release of the securities for the project, all improvements shall be reviewed and accepted by the City Engineer.
2. A recorded mylar copy of the Tract map shall be submitted, if a part of a lot-sale subdivision and not included in Item E.
3. Tie sheets shall be submitted for all monuments found and/or set in the public right-of-way.

4. The release of securities/warranties/deposits must be requested in writing to the City Engineer. Allow 30 days for processing.



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



Initial

RESOLUTION NO. 1739

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDLANDS APPROVING A ONE-YEAR EXTENSION OF TIME TO THE EXPIRATION DATE FOR TENTATIVE PARCEL MAP NO. 20469, TENTATIVE TRACT MAP NOS. 20490 AND 20491, AND COMMISSION REVIEW & APPROVAL NOS. 940, 941, AND 942 (NEIGHBORHOODS AT LUGONIA VILLAGE PROJECT)

WHEREAS, Redlands Summit, LLC (“Applicant”), has filed an application for a one-year extension of time for Tentative Parcel Map No. 20469, Tentative Tract Map Nos. 20490 and 20491, and Commission Review & Approval Nos. 940, 941, and 942 (“Project Entitlements”) to construct an approved single-family and multifamily residential development project with a total of 541 dwelling units on approximately 24.4 acres located at the northwest corner of West Lugonia Avenue and Karon Street within the Single Family Residential (R-1) and Multiple Family Residential (R-3) zones (APNs: 0167-171-04-0000, 0167-171-05-0000, and 0167-171-06-0000); and,

WHEREAS, the approved project includes a Density Bonus & Inclusionary Housing Agreement (recorded as DOC# 2024-0065555) to provide a total of 28 units that will be designated for Very Low-income households, which will help the City meet its affordable housing goals in accordance with the City’s 2021-2029 Housing Element; and,

WHEREAS, the Applicant has requested additional time to complete the necessary construction documents, obtain necessary permits, and begin anticipated construction in the current year; and,

WHEREAS, on February 10, 2026, 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, on February 10, 2026, the Planning Commission determined that the entitled project remains consistent with the Redlands General Plan, is consistent with the applicable zoning designations, and will implement certain goals of the City’s 2021-2029 Housing Element including the provision of housing affordable to lower-income households; and,

WHEREAS, Public Resources Code §15162(a) provides for an exemption from further environmental review under the California Environmental Quality Act; and,

WHEREAS, on February 10, 2026, the Planning Commission determined that approval of the requested extension of time 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. The proposed Extension of Time is exempt from further environmental

review in accordance with the California Environmental Quality Act Section §15162(a).

SECTION 2. Findings. The proposed Extension of Time is hereby approved based upon the following original findings of fact, and subject to the original Conditions of Approval (City Council Resolution Nos. 8554, 8555, 8556, and 8557).

1. The proposed map is consistent with the City's General Plan, Municipal Code, and Municipal Code.

The original findings remain valid. The approved maps are consistent with the Redlands General Plan and the Redlands Municipal Code. The project site is currently designated on the General Plan land use map as Low Density Residential and High Density Residential for the corresponding single-family and multifamily developments that have been entitled. The project remains consistent with General Plan policies 4-P.8, 4-P.9, 4-P.16, 4-A.7, and 4-A.8 of the Livable Community chapter. The various aspects of the entitled project meets the applicable development standards for the R-1 and R-3 zoning districts for single-family and multifamily development.

2. The site is physically suitable for the type of development.

The original findings remain valid. The project site is physically suitable for the type of development. The existing site has a relatively flat topography within the development area and is large enough to subdivide the site into 18 single-family residential lots plus parcels for attached townhome and multifamily developments, and comply with the minimum lot sizes and dimensions required of the R-1 and R-3 zoning districts. The sites have adequate street frontages along Lugonia Avenue, Karon Street, and a future extension of Pennsylvania Avenue for vehicular access and utility service connections for the entitled developments. All on-site and off-site improvements proposed as part of the project's design will meet applicable City standards and provide a safe and efficient environment for the residents as well as surrounding development.

3. The site is physically suitable for the proposed density of the development.

The original findings remain valid. The site is physically suitable for the density of the development. The project site for the detached single-family development is designated on the General Plan land use map as Low Density Residential. The project sites for the attached multi-family and townhome developments are designated on the General Plan land use map as High Density Residential. The existing zoning designations as R-1 and R-3 are appropriate for the portions of the site to be developed with corresponding single-family and multifamily structures. The project meets the applicable development standards for the R-1 and R-3 zoning districts. The size and the shape of the parcels are suitable to be subdivided into residential lots.

4. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The original findings remain valid. The design of the subdivision and proposed improvements is not likely to cause substantial environmental damage or injure fish or wildlife or their habitat. The developable portions of the site do not contain any biological resources including fish or wildlife, and based on the Initial Study that has been prepared for the project, there are no environmental factors that cannot be mitigated to a level of less than significant.

5. The design of the subdivision or type of improvements is not likely to cause serious public health problems.

The original findings remain valid. The design of the subdivision or the type of improvements are not likely to cause serious public health problems. The proposed project would accommodate a single-family residential subdivision along Karin Street as well as multifamily and attached townhomes development between Lugonia Avenue and Pennsylvania Avenue, and they are not likely to cause any serious public health problems as the project is designed with improvements that will meet all City and State building and fire codes, no offensive emissions or odors will be associated with the development, and the ambient noise will not affect residential properties because all noise will be mitigated to a level of less than significant as shown in the Initial Study.

6. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

The original findings remain valid. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. Each residential development will have adequate vehicular access to and from surrounding public rights-of-way. The project will provide pedestrian and vehicular access in the immediate vicinity through the construction of public improvements. In addition, the project is responsible for installing or repairing associated street improvements such as curb and gutter adjacent to the project, consistent with City requirements.

7. That pursuant to California Government Code Section 66474.4, of the Subdivision Map Act the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965.

The original findings remain valid. The subject property is not under a Williamson Act Contract pursuant to the California Land Conservation Act of 1965, and will not be detrimental or otherwise affect lands in agricultural use.

8. There are no potential impacts of any increases in applicable development fees which have occurred since the date of approval of the tentative map.

There will be no fiscal impacts that would result from an increase in applicable City

development fees. The developer has no vested rights to secure fees in effect at the time of original approval. Therefore, the subdivider will pay all applicable fees (including development impact fees) currently in effect at the time of building permit issuance.

SECTION 3. Expiration Date. The expiration date for Tentative Parcel Map. No. 20469, Tentative Tract Map No. 20490, Tentative Tract Map No. 20491, and Commission Review & Approval Nos. 940, 941, and 942 shall be March 5, 2027. The project shall remain subject to the original Conditions of Approval (City Council Resolution Nos. 8554, 8555, 8556, and 8557) including the additional conditions attached hereto as Exhibit “A.”

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

ADOPTED, SIGNED, AND APPROVED this 10th day of February, 2026.

Karah Shaw, Chair
Planning Commission

ATTEST:

Katherine Coleson, 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 10th day of February, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Katherine Coleson, Secretary
to the Planning Commission

EXHIBIT A
ADDITIONAL CONDITIONS OF APPROVAL

1. Construction Site Fencing (active site): The owner/developer shall be responsible for installing and maintaining fencing six feet (6'0") high around the perimeter of the active construction site in accordance with Chapter 15.56 of the Redlands Municipal Code, including an opaque or decorative vinyl screen overlaid on the exterior up to approximately six feet high above ground level. This shall include the easterly perimeter of the project site (along Karon Street between W. Lugonia Ave. and Pennsylvania Ave.) to buffer the existing single-family neighborhood to the east.
2. Construction Site Fencing (inactive site): If project phases or portions of the project site will remain undeveloped and inactive for a period exceeding 180 consecutive days, then the owner/developer shall remove any temporary construction site fencing around those inactive phases or portions of the site that will not have any construction activity for a period exceeding 180 consecutive days.
3. Air Quality/Fugitive Dust Control: The development is subject to the standard requirements or regulations of the South Coast Air Quality Management District (SCAQMD) including Rule 402 and Rule 403. Construction activities would comply with SCAQMD Rule 402, which prohibits fugitive dust from creating a nuisance off site, and Rule 403 which requires that excessive fugitive dust emissions be controlled by regular watering or other dust prevention measures. In addition, if project phases or portions of the project site will remain undeveloped and inactive for a period exceeding 90 consecutive days, then the owner/developer shall be responsible for installing, irrigating, and maintaining an interim groundcover (such as hydroseed or other landscape treatment acceptable to the Development Services Director) on those inactive portions or phases until such time as building construction or site improvement commences.

Planning Commission

3. B.

Meeting Date: 02/10/2026

SUBJECT

Approval of the Planning Commission meeting minutes for January 13, 2026.

Attachments

1.13.26 PC MIN

Chair Shaw opened the Public Comment Period. There were no comments forthcoming, and the Public Comment Period was closed.

2. NOMINATION OF NEW VICE CHAIR

Chair Shaw noted that, the Planning Commission currently has three new members out of seven, and since this is their first meeting, she believes it is in the best interest of the Commission to allow time for all members to gain context before selecting leadership. For that reason, she recommended the commission considers this item at the end of the third meeting of the year.

On motion of Chair Shaw, seconded by Commissioner Emily Elliott move to nominate Vice Chair for the Planning Commission at the end of the third Planning Commission meeting this year.

Vote: 7-0 Passed

3. PRESENTATIONS - None

4. CONSENT CALENDAR

A. APPLICANT:
KATIE KELLY O'CONNELL, M&M SIGNS
(PROJECT PLANNER: NYLSEN ESCAJEDA)

Consideration of Commission Sign Review No. 496 – A request to construct a four-foot tall monument sign, with a sign face area of approximately 15 square feet, for the apartment development located at 1125 Pine Avenue (APN: 0171-181-19-0000), within the Multiple Family Residential (R-2-2000) District. The proposal qualifies for exemption from environmental review pursuant to Section 15311(a) of the California Environmental Quality Act Guidelines.

On motion of Commissioner Mark Stanson, seconded by
Commissioner Emily Elliott

Vote: 7 - 0 Passed

- B. APPLICANT:
GARY STEGEMANN
(PROJECT PLANNER: SEAN REILLY)

Consideration of a request for a one-year Extension of Time to the expiration date of Commission Review and Approval No. 921 to construct an approximately 5,200 square-foot medical office building and related on-site improvements located at 575 New Jersey Street (APN: 0292-310-28-0000). The requested time extension is exempt from environmental review in accordance with Section 15061(b)(3) of the California Environmental Quality Act Guidelines.

On motion of Commissioner Stanson, seconded by Commissioner Elliott

Vote: 7 - 0 Passed

- C. Approval of the Planning Commission meeting minutes for December 9, 2025.

On motion of Commissioner Stanson, seconded by Commissioner Elliott

Vote: 7 - 0 Passed

5. OLD BUSINESS - None

6. NEW BUSINESS

A. APPLICANT:
ROSE WRIGHT-ILORI, EVENTS DE LUX L.L.C.
(PROJECT PLANNER: NYLSEN ESCAJEDA, ASSISTANT PLANNER)

PUBLIC HEARING to consider **Conditional Use Permit No. 1216** – A request to establish a banquet and event space totaling 1,545 square feet within an existing suite located at 2083 Orange Tree Lane (APN: 0169-244-03-0000) within the General Commercial (EV/CG) District of the East Valley Corridor Specific Plan. The project qualifies for exemption from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

Chair Shaw inquired if the Commissioners have had any ex-parte communication with the applicant. There were no comments forthcoming.

Nylsen Escajeda, Assistant Planner, gave an overview and presentation on the item

Chair Shaw asked if the Commissioners had any questions for staff.

Commissioner Elliott noted that the previous tenant appeared to have a similar use and asked whether it had been subject to a Conditional Use Permit. Mr. Escajeda stated it had not. He clarified that the prior business was a children's event facility which did not serve alcohol and required less parking, so it was determined a use permit was not necessary. He added that the previous tenant was required to obtain a tenant-improvement permit which was recently completed around 2023.

Brian Foote, Planning Manager, clarified that the recommended conditions of approval specifically state that the proposed business will not operate under an ABC License, and that only outside caterers may serve alcohol on occasion. He noted that this condition would ensure the banquet hall cannot evolve into a bar or similar establishment.

Chair Shaw opened the Public Comment period for the in-person audience, Zoom or written. There were no comments forthcoming, the Public Comment period was closed.

On motion of Commissioner Mark Stanson, seconded by Commissioner Kawa Shwaish move that the Planning Commission adopt Resolution No. 1731 and approve Conditional Use Permit No. 1216, based on the findings contained in the staff report, and subject to the attached Conditions of Approval.

Vote: 7 - 0 Passed

- B. APPLICANT:
BRANDON REIMER
(PROJECT PLANNER: JAZMIN SERRATO, ASSOCIATE PLANNER)

PUBLIC HEARING to consider **Conditional Use Permit No. 1217** – A request to establish a personal fitness studio within two existing suites, approximately 1,600 square feet each. The proposed days and hours of operation are Monday through Friday, from 6:00 a.m. to 8:00 p.m., and from 6:00 a.m. to 10:00 a.m. on Saturday and Sunday. The subject property is located at 308 W. State Street, Suites 2A and 2B (APNs: 0171-041-01-0000 through 0171-041-07-0000), within the Village General (VG) District of the Transit Villages Specific Plan. The project qualifies for exemption from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

Chair Shaw inquired if the Commissioners have had any ex-parte communication with the applicant. There were no comments forthcoming.

Jazmine Serrato, Associate Planner, gave an overview and presentation on the item.

Chair Shaw asked if the Commissioners had any questions for staff. There were no comments forthcoming.

Chair Shaw opened the Public Comment period for the in-person audience, Zoom or written. There were no comments forthcoming, and the Public Comment period was closed.

On motion of Commissioner Rich Smith, seconded by Commissioner Stanson, move that the Planning Commission adopt Resolution No. 1733 approving Conditional Use Permit No. 1217, based on the findings contained in the staff report, and subject to the attached Conditions of Approval.

Vote: 7 - 0 Passed

- C. APPLICANT:
BALBOA PARK PROPERTIES, LLC
(PROJECT PLANNER: KEVIN BEERY, SENIOR PLANNER)

Consideration of **Revision No. 1 to Commission Review & Approval No. 974** — A request to revise an approved project to construct a mixed-use development with 24 additional dwelling units, for a total of 106 apartments, with 6,715 square-feet of commercial space on the ground floor, and related improvements on 2.85 acres located at the northeast corner of Eureka Street and Stuart Avenue in the Village Center district of the Transit Villages Specific Plan. The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to section 15332 (In-Fill Development Projects) of the CEQA Guidelines.

Chair Shaw inquired if the Commissioners have had any ex-parte communication with the applicant. There were no comments forthcoming.

Brian Foote, Planning Manager, gave an overview and presentation on the item.

Chair Shaw asked if the Commissioners had any questions for staff.

Commissioner Stanson asked Mr. Foote to clarify the scope of the proposed project revisions, noting some confusion about the extent of the fourth-floor addition. Mr. Foote explained that the modification is essentially an increase in the number of units from 82 to 106. This includes adding a fourth floor in the rear corner of the project, where many of the additional units will be located, along with an additional 10 parking spaces.

Brendon Carroll, Balboa Park Properties, LLC, provided clarification that the east-facing buildings are now four stories. He explained that they were previously three stories and more separated. He emphasized that proposed revisions do not alter

the frontages along Stewart Street and Eureka Avenue. He added that minor adjustments are proposed to the first-floor parking on the east side, noting that driveway was straightened, and the rear building, which also includes parking underneath the apartments, remains part of the updated layout.

Commissioner Gyllenhammer asked whether the building is considered mixed-use and whether retail stores would be permitted within the project, whether street parking would be available, and whether EV parking would be provided for tenants.

Mr. Carroll stated that the project is mixed-use and that the first floor will include commercial space that could accommodate retail or service-based businesses. He added that street parking will be available and that future tenants will be encouraged to inform their customers about the free parking available across the street in the parking garage. Mr. Carroll also noted that a few EV parking stations will be provided onsite, and the parking structure across the street has public EV charging stations.

Chair Shaw asked about the building height, specifically what the original height was in feet and what the current proposed height will be.

Mr. Carroll stated that the building is shorter than the parking garage across the street, as it is designed to meet residential height standards. He noted that all required setbacks have been met and that the project includes articulation, material changes, and new tree plantings along the easterly side to soften the building's appearance. He added that he plans to reach out to Third Street property owners who could not attend to answer questions and ensure they understand the project.

Acknowledging this was not a public hearing item, Chair Shaw invited the public to comment.

Donn Grenda, Statistical Research Inc., stated that the parcel lies within the historic Sonora Town community and that prior archaeological work nearby indicates a likelihood of subsurface resources. He therefore recommended adding a permit condition of approval requiring archaeological monitoring for the project.

X said the City received one written comment from resident Kurt Heidelberg who expressed concerns similar to those raised by Mr. Grenda.

There were no other comments forthcoming, Chair Shaw closed the Public Comment period.

Chair Shaw asked Mr. Foote whether archaeological monitoring had been included in the original approval for this project modification and, if not, why, and whether staff had discussed the issue with the applicant. Mr. Foote explained that the project was initially screened for an exemption from the California Environmental Quality Act. At that time, no information had been

presented indicating a high likelihood of uncovering or discovering archaeological resources on the site.

Commissioner Elliott asked whether there is a standard condition of approval applied to grading plans requiring the reporting of any discoveries, and whether such a condition had been applied to this project.

Mr. Boatman stated that archaeological monitoring is typically not required unless there is a specific impetus for it.

Mr. Foote added that if a discovery involves a contemporary item, such as a bottle or other recent material, no special action is required. He noted that state law does include requirements for the inadvertent discovery of Native American burial sites, which would trigger mandatory notification procedures. However, he clarified that there is no state or local requirement for standard archaeological monitoring on every construction or grading project.

Chair Shaw asked the applicant whether they would be open to a condition requiring notification to staff if any inadvertent discovery of a significant resource is made during construction. Mr. Carroll responded that they would, stating that they are certainly not looking to disregard or diminish the history of the area.

On motion of Commissioner Elliott, seconded by Commissioner Stanson move to adopt Resolution No. 1730 approving revisions to Commission Review and Approval No. 974 and the associated inclusionary housing plan adding a Condition of Approval to be agreed upon by the Applicant and City Staff requiring to the applicant to notify the City in case of any inadvertent cultural resource discoveries during project construction.

Vote: 6 - 1 Passed

NAY: Commissioner Kawa Shwaish

D. APPLICANT:
REGENCY CENTERS
(PROJECT PLANNER: SEAN REILLY, PRINCIPAL PLANNER)

PUBLIC HEARING to consider the following applications for an approximately 8.5-acre site located at the northeast corner of Lugonia Avenue and Tennessee Street within the Special

Development (EV/SD) District of the East Valley Corridor Specific Plan (APNs: [0167-171-16-0000](#), [0167-171-11-0000](#), and 0167-171-12-0000).

1. Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the project in accordance with Section 15074 of the California Environmental Quality Act.
2. Socio-Economic Cost/Benefit Study prepared for the proposed project in accordance with Measure U.
3. Amendment No. 55 to Specific Plan 40 – A request to amend the East Valley Corridor Specific Plan (Specific Plan No. 40) to remove the project site consisting of approximately 8.5 acres from the boundaries of Specific Plan 40 and remove the (Special Development EV/SD) Designation.
4. Zone Change No. 482 – A request to change the zoning designation of the approximately 8.5-acre project site from Special Development (EV/SD) District to General Commercial (C-3) District.
5. Commission Review and Approval No. 976 – A request for site plan approval and architectural design review to construct a commercial shopping center with approximately 71,400 square feet of commercial space consisting of one major tenant grocery building (36,000-square feet), one drive-through restaurant building (3,900-square feet), four multi-tenant shop buildings (6,600 to 10,000 square feet) and related on-site and off-site improvements including a parking lot, access driveways, landscaping, lighting, utilities and drainage improvements.
6. Conditional Use Permit No. 1208 – A request to construct and operate a 3,900 square foot drive-through restaurant pursuant to Section 18.156.360 of the Redlands Municipal Code.
7. Conditional Use Permit No. 1207 – A request to establish a Type 21 (Off-Sale General) Alcoholic Beverage Control license for a proposed 36,000 square-foot grocery store.
8. Lot Merger No. 13 – A request to merge three parcels within the project site into one parcel totaling approximately 8.5 acres for development purposes.

Chair Shaw inquired if the Commissioners have had any ex-parte communication with the applicant. There were no comments forthcoming.

Sean Reilly, Principal Planner, gave an overview and presentation on the item.

Chair Shaw asked if the Commissioners had any questions for staff.

Commissioner Elliott stated that in Sheet 3 the sweeping right-turn exit appears very wide, and she asked for clarification on where the sidewalk crosses that driveway. She expressed concern that pedestrians walking to the facility would need to cross such a wide opening, and that the sweeping turn design could encourage higher vehicle speeds.

Mr. Reilly responded that the shape of the turn is designed to accommodate trucks and confirmed that pedestrians would cross at the location indicated.

Commissioner Gyllenhammer expressed concern regarding the drive-through on Pad One. She asked whether there would be signage at the drive-through exit onto Tennessee Street to address public safety, noting that there is no traffic signal at that location. She added that vehicles attempting to turn left, combined with a higher volume of vehicles turning right, could create safety issues.

Mr. Reilly stated that vehicles exiting the drive-through will be able to turn either right or left onto Tennessee Street. He added that if patrons are parked to the east of Pad One, they will be able to walk to the main entry using the designated disability path of travel.

Ray Kayacan, Regency Centers, said he understood the concerns about the wide driveway at Shops 3, and asked whether the pedestrian crossing could be shifted farther up from the widest point. He noted, however, that the wider turn is needed to accommodate WB-67 trucks serving the grocery store. Mr. Reilly responded that adjusting the crossing location should not be a problem.

Chair Shaw asked Mr. Kayacan whether he would agree to a condition of approval requiring a porte-cochere on Pad One. Mr. Kayacan stated they are sensitive to the cost and would prefer not to make it a condition but will discuss the feature with future tenants to ensure design elements reflect community preferences.

Rawad Hani, Traffic Engineering and Transportation Planning – GTS, stated that having four site exits helps distribute traffic rather than concentrating it at a single point. He acknowledged pedestrian concerns at the driveway and noted that several treatments could improve safety, including high-visibility crosswalks, signage, flashing warnings, or placing the crosswalk on the straighter portion of the driveway to improve driver visibility.

Chair Shaw asked what reasonable treatment could address the Pad One drive-through exit. Mr. Hani stated that left-turn volumes are low compared to right-turn volumes, so a traffic signal is not warranted. He noted that the left-turn lane could be enhanced, and that a stop sign, or yield sign would be an appropriate accommodation.

Mr. Kayacan stated they could consider pulling Pad One back approximately 15 feet to provide additional stacking space, noting that the drive-through already exceeds code requirements. He added that they would pursue this option if staff were supportive.

Commissioner Elliott asked whether a sidewalk could be added along the drive aisle at the north end of the project to improve pedestrian access to the new housing development. Mr. Kayacan stated that, if staff is supportive, they are willing to add striping to indicate a pedestrian path of travel in that area.

Chair Shaw opened the Public Comment period for in-person attendees, Zoom participants, and written comments. There were no comments forthcoming.

On motion of Commissioner Mark Stanson, seconded by Commissioner Alicia Gyllenhammer move to adopt Resolution No. 1732 recommending that the City Council:

- Adopt a Mitigated Negative Declaration prepared for the proposed project in accordance with Section 15074 of the CEQA Guidelines
- Approve Amendment No. 55 to Specific Plan No. 40;
- Approve Zone Change No. 482;
- Approve Commission Review and Approval No. 976;
- Approve Conditional Use Permits No. 1207 and 1208;
- Approve Lot Merger No. 13; and,

add staff recommendations as amended by the Commission.

Vote: 7 - 0 Passed

7. ANNOUNCEMENTS/COMMISSIONERS' COMMENTS

Chair Shaw stated that she will be absent from the Planning Commission meeting on January 27, 2026.

8. DIRECTOR'S UPDATES

Mr. Foote stated that no Planning Commission meeting is planned for January 27, 2026. The next meeting is scheduled for February 10, 2026, and will include the Kaiser Hospital Medical Center

Project for public hearing and its environmental impact report,
along with other minor items.

9. ADJOURN TO THE JANUARY 27, 2026, PLANNING
COMMISSION MEETING.

Chair Shaw adjourned the meeting at 6:40 p.m. to the January 27,
2026, Planning Commission Meeting.

Katherine Coleson
Senior Administrative Assistant

Brian Foote
Planning Manager

Planning Commission

5. A.

Meeting Date: 02/10/2026

SUBJECT

Applicant: Kaiser Foundation Hospitals
(Project Planner: Kevin Beery, Senior Planner)

NOTE: The following item will not be presented at this meeting and will be continued to the February 24, 2026, Planning Commission meeting date.

A **PUBLIC HEARING** to consider and make a recommendation to the City Council on the following matters concerning a proposed multistory medical center expansion project encompassing approximately 36.5 acres at 1301 California Street (APN: 0167-441-07-0000) on the west side of California Street between Lugonia and Almond Avenues:

1. A recommendation to adopt an **Environmental Impact Report** prepared for the proposed project, in conjunction with related Findings of Fact, Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program, in accordance with the California Environmental Quality Act.
2. A recommendation to the City Council to approve **Amendment No. 8 to Concept Plan No. 1** – A request for a text amendment to Concept Plan No. 1 to add an application procedure for review and approval of a Planned Development entitlement under section IV, subsection A (Discretionary Actions).
3. A recommendation to the City Council to approve **Planned Development No. 6** – A request for a Planned Development entitlement to construct two new medical office buildings (totaling approximately 248,000 square feet), a general hospital with up to 321 beds (totaling approximately 580,000 square feet), a parking structure, and a central utility plant to be constructed in four phases.

MOTION

"I move to continue the Public Hearing for Planned Development No. 6, Amendment No. 8 to Concept Plan 1, and the related Environmental Impact Report to the February 24, 2026, Planning Commission meeting date."

City of Redlands
REQUEST FOR PLANNING COMMISSION ACTION

Planning Commission

5. B.

Meeting Date: 02/10/2026

APPLICANT:

MIG, Inc.

(PROJECT PLANNER: NYLSEN ESCAJEDA, ASSISTANT PLANNER)

PUBLIC HEARING to consider the following matter for a vacant 1.36-acre lot located at the southwest corner of Iowa Street and West Park Avenue (APN: [0292-156-22-0000](#)) in the Commercial Industrial (EV/IC) district of the East Valley Corridor Specific Plan.

1. Commission Review and Approval No. 977 – A request to construct an approximately 25,355 square-foot light industrial building with ancillary office and storage space, and related on-site improvements including utilities, parking lot, driveways, landscaping, lighting, walls and fences.
2. A determination that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to section 15332 (In-Fill Development Projects) of the CEQA Guidelines.
3. A Socio-Economic Cost/Benefit Study prepared for the proposed project in accordance with Measure “U.”

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 on all sides	
4. Existing Land Use:	Vacant and unimproved	
5. Surrounding Land Use:	North: Single-family residence; office complex; light industrial and commercial buildings. South: Light industrial and commercial buildings. West: Light industrial and commercial buildings. East: Warehouse; Light industrial and commercial buildings.	
6. Area / Topography:	The parcel is generally flat in topography.	
7. Environmental Determination:	The project qualifies for exemption from environmental review in accordance with 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 +14.27.	
9. Planning Commission Submittal Dates:	(A) Date Submitted: (B) Date Accepted As Complete: (C) Planning Commission Meeting:	June 18, 2025 January 6, 2026 February 10, 2026

PROPOSAL

The applicant proposes to construct a 25,355 square-foot light industrial/commercial building with ancillary office and storage space on a vacant 1.36-acre parcel. The applicant has not identified a specific land use or tenant for the building. The subject property is located at the southwest corner of Iowa Street and West Park Avenue (see Attachment A – Location Map). The development includes necessary on-site improvements including utilities, parking, landscaping, lighting, walls and fences (see Attachment B, Project Plans).

BACKGROUND

The property and surrounding sites were used for citrus production until the 1970s. According to historic aerial photographs, the citrus groves on the site were removed by 1980, and the site has been vacant since. Most of the adjacent properties to the north, south, east, and west have been previously developed light industrial, commercial, and office buildings in accordance with the East Valley Corridor Specific Plan Commercial Industrial (EV/IC) District.

ANALYSIS

A) General Plan Policies

The subject property has a General Plan land use designation as “Commercial/Industrial” which is intended for a compatible mix of commercial, manufacturing, and light industrial uses (see Attachment C). The 2035 General Plan states that this land use category includes flex commercial space as well as business parks, and supports various uses such as commercial retail and services, automobile services, and manufacturing. The proposed light industrial building could accommodate such uses, and would be consistent with the Commercial/Industrial land use designation as well as surrounding similar uses. The proposal would be consistent with the applicable goals and policies 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 (see Attachment D). This designation is intended to serve a regional area with a wide variety of wholesale, warehouse, light manufacturing, retail, and service uses. The proposed light industrial and commercial/manufacturing 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 A.

Table A – Summary of Development Standards for the EV/IC District

<i>Development Standard</i>	<i>Requirement</i>	<i>Proposed</i>	<i>Complies?</i>
Lot Area	20,000 sq. ft.	54,405 sq. ft.	Yes
Lot Width	100'	195'	Yes
Lot Depth	150'	299'	Yes
Floor Area Ratio	0.8	0.42	Yes
Building Height	50'	41'9"	Yes
Front Setback	25'	25'8" on W. Park Ave. 25'0" on Iowa St.	Yes
Side Setback	0'	Side (West): 2'6"	Yes
Rear Setback	0'	Rear (South): 91'2"	Yes
Lot Coverage	50% Max.	43%	Yes
Site Landscaping	15% Min.	17%	Yes
Parking Lot Landscaping	Min. 7% of total area	17%	Yes

C) Commission Review and Approval

Site Layout & Access: The building is oriented to the east with the front entrance for pedestrians and vehicles located on Iowa Street. Parking is separated into two areas with nine spaces located on the south side of the building adjacent to Iowa Street and the remaining spaces placed behind a 8'6" high screen wall and sliding gate. Three truck loading doors are proposed: two 9' x 10' dock doors (with dock wells); and one 12' x 14' roll-up door at grade. All three are located behind the building and the screen wall on the south side of the building, and should not be readily apparent from the street.

Elevation and Building Design: The architectural design incorporates recessed elements, as well as roof parapets at varying heights. In addition, multiple building materials are proposed. The building will incorporate a color palette consisting of shades of gray with recessed areas to create visual interest and variation, off-white, and a beige-yellow color (sawgrass) are used for the projecting faces along the front facades. Additionally, metal canopy and awnings are also proposed along the south, north, and eastern elevations visible to the public. Furthermore, glass material will also be utilized both at the upper level of the building as well as at the ground floor, particularly at the street corner to create a sense of opening.

Parking and Circulation: The project complies with the parking regulations outlined in the East Valley Corridor Specific Plan. As proposed, the building is a 25,355 square feet light industrial building, which includes approximately 1,000 square feet of office space. As shown in Table B (next page), the project provides parking based upon the office and warehousing parking ratios included in the Specific Plan. A total of 48 spaces are required, and 48 spaces are provided with both standard and compact parking spaces.

Table B – Parking Requirement

<i>Parking Requirement</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Office use: 1 space per 250 sq. ft. of gross floor area	4 spaces	4 spaces
Warehousing use: 1 space per 500 sq. ft. of Gross Floor Area up to 20,000 sq. ft.; and 1 space per 1,000 sq. ft. of GFA over 20,000 sq. ft.	44 spaces	44 spaces
TOTAL:	48 spaces	48 spaces

Additionally, the applicant is proposing compact parking spaces, with dimensions of 8’ wide by 15’ deep per code requirements. The first 25 spaces must be standard dimensions, and the number of Compact stalls may be up to 25% of the spaces beyond the first 25 (or up to 5.75 spaces in this case). The project will provide 5 compact spaces and will meet the dimensional requirements, as well as provide the required additional landscaping (30 sq. ft. of landscape per Compact space, or 150 sq. ft. total in this case).

Walls & Fences: To maintain an open front yard setback consistent with surrounding properties, the applicant is not proposing any fencing within the front yard setbacks on W. Park Avenue and Iowa Street. Currently, there is existing wrought iron and stack block wall on the southern and western perimeter of the property. Additionally, the proposal indicates a 6’ retaining wall on the west side of the property. On the Iowa Street (east) side, an 8’6” high vehicular gate and screen wall will be placed 60 ft. behind the property line (and screen the truck docks and rear parking area).

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 for industrial uses in the East Valley Corridor Specific Plan is 15% of the site, and the proposed project provides 17% (or 9,855 square feet), exceeding the minimum requirement.

In addition, a minimum of 7% of landscaping is required for the parking area and the project provides 17% (or 595 square feet). Half of the proposed trees (16) are evergreens, therefore meeting the requirement of at least 50% evergreen trees for the parking lot area.

D) Architectural Review Criteria

Although the proposed building and use is permitted within the zone (subject to a Commission Review & Approval permit), new construction over 500 square-feet is subject to review by the Planning Commission per RMC Chapter 18.12. The Commission reviews the project to determine whether the proposed development is in conformity with RMC Section 18.12.170 (Architectural Review Criteria) and if approval of the site plan is in the best interest of the public health, safety, and general welfare. It is intended that design submittals be compatible with the character of adjacent and surrounding developments, and that they be of comparable composition, materials, textures, and colors. Conformance is evaluated based on the seven criteria listed below. The proposal complies 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 a two-way driveway along Iowa Street and meets all applicable development standards of the East Valley Corridor Specific Plan.

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

The project site is surrounded by light industrial, commercial, and office developments on all sides, with the exception of one single-family residence across the street to the north. The proposed development and future uses would be compatible with EV/IC district designation and surrounding 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 East Valley Corridor Specific Plan including floor-area ratio, setbacks, building height, and lot coverage. The proposed building will have an overall height of approximately 42' 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, popouts, metal accents awnings, as well as use of glass materials along visible elevations of the building particularly the street corner of Park Avenue and Iowa Street and front entrance along Iowa Street. The building will incorporate a color palette consisting of shades of gray (Gray Matters and Cityscape) with recessed areas to create visual interest and variation, off-white, and a beige-yellow color (sawgrass) are used for the projecting faces along the front facades. 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 Iowa Street, as well as within the proposed parking lot area. The proposed landscaping consists of groundcovers, shrubs, vines, and trees. A total of 32 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 East Valley Corridor Specific Plan are required to provide a minimum of 15% of landscaping. The project provides 9,855 square feet (or 17%) 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 vision glass windows and spandrel glass over concrete. 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) Socio-Economic Cost/Benefit Study

Measure U requires a socioeconomic cost/benefit study for project involving structures larger than 5,000 square feet. A Socio-Economic Cost/Benefit Study has been prepared for this project (see Attachment G). According to the Cost Benefit Model used by the City, the project is projected to result in annual non-residential revenues of \$17,794 to the City upon project implementation, and annual ongoing costs of \$1,247. The surplus is \$16,547 and has a positive cost/benefit ratio of 14.27. The Cost/Benefit model and report are attached (see Attachment G).

ENVIRONMENTAL REVIEW

The proposed project qualifies for exemption from environmental review in accordance with Section 15332 (Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines. Section 15332 pertains to infill development sites and the proposal meets the criteria for this exemption, as listed below.

- (a) The project is consistent with the applicable general plan designation, applicable general plan policies, and applicable zoning designation and regulations.
- (b) The proposed development occurs on a project site of no more than five acres and 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

FINDINGS

1. The site for the intended use is adequate in size and shape to accommodate the use, and all of the required yards, setbacks, walls or fences, landscaping and other features will adjust the use to those existing or permitted future uses of land in the neighborhood.

The project site will be developed with a concrete tilt-up building for light industrial and commercial uses as may be permitted in the Commercial Industrial (EV/IC) District. The project meets the applicable development standards of the Commercial Industrial (EV/IC) District including setbacks, lot coverage, floor area ratio, site design, landscaping, and parking. The proposed development will be compatible with the surrounding uses that are located in the vicinity of the project site, which primarily consist of commercial and 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 which are designed to carry the type and quantity of traffic that can be expected from the proposed development as a commercial or light industrial use.

The site will have access via a two-way driveway on Iowa Street that provides access to the parking lots at the rear of the building. Access to the project site and vicinity is 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 the East Valley Corridor Specific Plan, applicable zoning regulations, standard engineering design requirements, as well as standard California Building Code and Fire Code requirements. The project includes conditions of approval necessary to protect the public health, safety, and general welfare.

RECOMMENDATIONS

Staff recommends that the Planning Commission adopt Resolution No. 1736, approve the Socio-Economic Cost/Benefit Study prepared for the project, and approve Commission Review & Approval No. 977 subject to the attached Conditions of Approval.

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. 1736 and approve Commission Review & Approval No. 977, based on the findings contained in the staff report, and subject to the attached Conditions of Approval."

Attachments

Attachment A: Location Map & Aerial Photo

Attachment B: General Plan Land Use Map

Attachment C: Zoning Map

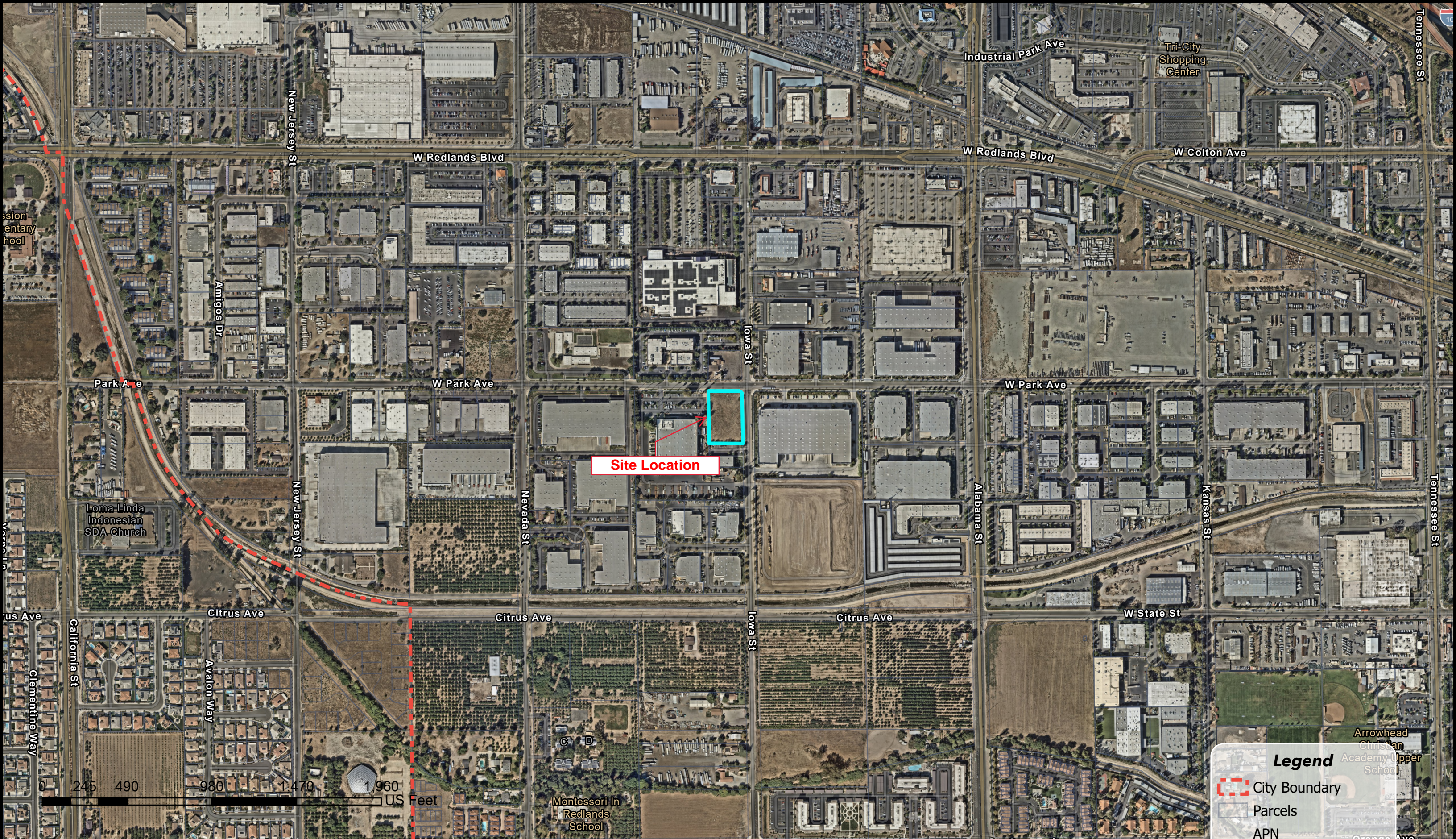
Attachment D1: Site Plan

Attachment D2: Elevations

Attachment D3: Floor Plan




Attachment E: Socio-Economic Cost/Benefit Study

Attachment F: Resolution No 1736



Site Location

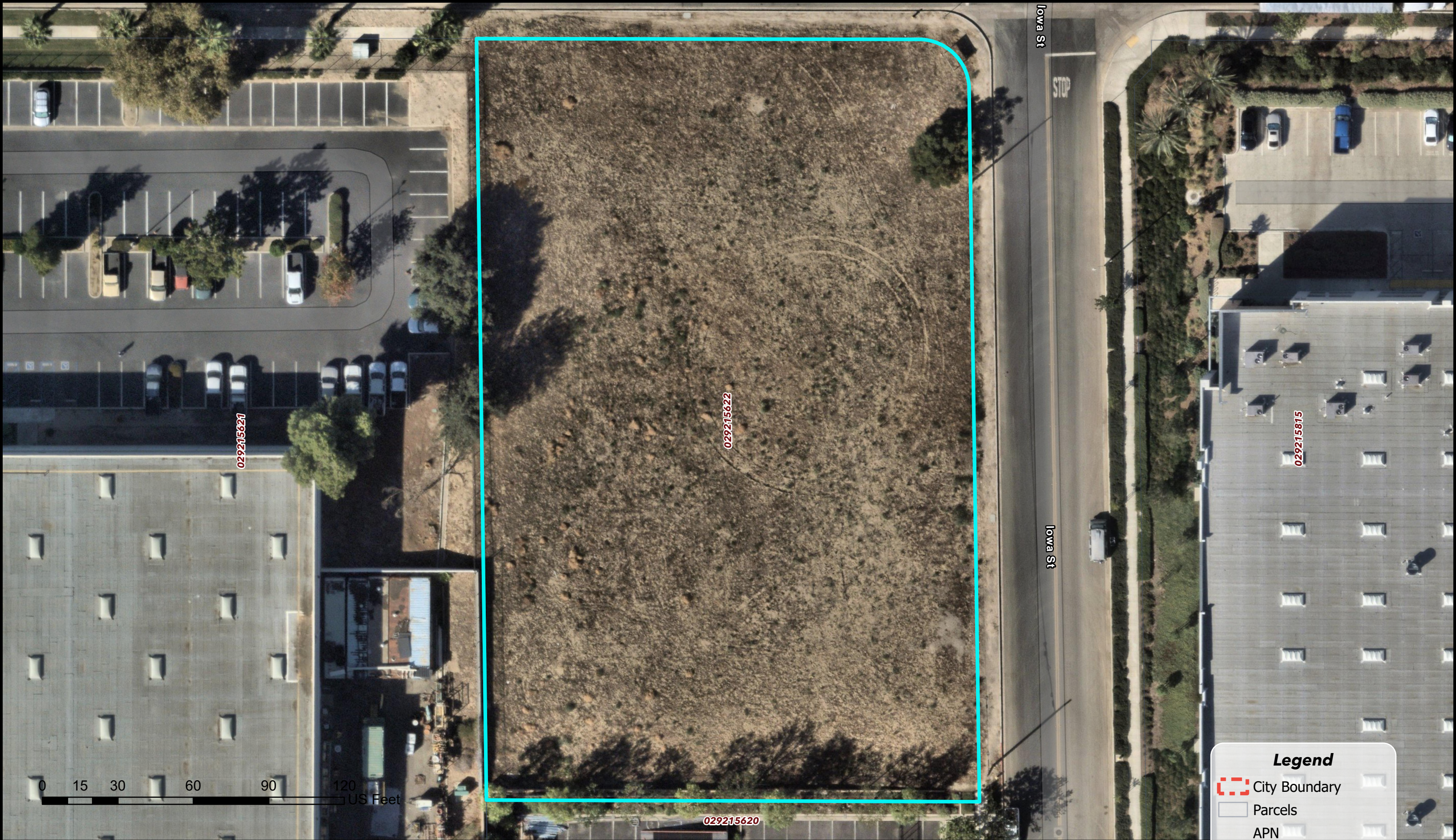
Legend

-  City Boundary
-  Parcels
-  APN



City of Redlands
Attachment A: Location Map & Aerial

Author: Redlands GIS **Date:** 1/23/2026



City of Redlands
Attachment A: Location Map & Aerial

Author: Redlands GIS **Date:** 1/23/2026

Legend

- City Boundary
- Parcels
- APN



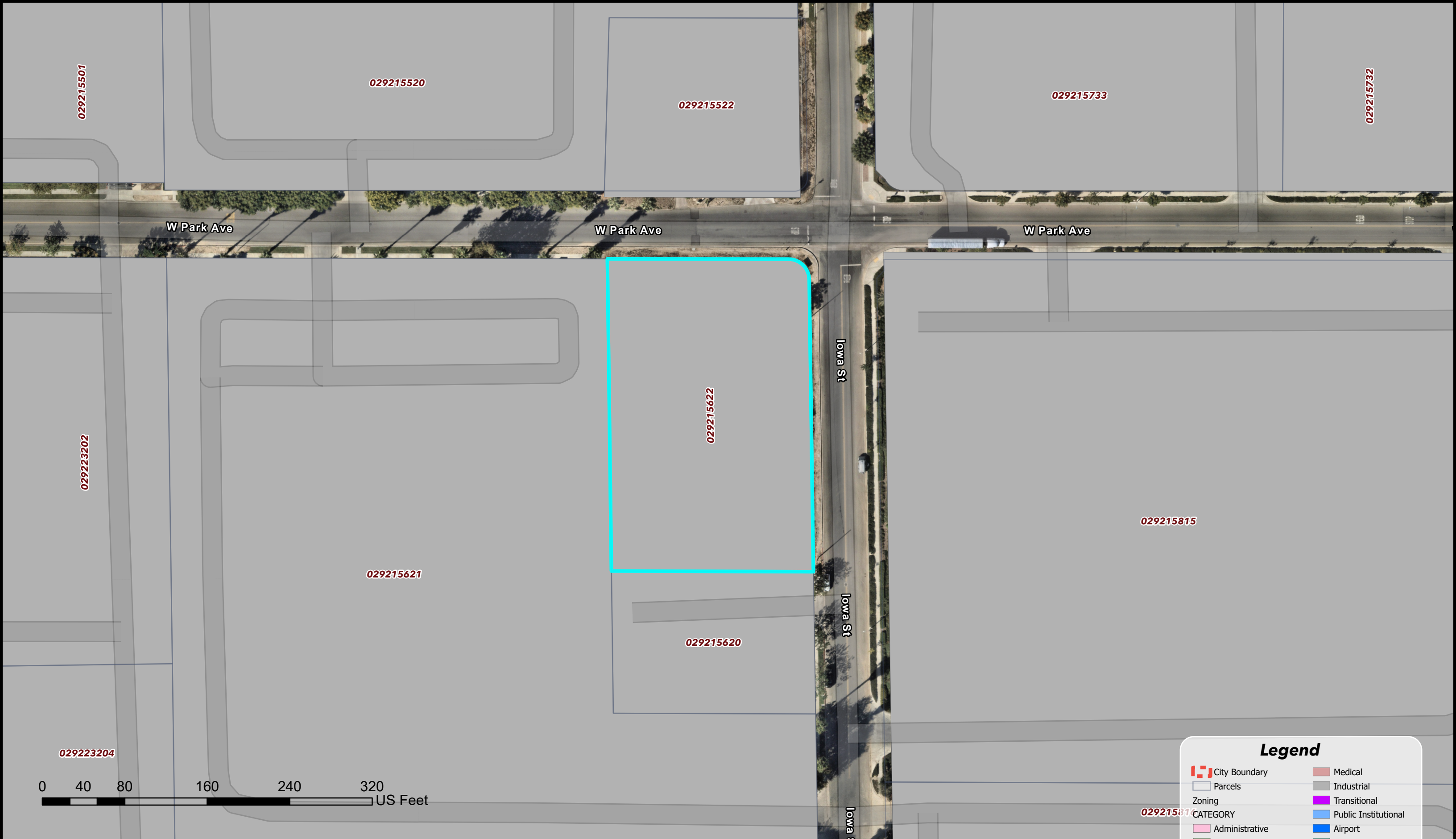
Legend

City Boundary	Office
Parcels	Commercial
General Plan 2035	Commercial/Industrial
DESCRIPTION	Light Industrial
Hillside Conservation	Public/Institutional
Rural Living	Agriculture
Resource Preservation	Parks/Golf Courses
Very Low Density Residential	Open Space
Low Density Residential	DESCRIPTION
Low Medium Density Residential	Transit Village
Medium Density Residential	APN
High Density Residential	



City of Redlands
Attachment C: General Plan Land Use

Author: Redlands GIS Date: 1/23/2026



Legend

City Boundary	Medical
Parcels	Industrial
Zoning	Transitional
CATEGORY	Public Institutional
Administrative	Airport
Agricultural	Specific Plan
Single Family Residential	Flood Plain
Multi-Family Residential	Open Space
Commercial	APN

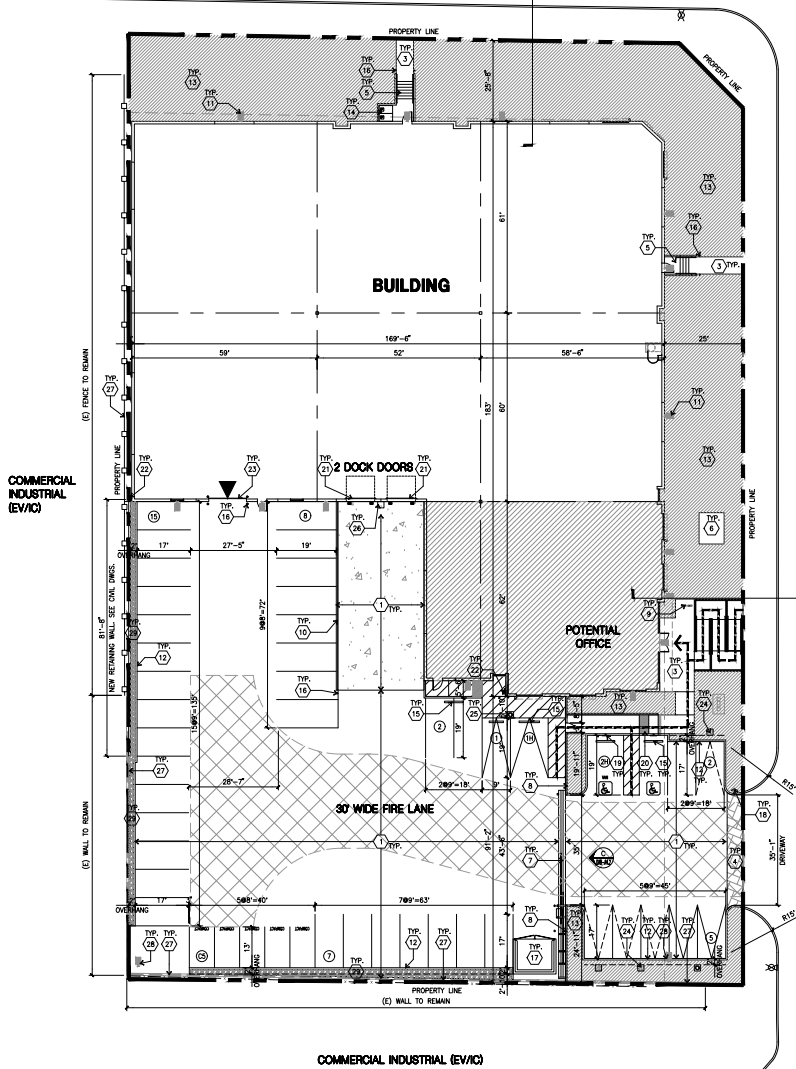


City of Redlands
Attachment C: General Plan Land Use

Author: Redlands GIS Date: 1/23/2026

COMMERCIAL INDUSTRIAL (EV/IC)

PARK AVENUE



COMMERCIAL INDUSTRIAL (EV/IC)

SITE PLAN KEYNOTES

- PAVEMENT PER CIVIL. SEE CIVIL PLAN.
- NOT USED.
- CONCRETE WALKWAY, MEDIUM BROOM FINISH.
- DRIVEWAY APRONS TO BE CONSTRUCTED.
- EXTERIOR CONCRETE STAIR.
- APPROXIMATE LOCATION OF TRANSFORMER. CONTRACTOR TO VERIFY WITH E.C.E.
- PROVIDE 8" HIGH METAL SLIDING GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
- 8 1/2" SCREEN WALL.
- EXTERIOR BUREAU TYPICAL.
- 4"TH CONCRETE WALL.
- WALL MOUNTED LIGHTING FIXTURES. (CONCEPTUALLY SHOWN).
- CONCRETE CURB. SEE CIVIL DRAWINGS.
- LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING.
- 20"X20" WHEELCHAIR SPACES FOR EXTERIOR AREA OF ASSISTED RESCUE AS REQUIRED BY CBC 1093.1.
- PRE-CAST CONCRETE WHEEL STOP.
- CONCRETE FILLED GUARD POST 6" DIA. UN.D. 42" H.
- TRASH ENCLOSURE PER CITY STANDARD.
- ACCESSIBLE ENTRY SIGN.
- ACCESSIBLE PARKING STALL SIGN.
- TRUNCATED DOME.
- 9" X 10" TRUCK DOOR, SECTIONAL O.H., STANDARD GRADE.
- ROOF DRAIN.
- 12" X 14" DRIVE THRU, SECTIONAL O.H., STANDARD GRADE.
- 2'X2' CONCRETE PAD FOR FUTURE EV CHARGER. PROVIDE CONDUIT.
- 2'X2' CONCRETE PAD WITH EV CHARGER INSTALLED.
- CONDUIT FOR FUTURE TRUCK BY CHARGERS.
- EXISTING WALL / FENCING TO REMAIN.
- LIGHT POLES LOCATION. (CONCEPTUALLY SHOWN).
- DECOMPOSED GRANITE. SEE CIVIL PLAN.

SITE PLAN GENERAL NOTES

- THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY: TBD
- IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORING FOR ALL SITE CONCRETE.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE (O.A.D.).
- SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SHOULDS.
- THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
- CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
- SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
- CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12" EA. MAX. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4" FINISH TO BE A MEDIUM BROOM FINISH UN.D.
- PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LINES AS REQUIRED BY FIRE DEPARTMENT.
- CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
- ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
- ALL VERTICAL MOUNTING POLES OF CHAIN LINK FENCING SHALL BE CAPPED.
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.
- PROVIDE PHOTOVOLTAIC PANELS AS REQUIRED BY APPLICABLE CODES.
- SEE CIVIL DRAWINGS FOR ALL OFFSITE INFORMATION.

SITE LEGEND

- ACC OR PCC PAVING
- STANDARD OR PARKING STALL
- LANDSCAPED AREA
- 30' WIDE FIRE LANE
- EV CAPABLE SPACE W/OUT EVCS STALL
- STANDARD EVCS PARKING STALL
- EXISTING PUBLIC FIRE HYDRANT
- PRIVATE FIRE HYDRANT - APPROXIMATE LOCATION
- ACCESSIBLE PARKING STALL
- ACCESSIBLE PARKING STALL (VAN)
- ACCESSIBLE PARKING STALL (W/ 5' ACCESSIBLE AISLE)
- ACCESSIBLE PARKING STALL (W/ 5' ACCESSIBLE AISLE)
- PATH OF TRAVEL
- MIN. WIDE 1200 MAX. SLOPE & 2% MAX. CROSS SLOPE EXCEPT FOR PARKING ACCESS AISLES AND DOOR LANDINGS WHERE THE MAX. SLOPE IS 2% IN ALL DIRECTIONS AND UNLESS NOTED OTHERWISE.
- EV CHARGER
- FUTURE EV CHARGER WITH ONLY CONDUIT PROVIDED

- NOTE:
- ACCESSIBLE AISLE SERVING ACCESSIBLE EVCS STALLS TO BE PAINTED WHITE OR COLOR PER LOCAL REGULATION. BLUE PAINT NOT TO BE USED. ACCESSIBLE AISLE SERVING NON-ACCESSIBLE EVCS AND NON-EVCS STALLS SHALL BE PAINTED BLUE.
 - EVCS STALLS TO BE IDENTIFIED BY SIGNS PER SECTION 28.46 OF CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - VERIFY LOCAL REGULATIONS FOR ADDITIONAL SIGN AND MARKING REQUIREMENTS FOR IDENTIFICATION OF EVCS PARKING STALLS.

OWNER

AVOCADO GROVE 1228 LLC

ADDRESS OF THE PROPERTY

475 IOWA STREET

ASSESSOR'S PARCEL NUMBER

0292-154-22-000

ZONING

EAST VALLEY CORRIDOR SPECIFIC PLAN - COMMERCIAL INDUSTRIAL (EV/IC)

LEGAL DESCRIPTION

A PORTION OF PARCEL 2, PARCEL MAP NO. 8449, RECORDED IN BOOK 134 OF PARCEL MAPS, PAGE 19, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

ARCHITECT

HPA, INC.
18831 BARDEEN AVE. - SUITE 100
IRVINE, CA 92612
PHONE: (949) 862-2137
FAX: (949) 863-1170
CONTACT: JOSEPH KIM

GOVERNING CODES

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS

TABULATION

SITE AREA	
Imp. S.	58,445 sf
Imp. Areas	1.34 ac
BUILDING AREA	
Office	1,000 sf
Warehouse	24,000 sf
TOTAL	25,000 sf
FLOOR AREA RATIO	
Maximum Allowed	0.80
Actual	0.428
SITE COVERAGE	
Maximum Allowed	50%
Actual	42.8%
AUTO PARKING REQUIRED	
Office - 1250 s.f.	4 stalls
When: 1st 20k @ 11,000 s.f.	40 stalls
above 20k @ 11,000 s.f.	4 stalls
TOTAL	48 stalls
AUTO PARKING PROVIDED	
Standard	33 stalls
Accessible	1 stall
Van Accessible	1 stall
EVCS	3 stalls
EVCS Van Accessible	1 stall
EV Capable	4 stalls
Compact (8' x 15') (25% of remainder of parking beyond 25 stalls)	5 stalls
TOTAL	48 stalls
ZONING ORDINANCE	
Zone - East Valley Corridor Specific Plan	
Zoning - Commercial Industrial (EV/IC)	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 50'	
SETBACKS	
Front - 25'	
Rear - None	

VICINITY MAP



OVERALL SITE PLAN
scale: 1/16" = 1'-0"



HPA Inc.
18831 Bardeen Avenue, Ste. 100
Irvine, CA 92612
Tel : 949-863-1770

Owner:

Avocado Grove 1228, LLC

Tel:--

Project:

Redlands
Business Center

475 Iowa Street
Redlands, CA 92373

Consultants:

CIVIL Walston & Associates
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE Rodarte Landscape
FIRE
SOILS

TITLE Overall Site Plan

Project Number: 25112
Drawn By: JK
Date:
Revision:

Sheet:

DAB-A1.1

CAUTION: IF THIS SHEET IS NOT SHOWN AT A REDUCED PRINT



HPA Inc.
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ELECTRICAL
LANDSCAPE Rodarte Landscape
FIRE
SOILS

TITLE Elevations

Project Number: 25112

Drawn By: JK

Date:

Revision:

ELEVATION KEYNOTES

- CONCRETE TILT-UP PANEL.
- PANEL JOINT.
- WALL REVEAL: ALL REVEALS TO HAVE A MAX. OF 3/16" CHAMFER.
- REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR, UNLESS NOTED OTHERWISE.
- 1/4" TOP TRACK DOOR @ 9" FROM TRACK. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- RESIST WIND CRITERIA ON STRUCTURAL PLAN.
- CONCRETE STAIR LANDING AND GENERAL W/VA METAL PIPE HANDRAIL. PROVIDE NON-SKID TISSUE TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED TYPING MARKING STRIPS INTERNAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
- 1/2" X 6" METAL LANDING OPENING FOR VENTILATION. PAINT TO MATCH BUILDING COLOR. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR.
- NOT USED.
- DOOR DOOR BUMPER TYPICAL.
- ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS. LOCATES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 4" ABOVE FINISH FLOOR ELEVATION.
- METAL CANOPY.
- COND. FILLED GUARD POST. 6" DIA. U.N.O.. 42"H.
- APPROXIMATE LOCATION OF ADDRESS ON WALL.
- EXTERIOR DOWN SPOUTS W/ 2 OVERFLOW SCUPPERS.
- METAL SURROUNDS.
- DECORATIVE CONCRETE REVEAL. SEE 1/4/DAB-44.1.

ELEVATION GENERAL NOTES

- ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
- ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- T.O.P. EL = TOP OF PARAPET ELEVATION.
- F.F. = FINISH FLOOR ELEVATION.
- STOREFRONT CONSTRUCTION, GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST - MPH EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLOR. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
- BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
- FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE. PROVIDE 1" DIAMETER HOLES AT CONCRETE WALL.
- USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
- THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPINDLED-ON.
- ALL ROLL-UP DOORS AND SERVICE DOORS TO BE PAINTED TO MATCH BUILDING COLOR.

ELEVATION COLOR LEGEND/SCHED.

- | | |
|---|------------------------------------------------|
| 1 | PANT. COLOR : SW 7066 GRAY MATERS (236-C3) |
| 2 | PANT. COLOR : SW 7067 CITYSCAPE (236-C5) |
| 3 | PANT. COLOR : SW 7064 PASSIVE (236-C1) |
| 4 | PANT. COLOR : SW 7005 PURE WHITE (255-C1) |
| 5 | PANT. COLOR : SW 9121 SAWGRASS BASKET (209-C3) |
| 6 | MULLIONS COLOR : CLEAR ANODIZED |
| 7 | GLAZING COLOR : BLUE GLAZING |
| 8 | METAL CANOPY: SW 7067 CITYSCAPE (236-C5) |

NOTE: PAINT COLOR PATTERN NOT SHOWN ON METAL MAN DOORS AND STAIR WALLS FOR CLARITY. PAINT COLOR ON MAN DOORS AND STAIR WALLS TO MATCH ADJACENT BUILDING WALL COLOR.

GLAZING LEGEND

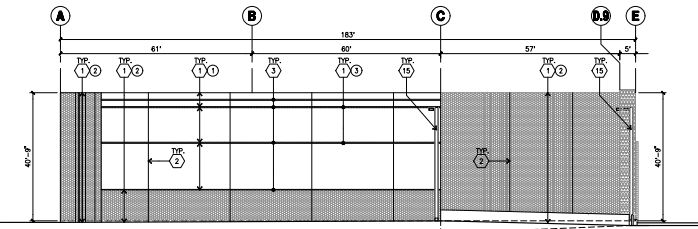
NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

- | | | | |
|----|----------------------------|----|-------------------------------------|
| IV | INSULATED VISION GLASS | SC | SPANDREL GLASS WITH CONCRETE BEHIND |
| UV | UNGLAZED VISION GLASS | | |
| UL | UNGLAZED LITE VISION GLASS | | |

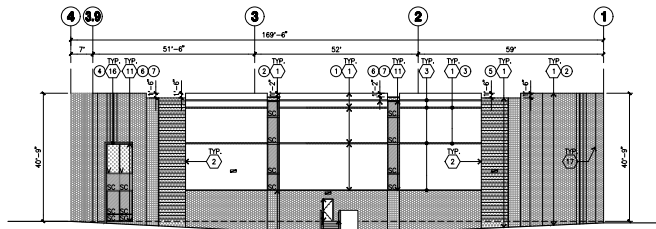
W-1 INSULATED VISION GLASS
3/4" VETROCOOL, INFOTGA + 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLAZES WITH 1/4" AIRSPACE AND 1/4" LITES
NO LEAF SPACER. 1/4" AIRSPACE
MINIMUM VT TO BE 0.42 PER 2016 IBC TABLE 1403.4-B

SC-1 SPANDREL WITH CONCRETE BEHIND
3/4" VETROCOOL, INFOTGA WITH HANDBRAY BLUE OPACOGAT PAINTED ON SELECTIVE REVEALS ON CONCRETE.

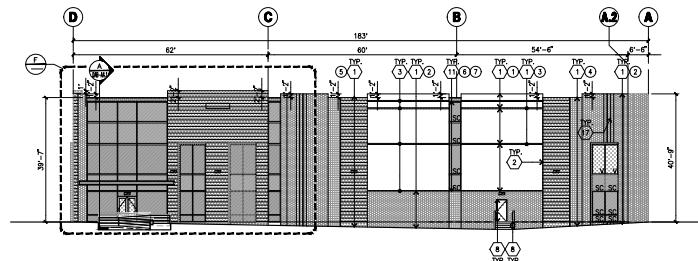
V-1 VISION GLASS
1/4" VETROCOOL, INFOTGA
MULLIONS : BLACK ANODIZED.



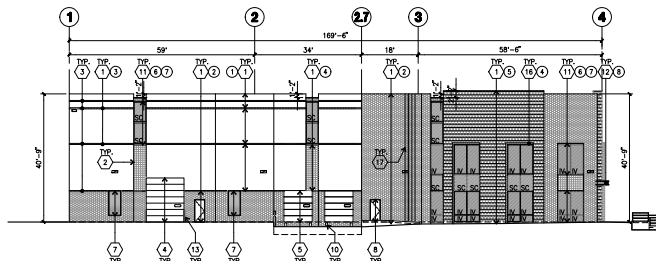
WEST ELEVATION
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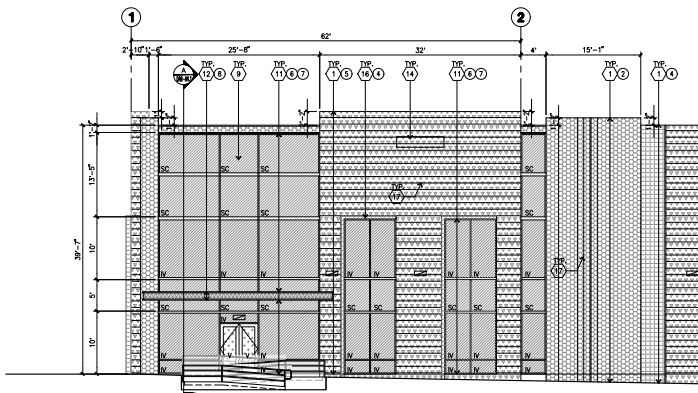
NORTH ELEVATION
scale: 1/16" = 1'-0"



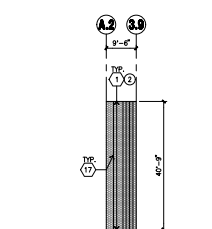
EAST ELEVATION
scale: 1/16" = 1'-0"



SOUTH ELEVATION
scale: 1/16" = 1'-0"



ENLARGED EAST ELEVATION
scale: 1/8" = 1'-0"



OBLIQUE ELEVATION
scale: 1/16" = 1'-0"

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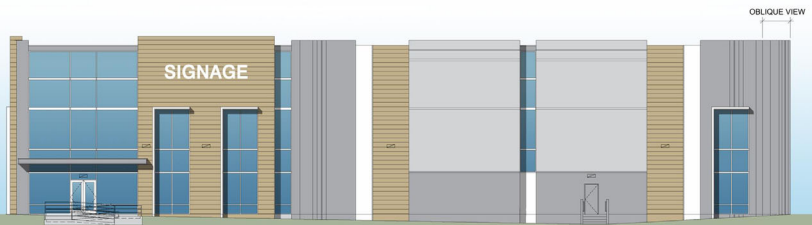
North Elevation



West Elevation



South Elevation



East Elevation



Conceptual Building Elevations - 32ft clear

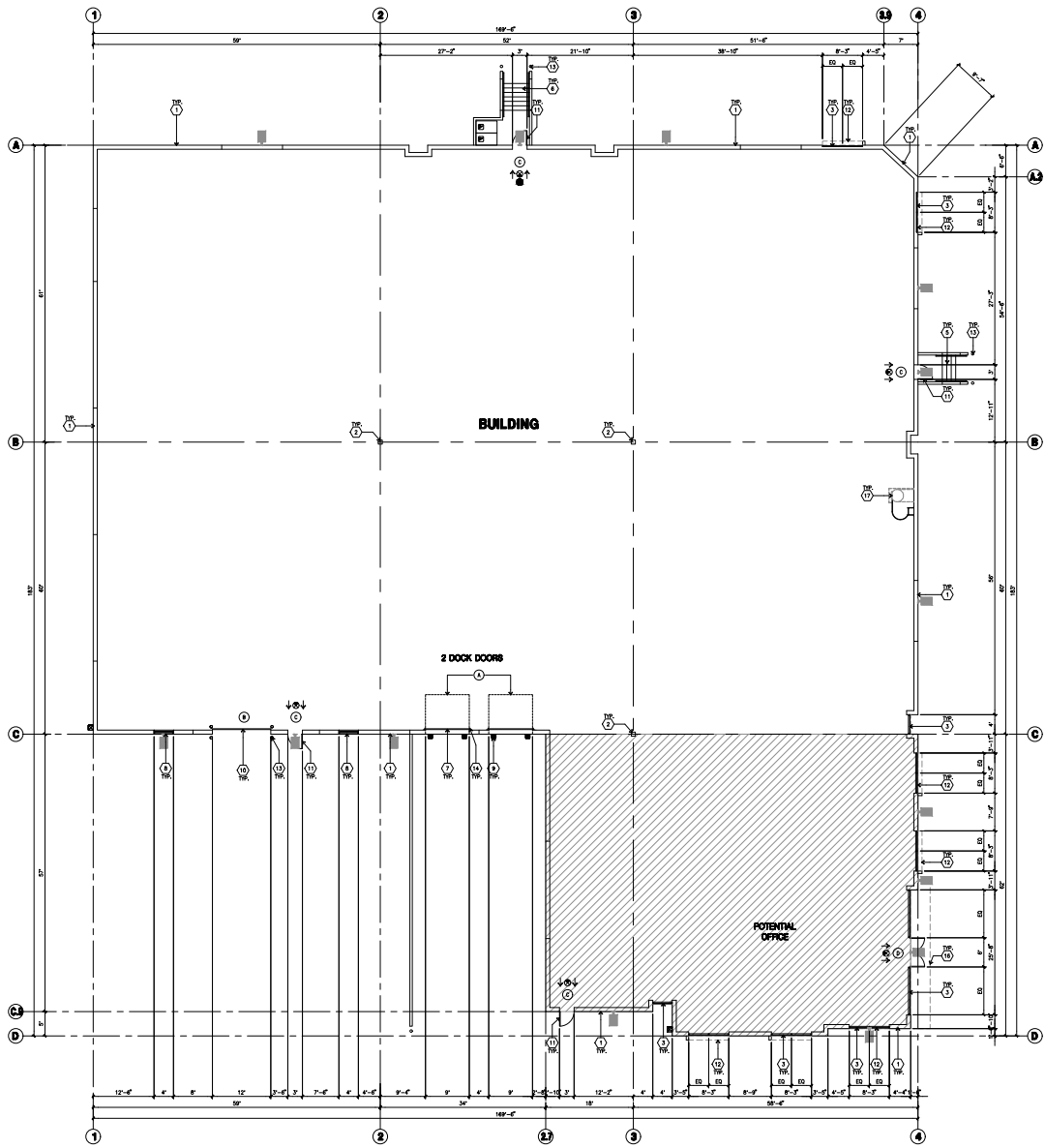
Park Avenue & Iowa Street

Redlands, CA 92373

12.17.2025

#25112

AVOCADO GROVE
1228 LLC.



FLOOR PLAN KEYNOTES

- 1) CONCRETE TILT-UP PANEL.
- 2) STRUCTURAL STEEL COLUMN.
- 3) TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE FLOOR-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATION.
- 4) CONCRETE RAMP W/ 4" CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
- 5) 3'-8" X 4'-4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAIN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROWN FINISH. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ. BY CITY INSPECTOR.
- 6) EXTERIOR CONCRETE STAR W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL.
- 7) 9' X 10' TRUCK DOOR, SECTIONAL O/H., STANDARD GRADE.
- 8) 4' X 8' LOUVERED OPENING FOR VENTILATION.
- 9) DOOR DOOR BUMPER TYPICAL.
- 10) 12' X 14' DRIVE TRAIL, SECTIONAL O.H., STANDARD GRADE.
- 11) 3' X 7' HOLLOW METAL EXTERIOR MAIN DOOR.
- 12) SOFFIT LINE ABOVE.
- 13) CONC. FILLED GUARD POST, 6" DIA. U.N.C.L. 42"H.
- 14) Z GUARD.
- 15) EXTERIOR LIGHTING FIXTURE.
- 16) METAL CANOPY.
- 17) ROOF ACCESS LADDER.

FLOOR PLAN GENERAL NOTES

- A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAIN DOORS APPROX. 100' MAXIMUM. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
- B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- C. THE BUILDING FLOOR SLAB IS SLOPED. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- D. PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
- E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL CORR. RD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
- F. FLOOR POOR STRIP 1/2" TO EXTERIOR AT ALL MANDOOK ENITS.
- G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GIRDLING, OR FACE OF STEEL I/JUG.
- H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
- I. FOR DOOR TYPES AND SIZES. SEE DETAIL SHEET AD-4. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
- J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DAMPED INCLUDING CARS AND TRUCKS.
- K. ALL EXIT MAIN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN. HORIZONTAL.
- L. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
- M. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
- N. NON-ACCESSIBLE DOOR PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 11.338.1.1.1.
- O. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW.

FLOOR SLAB & POUR STRIPS REQ.

- THESE NOTES ARE VERY MIN. REQUIREMENT.
- 1. FLOOR COMPACTION - 95%
 - 2. TRENCH COMPACTION - 90%
 - 3. BUILDING FLOOR SLAB:
 - 4. CONTRACTOR TO BELL FOR GLASS V FLOOR PER A.C.I. 302.3R-99
 - 5. CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
 - 6. CONTRACTOR TO CURE SLAB TO BE MET CURING USING BURLINE FOR 7 DAYS MIN.
 - 7. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DAMPED.
 - 8. NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVY WILL BE PLACED ON THE SLAB.
 - 9. SLAB TO BE F750 FL35 MEASURED WITHIN 24 HOURS.
 - 10. NO FLY ASH IN THE CONCRETE.
 - 11. WHERE INDICATED, PROVIDE VAPOR BARRIER (15MIL STEGO OR EQUAL) UNDER THE CONCRETE SLAB. PROVIDE SAND PER SOLE ENGINEER OR MANUFACTURERS RECOMMENDATION.
 - CONCRETE SLAB IN FUTURE OFFICE AREAS WHERE SAND OVER VOULEEN ARE REQUIRED, SHALL BE NATURALLY HYDRATED WITHOUT USE OF BURLINE, CURING COMPOUND, OR RELEASE AGENTS.
 - CONTROL/CONSTRUCTION JOINTS SHALL NOT BE FILLED WITH MM-80 JOINT FILLER IN FUTURE OFFICE AREAS.
 - 12. SEAL CONCRETE SLAB W/ UPHOULITH SEALER

OVERALL FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 scale: 1/8" = 1'-0"



HPA Inc.
 18831 Bardeen Avenue, Ste 100
 Irvine, CA 92612
 Tel : 949-863-1770

Owner:

Avocado Grove 1228, LLC
 Tel: -

Project:

Redlands Business Center

475 Iowa Street
 Redlands, CA 92373

Consultants:

- CIVIL Waldson & Associates
- STRUCTURAL
- MECHANICAL
- PLUMBING
- ELECTRICAL
- LANDSCAPE Rodarte Landscape
- FIRE
- SOILS

TITLE Overall Floor Plan

Project Number: 25112
 Drawn By: JK
 Date:

Revision:

Sheet:
DAB-A2.1

CAUTION: IF THIS SHEET IS NOT BOUND TO A REDUCED PRINT

SOCIO-ECONOMIC EVALUATION CHECKLIST FORM

BACKGROUND

1. Project Title: Commission Review & Approval No. 977

2. Lead Agency Name and Address:
City of Redlands
Development Services Department
35 Cajon Street, Suite 20
Redlands, CA 92373
Mailing Address:
City of Redlands
Development Services – Planning
P.O. Box 3005
Redlands, CA 92373

3. Contact Person and Phone Number: Nylsen Escajeda, Assistant Planner, (909) 798 – 7555 extension 2.

4. Project Location: The project site is proposed on an existing 54,405 square-foot parking lot located at (APN: 0292-156-22-0000).

5. Project Sponsor's Name and Address: Gered Yetter; represented by Pamela Steele of MIG Inc., 6809 Indiana Avenue, Ste 203, Riverside, CA 92506. Pamela Steele, telephone: 951-733-5240.

6. General Plan Designation: Commercial/Industrial

7. Zoning Designation: The subject property is within the Commercial Industrial (EV/IC) District of the East Valley Corridor Specific Plan. The EV/IC district permits light industrial uses.

8. Description of Project: The applicant proposes to construct an approximately 25,355 square-foot light industrial building with ancillary office and storage space, and related on-site improvements including utilities, parking lot, driveways, landscaping, lighting, walls and fences on 1.36 acres of vacant parcel located at the northwest corner of Iowa and W. Park Avenue, within the EV/IC zoning district. A Socio-Economic Cost/Benefit Study was prepared for the project.

9. Existing On-Site Land Use and Settings: The subject property is flat in topography, vacant, and unimproved.

10. Surrounding Land Uses and Setting: The project site is located at the southwest corner of W. Park Avenue and Iowa Street. The property is located within the EV/IC (Commercial Industrial) District of the East Valley Corridor Specific Plan. Surrounding properties on the north, south, east, west sides are located within the EV/IC (Commercial Industrial) District of the East Valley Corridor Specific Plan as well. The property to the north is currently a Single-Family house, while the properties to the east, west, and south have all been developed as industrial and warehouse uses.

11. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement): None.

COST / BENEFIT FACTORS:

The cost benefit factors are evaluated independently using the cost benefit model. A positive or negative cost/benefit ratio will be derived by evaluating projects. A complete model used to evaluate the project is available in the Development Services Department. A summary of that analysis is provided here:

According to the Cost Benefit Model used by the City, the project is projected to result in annual residential revenues of approximately \$17,794 to the City upon project implementation, and annual ongoing costs of approximately \$1,247. The surplus revenue is \$16,547 for a positive cost/benefit ratio of 14.27. The complete Cost/Benefit Model results are attached herein.

PUBLIC INFRASTRUCTURE AND EFFECT ON THE CITY OF REDLANDS:

Identify the public infrastructure required for development of this project and identify the source(s) of funding for these improvements. Identify the effects of such development upon the City of Redlands.

a) List of public infrastructure required for the project:

The applicant will provide the infrastructure as required by the Land Use Engineering Division and the Municipal Utilities & Engineering Department. The developer will be installing all required project site frontage and any related off-site improvements. The proposed development will provide rear alley improvements.

b) Sources of funding for these improvements to include developer installed payment of impact fees, assessment districts, etc.:

The developer will be required to pay applicable Development Impact Fees and permit fees as required by the Redlands Municipal Code.

c) The effect of the project upon the City of Redlands relative to public infrastructure is as follows:

This project will utilize the existing public infrastructure systems within the City that surround the project site. This utilization of city infrastructure is offset by the payment of Development Impact Fees and the construction of infrastructure improvements to accommodate the new use on the subject property.

BENEFITS OF THE PROJECT TO THE CITY OF REDLANDS

The following is a list of benefits that can be attributed to the proposed project. The benefits may fall into the categories identified or a miscellaneous category. Each benefit identified will be described in detail with supporting reasons as to how the item benefits the community.

A. Citrus Enhancements or Preservation. Does the project preserve citrus? The following are accepted ways to enhance or preserve citrus which may be determined to be a benefit to

the City of Redlands.

1. Provide conservation easement(s) on citrus groves the City hopes to preserve.
2. Acquire citrus grove(s) and donate all or a portion of the grove to the City.
3. Enhance viability and productivity of existing groves by enhancing irrigation or adding frost water.
4. Maintain a viable buffer of citrus around the project (at least 3 rows).
5. Other ways to preserve citrus.

If this project provides benefit(s) that apply to citrus enhancement or preservation, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

Proposed Project: There are no citrus trees that are currently on the subject property. The project site is currently vacant. Based on historic aerial photographs, the project site and the surrounding parcels were orchards until the 1970s. The citrus groves that were on the subject property were removed as of 1980. Based on the historic aerial photographs, there were no citrus or agricultural uses on the subject on the subject property since 1980, and the property has remained vacant since then.

B. Cultural Enhancements or Preservation. Does the project enhance or preserve cultural aspects of the community? The following are accepted ways to enhance and/or preserve cultural aspects of the community which may be determined to be a benefit to the City of Redlands.

1. Contributes to “art in public places” concept to a minimum of 1% of total project value.
2. Contributes to the alleviation of problems at cultural sites.
3. Provides an electronic library available to the public.
4. Enhances or contributes to current services or cultural resources.
5. Contribute to performing arts venues.

If this project provides benefit(s) that apply to cultural enhancements or preservation, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

Proposed Project: The proposed project will not directly provide benefit(s) that apply to cultural enhancements or preservation. However, the project will pay City established Development Impact Fees and provide additional revenue from increased property tax assessment, business license tax, and other revenue sources that will indirectly provide funding that will contribute to enhancing and/or maintaining some of the cultural facilities within the City.

C. Heritage Enhancements or Preservation. Does the project enhance or preserve heritage aspects of the community? The following are accepted ways to enhance and/or preserve heritage aspects of the community which may be determined to be a benefit to the City of Redlands.

1. Renovates existing historic homes.

2. The project has design features which include garage doors do not face street; 50% wrap around porch on 1-1/2 sides; broad overhangs on roof; driveway located on the side of house or a circular drive; decorative wood, masonry or wrought iron fence.
3. Adaptive reuse of historic structures in appropriate zones.
4. Forming a new or annexing to an existing historic district.
5. Designation of a structure as an individual historic resource.

If this project provides benefit(s) that apply to heritage enhancements or preservation, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

Proposed Project: The project site is currently vacant. As such there is no opportunity to enhance or preserve the heritage aspects of the community as these types of resources do not exist on-site.

D. Architectural Enhancements. Does the project enhance architectural aspects of the community? The following are accepted ways to enhance architectural aspects of the community which may be determined to be a benefit to the City of Redlands.

1. Provide architectural or decorative enhancements to the project which exceed normal architectural standards.
2. Trees or other landscaping amenities that exceed minimum requirements.
3. Contribution of off-site enhancements in the public right-of-way, such as sidewalk installation and street tree replacement.
4. Assisting in undergrounding of utility lines.

If this project provides benefit(s) that apply to architectural enhancements, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

Proposed Project: The architectural design incorporates recessed elements, as well as roof parapets at varying heights. In addition, multiple building materials are proposed. The building will incorporate a color palette consisting of shades of gray (Gray Matters and Cityscape) with recessed areas to create visual interest and variation, off-white, and a beige-yellow color (sawgrass) are used for the projecting faces along the front facades. Additionally, metal canopy and awnings are also proposed along the south, north, and eastern elevations visible to the public. Furthermore, glass material will also be utilized both at the upper level of the building as well as at the ground floor, particularly at the street corner to create a sense of opening.

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 for industrial uses in the East Valley Corridor Specific Plan is 15% of the site, and the proposed project provides 17% (or 9,855 square feet), exceeding the minimum requirement.

E. Historic Downtown Enhancements or Preservation. Does the project enhance or preserve the historic downtown of the community? The following are accepted ways to enhance and/or preserve the historic downtown of the community which may be determined to be a benefit to the City of Redlands.

1. Contributes financially to viability of core downtown within expanded downtown.
2. Renovate old buildings.
3. Within an expanded downtown extends DRBA streetscape enhancements.
4. Contributing to the restoration of original building facades of existing structures
5. Re-establishing historical “pedestrian oriented” street frontages where original buildings have been removed.
6. Provides unique adaptive use of historic building.
7. Contributes to alternative means of transportation.

If this project provides benefit(s) that apply to historic downtown enhancements or preservation, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

Proposed Project: The project is not located within the historic downtown district. The project will pay City established Development Impact Fees and provide additional revenue from increased property tax assessment, business license tax, and other revenue sources that will indirectly provide funding that could be utilized to enhance and/or maintain the downtown district.

F. Job Enhancements. Does the project enhance jobs for the community? The following are accepted ways to enhance jobs for the community which may be determined to be a benefit to the City of Redlands.

1. Provides jobs for the community.
2. Brings in revenue from outside the city.
3. Internship opportunities for students at universities, high school and colleges.

If this project provides benefit(s) that apply to job enhancements, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

Proposed Project: Due to the location of the project site and the regional nature of the development, the project can be expected to provide a new source of employment for residents of the city; as well as, residents of surrounding communities; in turn, bringing in additional revenue to the City and its businesses.

G. Open Space Enhancements or Preservation. Does the project enhance or preserve open space aspects of the community? The following are accepted ways to enhance and/or preserve open space within the community which may be determined to be a benefit to the City of Redlands.

1. Hardscape feature that enhances wildlife- water/food/ shelter.
2. Enhanced landscape on commercial project which conceals infrastructure.

3. Waterscaping which increases illusion of open space.
4. Provides open space in addition to zoning requirement.
5. Provides a Planned Residential Development
6. Provides a usable conservation easement across open space in perpetuity.
7. Preserves access for wildlife migration corridor.
8. Provides undisturbed refuge area for wildlife.

If this project provides benefit(s) that apply to open space enhancements or preservation, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

Proposed Project: The project will provide landscaping improvements consisting of parking area landscaping planters exceeding minimum requirements. The project will conceal related infrastructure which will be placed underground or screened with landscaping. The project site is located in an urbanized area that is surrounded primarily by light industrial uses and no wildlife corridors or refuge areas are located on the site. Therefore, the project does not involve the preservation of any wildlife migration corridor or undisturbed refuge area.

H. Park Enhancements or Preservation. Does the project enhance or preserve parks of the community? The following are accepted ways to enhance and/or preserve parks within the community which may be determined to be a benefit to the City of Redlands.

1. Adds improved parkland.
2. Adds parkland beyond requirements.
3. Provides pedestrian and/or bike trails to parks or provides extension of existing pedestrian and/or bike trails from the project site.
4. Adds meeting rooms accessible to local groups on a frequent basis.
5. Improves or adds to existing landscape and/or street scape at or near the project site.

If this project provides benefit(s) that apply to park enhancements or preservation, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

Proposed Project: The project site will be developed with curb, gutters, sidewalks, and landscape parkways. The project will pay City established Development Impact Fees and provide significant additional revenue from increased property tax assessment, business license tax, and other revenue sources that will directly and indirectly provide funding that may be used to benefit City parks.

I. Public Safety Enhancements. Does the project enhance public safety aspects of the community? The following are accepted ways to enhance public safety within the community which may be determined to be a benefit to the City of Redlands.

1. Security infrastructure is provided in an architecturally acceptable manner.
2. Exterior television monitoring on commercial project.
3. Provide a building site or fully equipped fire station or contributes to

- dedicated City account for future construction.
4. Provides significant additional fire equipment as determined by the Fire Department.
5. Provides for a police substation (subject to City approval).
6. Provides for a building site for a new facility.

If this project provides benefit(s) that apply to public safety enhancements, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

Proposed Project: The project will include fences and a landscaping/hardscaping buffer for the public right of way. Active and regular use of the site also provides an “eyes-on-the-street” level of security, where employees and patrons are better able to see security issues for both themselves and the nearby properties. It will also pay applicable Development Impact Fees which have been established by the City to fund public facilities including police. The project will also provide significant additional revenue from increased property tax assessment, sales taxes, and other revenue sources that may assist in funding police services.

J. School Enhancements. Does the project enhance schools or their operations within the community? The following are accepted ways to enhance schools within the community which may be determined to be a benefit to the City of Redlands.

1. Senior citizen development adds revenue but no impact.
2. Provides day care and after school program(s).
3. Project is close to schools serving the project.
4. Contributes equipment or other enhancements to existing day care and after school programs.
5. Assist schools with land or financing (such as Mello Roos).

If this project provides benefit(s) that apply to schools, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

Project Site: The project is not a residential development and is not considered growth inducing in nature, either directly or indirectly. The project will pay State established school fees that will assist in the future funding of school facilities.

K. Traffic. Does the project reduce traffic, enhance systems to improve traffic conditions or otherwise improve traffic within the community? The following are accepted ways to improve traffic within the community which may be determined to be a benefit to the City of Redlands.

1. Provide financial mitigation which helps alleviate parking problems in town, i.e., by contributing to the parking district.
2. Incorporate “traffic calming” elements into the design of the circulation system.
3. Support for alternative forms of public transportation or public transportation facilities.
4. Add biking and pedestrian access to off campus intellectual or entertainment resources.
5. Have a unique method of product/inventory delivery.

If this project provides benefit(s) that apply to traffic, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

Project Site: Off-site improvements have been or will be installed in accordance with the East Valley Corridor Specific Plan and the Redlands General Plan Circulation Element. The project will also pay Development Impact Fees established by the City as a fair share contribution toward the development's impacts on the local street system.

L. Wastewater System Enhancements. Does the project enhance the wastewater system within the community? The following are accepted ways to improve the wastewater system within the community which may be determined to be a benefit to the City of Redlands.

1. Provide a dual system to use potable and non-potable water.
2. Provide financial contributions to tertiary facilities at the Wastewater Treatment Plant.
3. Improve water quality.

If this project provides benefit(s) that apply to the wastewater system, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

Proposed Project: The project will comply with requirements of the City of Redlands. The Applicant has not proposed any special features related to water system enhancements. The proposed project would be served by the City of Redlands sewer collection system. The proposed project would generate wastewater that can be discharged to a municipal system with sufficient capacity.

M. Miscellaneous Preservation or Enhancements. Does the project enhance or preserve elements within the community?

If this project provides benefit(s) that apply to enhancement or preservation of elements that are important to the City, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

Proposed Project: The project does not provide any additional enhancements or preservation of elements within the community than previously identified.

SOCIAL FACTORS POTENTIALLY AFFECTED:

This project may create unmitigable physical blight or overburden public services for those social factors checked below within the "Potentially Significant," "Potentially Significant Unless Mitigation" or "Less Than Significant" as indicated by the checklist on the following pages.

<input type="checkbox"/> Agricultural/Citrus Removal	<input type="checkbox"/> Police Services	<input type="checkbox"/> Recreational Programs
<input type="checkbox"/> Wildlife/Habitat	<input type="checkbox"/> Downtown Impacts	<input type="checkbox"/> Land Use Compatibility
<input type="checkbox"/> Traffic	<input type="checkbox"/> Residential Design	<input type="checkbox"/> Schools
<input type="checkbox"/> Fire Services	<input type="checkbox"/> Cultural Facilities	
<input type="checkbox"/> Paramedic Services	<input type="checkbox"/> Park Facilities	

DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project will not create unmitigable physical blight or overburden public services in the community, and no additional information or evaluation is needed.
- I find that although the proposed project could create unmitigable physical blight or overburden public services in the community, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project by the applicant.
- I find that the proposed project may create unmitigable physical blight or overburden public services in the community, and additional information or evaluation is needed in the following areas:
- I find that the proposed project has already been evaluated for socio-economic impacts and the prior evaluation adequately evaluated this project.

Signed:

Nylsen Escajeda
Assistant Planner
City of Redlands
January 23, 2026

EVALUATION OF SOCIAL FACTORS

Explanations of all "Potentially Significant," "Potentially Significant Unless Mitigation Incorporated," "Less Than Significant Impact," and "No Impact" answers are provided on the attached sheets.

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AGRICULTURAL/CITRUS REMOVAL.				
Would the proposal:				
a) Affect agricultural resources or operations (e.g. impacts to soils or farmlands, or impacts from incompatible land uses)?	—	—	—	✓
b) Remove active citrus groves from production?	—	—	—	✓

Agricultural/Citrus Removal

1. a,b) Based on historic aerial photographs and Sanborn map information, the project site was established as a residential neighborhood around 1908 and was turned into a vacant lot prior to 1980. There is no photographic evidence that orchards were ever planted on the subject property. The property is not being used for agricultural purposes and the proposed project will not remove any orchards or impact agricultural resources. The site is currently vacant, and the surrounding neighborhood consists of commercial structures, and a majority of single-family residences.

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
2. WILDLIFE/HABITAT/OPEN SPACE PRESERVATION.				
Would the proposal:				
a) Eliminate or have negative impact upon wildlife corridors?	—	—	—	✓
b) Tend to urbanize open space impacting preservation and	—	—	—	✓

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
conservation of natural resources?				
c) Interfere with use of recognized trails used by joggers, hikers, equestrians or bicyclists?	—	—	—	✓
d) Eliminate, reduce, or have any negative impact upon wildlife habitat areas to include the protection of fringe or buffer areas?	—	—	—	✓

Wildlife/Habitat/Open Space Preservation

- 2.a) The project site is within an urbanized area and is not known as an area that contains biological resources or wildlife corridors. The site has been vacant for several years and used to contain a single-family residence with several detached structures that have been demolished. The property is currently vacant and contains shrubs and vegetation. The site does not contain sensitive plant species that would support wildlife foraging.
- 2.b) The subject site is surrounded by development. The General Plan designation for the site is Commercial/Industrial and the use is permitted within the Commercial Industrial (EV/IC) land use designation of the East Valley Corridor Specific Plan. The project will not impact open space preservation and conservation of natural resources.
- 2.c) The project site is located within an urbanized area and is primarily surrounded by development. The project will not eliminate, reduce, or have any negative impact upon wildlife habitat areas to include the protection of fringe or buffer areas. The project site is currently vacant, located within an urbanized area, and is surrounded by development. Overall, the site is not a significant habitat area for any species.

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
3. TRAFFIC. Would the proposal:				
a) Result in increased vehicle trips or congestion?	—	—	—	<u>✓</u>
b) Create additional traffic so as to be in conflict with the policies of the General Plan?	—	—	—	<u>✓</u>
c) Does traffic impact livability of a residential neighborhood on streets which, due to design or terrain features, street side development or other factors, have greater than usual sensitivity to increased traffic?	—	—	—	<u>✓</u>
d) Create additional traffic so as to increase the level of service on roadways that are adjacent to or in the vicinity of the project?	—	—	—	<u>✓</u>

Traffic Impacts

- 3.a,b,d) The project site will have access via a two-way driveway along Iowa Street. Regional access to the project site is provided by the Interstate 10 freeway and California State Route 210. Local access is provided by various roadways within the vicinity of the site. The proposed project will not create additional traffic that will increase the level of service on roadways that are within the vicinity of the project.
- 3.c) The project site is within an area designated for light industrial uses as allowed by the underlying zoning district. Access to the project site will be taken from Iowa Street which is identified as a collector road in the 2035 General Plan. The project site will provide a two-way driveway along Iowa Street that provides access to the parking lot and to the parking spaces behind a gate. The site is surrounded by light industrial uses in the east, west, and south, and the traffic generated by the project will not impact the livability of the surrounding businesses or streets as there is a range of industrial development within the vicinity of the project site.

Issues and Supporting Information Sources:

4. FIRE AND PARAMEDIC SERVICES.

Will the proposal result in:

- a) Requiring fire and paramedic services that are beyond the current capabilities of the Fire Department?
- b) An increase in response time for essential fire or paramedic services to the remainder of the community?
- c) The need for additional fire or paramedic facilities or equipment?

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Requiring fire and paramedic services that are beyond the current capabilities of the Fire Department?	—	—	—	<u>✓</u>
b) An increase in response time for essential fire or paramedic services to the remainder of the community?	—	—	—	<u>✓</u>
c) The need for additional fire or paramedic facilities or equipment?	—	—	—	<u>✓</u>

Fire and paramedic services

- 4.a) According to the 2035 General Plan, the site is not within an area that is a high fire danger area. The project will incorporate fixed fire protection systems which will mitigate any impacts relative to this issue
- 4.b) The project involves the construction of a new light industrial building that is 25,355 square feet with ancillary office space and related site improvements. The Fire Department consists of approximately fifty-five (55) total sworn personnel, including eighteen (18) firefighter/paramedics and thirty-seven (37) firefighter/EMTs and covers an area of thirty-seven (37) square miles. The new city services required by this project would be able to be supported by the City of Redlands Fire Department and will not have a significant impact on fire or paramedic services to the remainder of the community. The project would be served by Fire Station No. 264, located at 1270 W. Park Avenue, and is within a minimum response time of five minutes.
- 4.c) Present capabilities of the Fire Department will not require additional fire or paramedic facilities or equipment as a result of this project. The project will pay Development Impact Fees which have been established by the City to fund public facilities, including fire and paramedic services. Also, the project will provide additional revenue from increased property tax assessment, business license tax, and other revenue sources that will assist in funding fire operations.

Issues and Supporting Information Sources:

5. POLICE SERVICES. Would the proposal result in:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Requiring police services that are beyond the current capabilities of the Police Department?	—	—	✓	—
b) An increase in response time for essential police services to the remainder of the community?	—	—	—	✓
c) The need for additional police facilities or equipment?	—	—	—	✓
d) Increase in crime as a result of the type of business?	—	—	—	✓

Police Services

5.a-d) Present capabilities of the Redlands Police Department would not be adversely impacted with project development; however, cumulatively the project will along with future development, require increased police services. The project will pay Development Impact Fees which have been established by the City to fund public facilities, including police. The project will also provide additional revenue from increased property tax assessment, business license tax, and other revenue sources that may assist in funding police services.

Issues and Supporting Information Sources:

6. DOWNTOWN IMPACTS. Would the proposal result in:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) A reduction of the number or types of businesses located in the downtown?	—	—	—	✓
b) An unfair or unreasonable competitive disadvantage to existing businesses downtown?	—	—	—	✓

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Creation of vacant buildings and the potential for blight?	—	—	—	<u>✓</u>
d) Cause an unreasonable increase in traffic downtown?	—	—	—	<u>✓</u>
e) Economic and social effects of businesses competing with downtown businesses?	—	—	—	<u>✓</u>

Downtown Impacts

6.a-e) The project site will consist of a light industrial building that is located west of the City's downtown area. The proposed project does not have the ability to negatively affect the businesses located within the Downtown Business District as the proposed project is not located within the vicinity of the Downtown Business District.

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
7. RESIDENTIAL DESIGN. Would the proposal:				
a) Conflict with existing codes and or standards?	—	—	—	<u>N/A</u>
b) Meet minimum point standards of the Residential Development Allocation process?	—	—	—	<u>N/A</u>

Residential Design

7.a,b) No part of this project contains a residential component. No further additional information or evaluation is needed.

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
8. CULTURAL FACILITIES. Would the proposal result in:				

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Impacts to an historic residential structure, neighborhood, or district?	—	—	—	<u>✓</u>
b) Impacts to an historic commercial structure or district?	—	—	—	<u>✓</u>
c) Impacts to cultural facilities such as the Smiley Library, Redlands Bowl, Lincoln Shrine, Joslyn Center, Community Center, etc.?	—	—	—	<u>✓</u>
d) Have the potential to cause a physical change which would affect unique ethnic cultural values?	—	—	—	<u>✓</u>
e) Potential to disturb existing religious facilities	—	—	—	<u>✓</u>
f) Impact or restrict religious or sacred uses.	—	—	—	<u>✓</u>

Cultural Facilities

- 8.a,b) There are no historic residential structures on the project site, nor is the project site located within a historic neighborhood or district.
- 8.c) The project involves the construction of a light industrial building which is permitted by the underlying zoning district. Cultural facilities such as the Smiley Library, Redlands Bowl, Lincoln Shrine, Joslyn Center, Community Center, etc., will not be impacted by the construction of the proposed project. The project will pay Development Impact Fees and provide an increase in revenue to the City from increased property tax assessment, business license tax, and other revenue sources that may assist in providing funding for existing cultural facilities. Thus, the project will not have an adverse impact to cultural facilities.
- 8.d) No part of this project has the potential to affect unique ethnic cultural values.
- 8.e,f) No part of this project will result in impacts to existing religious facilities or restrict religious uses.

Issues and Supporting Information Sources:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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9. PARK FACILITIES AND RECREATIONAL PROGRAMS. Will the proposal result in:

- | | | | | |
|-------------------------------------------------------------------------------------------------------------|---|---|---|----------|
| a) Increases in use or demand for park facilities or programs to include manpower, facilities or equipment? | — | — | — | <u>✓</u> |
| b) A ratio of parkland to population which exceeds standards and or goals established by the General Plan? | — | — | — | <u>✓</u> |

Park Facilities and Recreational Programs

9.a,b) The proposed project does not consist of a residential component. Therefore, the project will not adversely affect existing or planned park facilities or recreational programs within the City nor create a significant new demand for additional recreational facilities. The project will pay development impact fees and provide an increase in revenue to the City from increased property tax assessment, business license tax, and other revenue sources that may assist in providing funding that could be used to benefit park facilities and recreational programs.

Issues and Supporting Information Sources:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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10. LAND USE COMPATIBILITY. Would the proposal result in:

- | | | | | |
|-----------------------------------------------------------------------------|---|---|---|----------|
| a) Land uses that are not compatible or consistent with the General Plan? | — | — | — | <u>✓</u> |
| b) Economic impacts on businesses and small property owners from a project? | — | — | — | <u>✓</u> |
| c) Physical separation or division of an existing community? | — | — | — | <u>✓</u> |
| d) Loss of jobs for the community? | — | — | — | <u>✓</u> |
| e) Overcrowding of housing? | — | — | — | <u>✓</u> |

Land Use Compatibility

- 10.a) The site has a General Plan land use designation of Commercial/Industrial. The project is located within the Commercial Industrial (EV/IC) zoning district of the East Valley Corridor Specific Plan which allows warehouse buildings. Therefore, the project will not result in land uses that are incompatible or inconsistent with the General Plan or surrounding area.
- 10.b) The proposed project is consistent with the General Plan Land Use Designation as Commercial/Industrial. The proposed project conforms to the development standards for the EV/IC District of the EVCSP. The project does not pose an economic impact on businesses or small property owners. The development does not include a retail component and does not provide a service that would impact the businesses located in the City.
- 10.c) The subject property will be developed with a warehouse building within an area designated for commercial and industrial uses. Surrounding parcels of land have previously been developed with similar uses. The proposed project has been designed to be compatible with the surrounding development.
- 10.d) No part of this project has the potential to create loss of jobs to the community.
- 10.e) No residential component is proposed as part of the project. Based upon the absence of a residential component, no part of this project has the potential to result in overcrowding of the current housing stock within the City.

Issues and Supporting Information Sources:

11. SCHOOLS. Would the proposal result in:

- a) Creating an overcapacity in schools?
- b) The need for additional school facilities or equipment?
- c) Land uses not consistent with or compatible with existing educational facilities in community?
- d) Social or academic impacts on students resulting from school closures.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Creating an overcapacity in schools?	—	—	—	<u>✓</u>
b) The need for additional school facilities or equipment?	—	—	—	<u>✓</u>
c) Land uses not consistent with or compatible with existing educational facilities in community?	—	—	—	<u>✓</u>
d) Social or academic impacts on students resulting from school closures.	—	—	—	<u>✓</u>

Schools

11.a-d) Based on the absence of a residential component to this project and a determination that the project will not manifest a growth-inducing impact, the project does not have the potential to adversely impact schools. Any potential direct and/or indirect impacts attributable to the project will be offset through the payment of State established school fees assessed at the time of building permit issuance.

RESOLUTION NO. 1736

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDLANDS APPROVING COMMISSION REVIEW & APPROVAL NO. 977 AND ADOPTING THE ASSOCIATED SOCIO-ECONOMIC COST/BENEFIT STUDY TO CONSTRUCT A 25,355 SQUARE-FOOT LIGHT INDUSTRIAL BUILDING LOCATED AT THE SOUTHWEST CORNER OF IOWA STREET AND WEST PARK AVENUE, WITHIN THE COMMERCIAL INDUSTRIAL (EV/IC) DISTRICT OF THE EAST VALLEY CORRIDOR SPECIFIC PLAN.

WHEREAS, The Fullmer Company, LP, has submitted an application for Commission Review and Approval No. 977 to construct a 25,355 square foot light industrial building with ancillary office and storage space on a 1.36-acre vacant parcel located at the southwest corner of Iowa Street and West Park Avenue (APN: 0292-156-22-0000) in the Commercial Industrial (EV/IC) District of the East Valley Corridor Specific Plan; and

WHEREAS, on January 30, 2026, 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. 977 was published in a newspaper of general circulation; and

WHEREAS, on February 10, 2026, 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, the proposed project qualifies for exemption from environmental review under Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines for in-fill development projects and the proposal meets all criteria for exemption; and

WHEREAS, following the hearing for Commission Review & Approval No. 977, 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 qualifies for exemption 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.

A. The project will not create unmitigated physical blight within the City or overburden public services including, without limitation, the sufficiency of police and fire protection

services.

The Project will not create significant unmitigable physical blight in the City of Redlands or overburden public services, including police and fire protection services as well as other public services by the City of Redlands. The project site is adjacent to or abuts primarily commercial and light industrial developments (on all sides). The subject property proposed for development and the intended use(s) are designated for Commercial/Industrial land uses in the 2035 General Plan.

B. The benefits to the City resulting from development of the project outweigh any direct cost to the City that may result.

The Socio-Economic Cost/Benefit Study prepared for the project indicates that the project will generate annual revenues of approximately \$17,794 and have approximately \$1,247 in costs. Therefore, the project will result a positive balance of \$16,547 annually (or a positive cost/benefit ratio of 14.27). For every one dollar the City will spend in providing services to the project, the City will receive \$14.27 in revenue. The project would also provide revenue to the City through increased property tax assessment and the payment of development impact fees. These fees may provide for public safety (Police and Fire) enhancements, traffic or roadway network enhancements, and utility connections, among other services provided by the City.

SECTION 3. FINDINGS FOR APPROVAL OF COMMISSION REVIEW & APPROVAL.

The Planning Commission hereby approves Commission Review & Approval No. 977 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 building for light industrial and commercial uses as may be permitted in the Commercial Industrial (EV/IC) District. The project meets the applicable development standards of the Commercial Industrial (EV/IC) District including setbacks, lot coverage, floor area ratio, site design, landscaping, and parking. The proposed development will be compatible with the surrounding uses that are located in the vicinity of the project site, which primarily consist of commercial and 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 which are designed to carry the type and quantity of traffic that can be expected from the proposed development as a commercial or

light industrial use. The site will have access via a two-way driveway on Iowa Street that provides access to the parking lots at the rear of the building. Access to the project site and vicinity is 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 the East Valley Corridor Specific Plan, applicable zoning regulations, standard engineering design requirements, as well as standard California Building Code and Fire Code requirements. The project includes conditions of approval necessary to protect the public health, safety, and general welfare.

ADOPTED, SIGNED, AND APPROVED this 10th day of February, 2026.

Karah Shaw, Chair
Planning Commission

ATTEST:

Katherine Coleson, Secretary to the Planning Commission

I, Katherine Coleson, 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 10th day of February, 2026, by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

Katherine Coleson,
Secretary to the Planning Commission

EXHIBIT A
CONDITIONS OF APPROVAL
COMMISSION REVIEW & APPROVAL NO. 977

1. This approval is for Commission Review & Approval No. 977 to construct an approximately 25,355 square foot concrete tilt-up light industrial/commercial building and related on-site improvements including utilities, parking, landscaping, and lighting located at the southwest corner of West Park Avenue and Iowa Avenue (APN: 0292-156-22-0000).
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 February 10, 2028).
3. Pursuant to Government Code Section 66020(d), certain fees, dedications, reservations or exactions imposed by the City as a condition of approval of this project are subject to a statutory ninety (90) day protest period. Please be advised that the ninety (90) day protest period for those fees, dedications, reservations and exactions which are subject to Government Code Section 66020(a) has commenced to run on the date this project was approved by the City.
4. The property owner and applicant and their successors and assigns, shall defend, by paying for the defense costs of the City of Redlands (for counsel retained by the City), indemnify and hold harmless the City of Redlands, and its elected officials, officers, employees, and agents, from and against any and all claims, actions, and proceedings (collectively "Claims") to attack, set aside, void or annul the approval of this Conditional Use Permit by the City, or Claims brought against the City due to acts or omissions in any way connected to the applicant's project that is the subject of this permit. This indemnification shall include, but not be limited to, damages, fees, costs, liabilities, and expenses incurred in such actions or proceedings, including damages for the injury to property or persons, including death of a person, and any award of costs or attorneys' fees. In the event any such action is commenced to attack, set aside, void or annul all, or any, provisions of this permit, or is commenced for any other reason against the City for acts or omissions relating to the applicant's project, within fourteen (14) City business days following notice of such action from the City, the applicant shall file with the City a performance bond or irrevocable letter of credit, or other form of security satisfactory to the City (the "Security") in a form satisfactory to the City, and in the amount of \$300,000, to ensure applicant's performance of its defense and indemnity obligations under this condition. The Security amount shall not limit the total indemnity obligation of the applicant pursuant to this condition. The failure of the applicant to provide the Security shall be deemed an express acknowledgement and agreement by the applicant that the City shall have the authority and right, without objection by the applicant, to revoke all entitlements granted for the project pursuant to this permit. The City shall have no liability to the applicant for the exercise of City's right to revoke this permit.

5. The issuance of any permits shall comply with all applicable provisions of the Redlands Municipal Code, East Valley Corridor Specific Plan, California Fire Code, and California Building Code in effect at the time of permit issuance.
6. 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.
7. 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.
8. 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.
9. No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied.
10. All fences and walls shall comply with the applicable East Valley Corridor Specific Plan requirements. The EVCSP allows fences up to eight (8'0") feet in height within the buildable area of the lot (i.e., behind the required yards and setbacks). The Planning Commission may approve minor exceptions in conjunction with entitlement approval. For any other walls or fences exceeding standards that has not been approved by the Planning Commission, a Minor Exception Permit will be required for any fences and/or walls that exceed the applicable height limits of the EVCSP.
11. 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.
12. 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.
13. 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.

14. 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.
15. 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. 14 above.
16. 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.
17. Within the rear parking lot area (located behind the screen wall and entry gate), six inch (6") high curbing shall be installed along the southerly and westerly perimeters to act as wheel stops, with the exception of the eight parking spaces abutting the truck dock well. Planters shall be a minimum of two feet (2'0") wide measured from the perimeter wall/fence and vehicles may overhang up to two feet. The rear planters may include decorative rock or decomposed granite in lieu of landscaping as permitted by EVCSF Section EV4.0255(b).
18. 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.
19. The Final Landscape Plans shall incorporate the following:
 - a. The landscape plan shall comply with all requirements for landscaping in parking lots pursuant EV4.0255 of the East Valley Corridor Specific Plan.
 - b. The landscape plan shall be detailed and show the specific distribution, size, and amount of each species of trees, shrubs, and groundcover.
 - c. All plant material shall be sized so that the landscaping has an attractive appearance at the time of installation and a mature appearance within

approximately three (3) years, depending on tree species.

- d. Trees with a trunk height of not less than six feet (6') shall be installed in the planters at each end of an automobile parking aisle, at three (3) space intervals throughout the automobile parking area, and at twenty-foot (20') intervals along the periphery of the automobile parking area. Within automobile parking areas, trees may be clustered in groups to achieve a more natural setting provided the total number of trees meets the previous planting requirements.
 - e. At least fifty percent (50%) of the trees shall be an evergreen variety and shall be evenly distributed throughout the parking lot(s) landscaped areas.
 - f. At least fifty percent (50%) of the trees shall be fifteen (15) gallon in size, twenty five percent (25%) shall be twenty-four-inch (24") box size, and twenty five percent (25%) shall be thirty-six-inch (36") box in size. All trees shall meet the following minimum caliper sizes. If the caliper size cannot be met at the container size, then the developer shall increase the container size to meet the required caliper.

15-gallon:	3/4" to 1"
24-inch box:	1-1/4" to 1-3/4"
36-inch box:	2-1/2" to 2-3/4"
 - g. All trees identified on the landscape plan are to be maintained and the trimming or maintenance of them shall serve the purpose to bring them into a full canopy type configuration. If applicant/developer fails to maintain and trim said trees to allow for full canopy type configuration, applicant/developer shall be in violation of its conditions of approval and subject to enforcement as allowed by law.
 - h. All landscape planters that are ten feet (10') or less in width shall utilize measures such as root barriers or other deep watering system to minimize heaving of parking area pavement and curbs by tree roots.
 - i. An automatic irrigation system shall be utilized to irrigate the site's approved landscape design.
 - j. Where automobile bumpers overhang landscaped planters, two feet (2') of clear areas unobstructed by trees or shrubs shall be provided for overhang.
20. 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.
21. All landscaped areas noted on the site plan shall be permanently maintained with healthy planting material, and whenever necessary shall be replanted with suitable vegetation.

22. 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.
23. 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.
24. 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.
25. 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.
26. The project site shall be kept in a weed and dust free condition throughout all periods of development.
27. No cut or fill slopes of any type shall be steeper than 3:1, with smooth vertical transitions.
28. 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.
29. 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.
30. 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.

Building & Safety Division

31. The applicant/developer shall comply with all the requirements of the 2019 California code of regulations Title 24 Parts 1-12. The 2022 California code of regulations will apply if the plans are submitted after January 2023.
32. 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.
33. The new structure is required to be equipped with automatic fire sprinklers per the CBC/CFC, NFPA 13 and the current Redlands Municipal Code.
34. Disabled access for the site and buildings must be in accordance with the State of California and ADA regulations.

Other Divisions/Departments

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

- a. Land Use Engineering Division (Exhibit B)

End of Conditions of Approval

EXHIBIT B
Land Use Engineering Division
Conditions of Approval

[Attached]

**REDLANDS DEVELOPMENT SERVICES DEPARTMENT
LAND USE ENGINEERING
DEVELOPMENT REQUIREMENTS
COMMISSION REVIEW AND APPROVAL NO. 977**

Date of P.C. Meeting: February 10, 2026
Applicant: Pamela Steele, C/O MIG, Inc.
Location: 475 Iowa Street
Project Description: Construct an Approximately 25,355 Square Foot Industrial 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 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 Tree Installation – Street trees shall be provided as per the approved Street Tree List;
 - c. 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
 - d. 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 for future 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
 - Water/Sewer/Recycled 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. 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;
 - b. Construct standard sidewalk along the entire street frontage and ramps at all curb returns;

- c. Install LED ornamental street light(s) [LEOTEK (GCJ2-20H-MV-WW-2-GY-1A-WL-PCR7-CR) or approved equal, with the equivalent illumination of a 150 watt sodium vapor street light. Prepare and submit a separate street lighting plan for City approval. 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;
 - d. Provide street trees spaced every 40 feet avoiding sewer and water laterals. Prepare and submit a separate street tree plan for City approval;
 - e. Construct underwalk drain, if necessary;
 - f. Use traffic index of 6.0;
 - g. Install a minimum 8 inch diameter recycled water main (dry) including necessary valves and appurtenances; and
 - h. Install commercial fire hydrants as required by the Redlands Fire Department.
12. Requirements for Iowa Street (RMC 18.12.080):
- a. 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;
 - b. Construct standard sidewalk along the entire street frontage and ramps at all curb returns;
 - d. Provide street trees spaced every 40 feet avoiding sewer and water laterals. Prepare and submit a separate street tree plan for City approval;
 - e. Construct underwalk drain, if necessary;
 - f. Use traffic index of 6.0; and
 - h. Install commercial fire hydrants as required by the Redlands Fire Department.
13. Provide for adequate drainage facilities. (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 power poles 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)

16. Comply with City of Redlands Landscape Ordinance No. 2917 and submit a landscape/irrigation plan prepared by a licensed landscape architect for review and approval. The irrigation system shall be designed and constructed to make use of future recycled water and/or recycled water system. (RMC 15.54)
17. Install reduced pressure principle backflow devices as required by City Engineer. (RMC 13.20)
18. Install onsite fire line with double detector check valve backflow devices at service connection satisfactory to the City Fire Department. (RMC 13.20)
19. Comply with the Solid Waste Recycling Access Act of 1991 (AB 1327) and install double solid waste bin enclosure(s). Submit a plan prepared by a licensed engineer showing bin enclosure(s) location on the site plan with solid waste truck turning and/or turnaround track template superimposed.
20. Submit recycling plans for site demolition/construction for review and approval in accordance with Chapter 13.66 of the Redlands Municipal Code.
21. Improvement bonds must be posted for the total estimated cost of off-site improvements as follows (RMC 18.12.080):

Performance	100% security (due prior to building permit issuance)
(Warranty)	10% security (due at acceptance of improvements)
Labor and Materials	50% security (due prior to building permit issuance)

Acceptable security forms: Surety Bond(s), Letter of Credit from a qualified bank or institution, Cash Deposits, or Set Aside Letter (savings account) in City's name subject to approval of the City Attorney and Finance Director.
22. The 10% warranty security will be retained for one year after acceptance of public improvements by the City for warranty of off-site work. (RMC 18.12.080) and 12.20.100)
23. Execute Public Improvement Agreement. (RMC 12.22.060)

D. The following items are required prior to approval of APPLICATION FOR WATER SERVICE CONNECTION and prior to WATER METER INSTALLATION.

1. Pay the Water Capital Improvement Charge; (RMC 3.48.030)
2. Pay the Water Source Acquisition Charge; (RMC 13.40)
3. Pay the Recycled Water Capital Improvement Charge; (RMC 3.53.050)

4. Pay the Water Meter Charge. (Redlands Ordinance No. 2830)

E. The following items are required prior to issuance of the ENCROACHMENT PERMIT.

1. Cash cleanup deposit shall be submitted (\$1,000.00). Deposit will be reimbursed after the work is completed and accepted by the City upon written request. (Required unless previously submitted under Sections A, B or C.) (RMC 12.16.290)
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 YOUNG, P.E., P.M.P.
One Stop Permit Center Manager


Initial

City of Redlands
REQUEST FOR PLANNING COMMISSION ACTION

Planning Commission

5. C.

Meeting Date: 02/10/2026

APPLICANT:

Request for Planning Commissioner appointments to the Minor Exception Permit Committee.
(BRIAN FOOTE, CITY PLANNER/PLANNING MANAGER)

BACKGROUND

Redlands Municipal Code (RMC) Sections 18.168.040 through 18.168.100 (Attachment A) provide the procedure whereby property owners may request minor deviations from certain zoning regulations pertaining to fence and wall height, retaining wall height, fencing of swimming pools, and grading standards. Applications must be reviewed by a committee composed of the Development Services Director (or designated staff member) and two members of the Planning Commission as appointed by the Planning Commission, in accordance with RMC [Section 18.168.060](#). The vast majority of applications made for a Minor Exception Permit are for walls and fences that exceed the maximum height permitted by the zoning code within front yards, street-side yards, rear yards, etc.

Currently, the remaining Regular member of the Minor Exception Permit Committee is Commissioner Rich Smith. The vacant positions are for one Regular member plus one Alternate member. Therefore, it is desirable to appoint one Regular member as well as one Alternate member for the Minor Exception Committee meetings.

SUMMARY

Staff is requesting that the Planning Commission call for two Commissioners to participate in meetings on an as-needed basis. Generally, the Committee meets approximately once every two months at the present time (i.e., as needed), and they meet at the subject property locations to consider applications. Meetings typically last between 45 to 90 minutes depending on the number of items on the agenda. Recently, meetings have commenced at 9:00 AM on a Monday or Thursday, although other days and times are available (depending on the availability of the Commissioners). Prior to determining a specific meeting date, Planning Division staff coordinates with all Committee members to arrange a time that will be convenient for everyone.

ENVIRONMENTAL REVIEW

Not applicable. The requested action is not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15060(c)(3) because this activity is not a project as defined by Section 15378 of the CEQA Guidelines (a "project" does not include organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment).

RECOMMENDATION

Staff recommends the Commission appoint one volunteer to serve as a Regular member as well as a volunteer to serve as the Alternate member on the Minor Exception Permit Committee.

MOTION

"I move to nominate Commissioner _____ as a Regular member for the Minor Exception Permit Committee;" and,

"I move to nominate Commissioner _____ as the Alternate member for the Minor Exception Permit Committee."

Attachments

Attachment A: RMC Chapter 18.168 section for Minor Exceptions

18.168.040: MINOR EXCEPTION PERMITS; GENERALLY:

The intent of the regulations in the following sections is to provide for the privacy, safety and security of properties and yet maintain the park like character and appearance of the city. (Ord. 1856 § 1, 1984: Ord. 1000 § 43.20(c), 1955)

18.168.050: MINOR EXCEPTION PERMITS; PURPOSE:

A. This section provides for the granting of minor exceptions to the fencing development standards, retaining wall height, solar collectors, grading standards, and the requirements of chapter 15.48 of this code on fencing of swimming pools, in those cases where such minor exceptions are determined to be warranted by practical difficulties, unnecessary hardships or results that, without the minor exception, may be inconsistent with the intent of this title. The granting of a minor exception is only permitted where it is found to pose no threat to public health and safety, and where to grant such a minor exception would not be inconsistent with the intent of chapter 15.48 of this code.

B. A minor exception may also be granted to a resident of a residential zoned parcel to park a detached camper, trailer, or watercraft in a designated front yard driveway, or other city approved hard surfaced area in the front yard of said parcel, provided that the resident meets the conditions established in subsection 18.164.130I of this title. (Ord. 2574 § 1, 2004: Ord. 1968 § 1, 1986: Ord. 1856 § 1, 1984: Ord. 1000 § 43.20(c)(1), 1955)

18.168.060: MINOR EXCEPTION PERMITS AND REQUESTS FOR REASONABLE ACCOMMODATIONS:

A. Minor exceptions pertaining to garden or retaining wall heights, solar collector or storage tank installations, grading standards, parking a detached camper, trailer, or watercraft in the front yard driveway, and protective swimming pool fencing may be granted by a committee composed of the city's community development director, or his or her designee, and two (2) members of the city's planning commission, as appointed by the members of the planning commission.

B. The committee described in this section shall have the authority to review and approve requests for reasonable accommodations in accordance with the provisions of chapter 18.06 of this title. (Ord. 2656 § 2, 2007: Ord. 2574 § 2, 2004: Ord. 2559 § 1, 2003: Ord. 1968 § 1, 1986: Ord. 1856 § 1, 1984: Ord. 1000 § 43.20(c)(2), 1955)

18.168.070: MINOR EXCEPTION PERMITS; APPLICATION PROCEDURE:

A. An application for a minor exception permit shall be made on forms provided by the city, and shall include such plans as may be required for a complete understanding of the request, and a filing fee as established by resolution of the city council. Applications shall be limited to the resident owner.

B. Minor exceptions which are being processed concurrently with land use applications requiring action by the planning commission or the city council shall be scheduled for review and action by the same approving body as the other entitlement application(s). If approved by the planning commission or city council, a separate or subsequent Minor Exception Permit application or public hearing shall not be required for the specific design feature approved with the land use entitlement. (Ord. 2985, 2025: Ord. 1000 § 43.20(c)(3), 1955)

18.168.080: MINOR EXCEPTION PERMITS; NOTICE TO ADJACENT PROPERTIES:

Upon receipt of an application for a minor exception permit, the planning department shall notify the owners of all adjacent properties of the minor exception request, by letter. "Adjacent properties" shall include all lots which directly abut or are directly across any public or private right of way from the subject property. (Ord. 1000 § 43.20(c)(4), 1955)

18.168.090: MINOR EXCEPTION PERMITS; GRANT OR DENIAL CONDITIONS:

A. No sooner than ten (10) days after the owners of adjacent properties have been notified, nor later than thirty (30) days after receipt of the application, the committee shall either grant, grant with conditions, or deny the minor exception permit. Any conditions shall be such as to assure that the minor exception permit is within the intent of sections 18.168.040 through 18.168.100 of this chapter.

B. Noncompliance with any conditions of a minor use permit shall constitute a violation of this title. Notice of the committee's decision shall be sent to all owners of adjacent properties and to the planning commission at its next regularly scheduled meeting. (Ord. 1000 § 43.20(c)(5), 1955)

18.168.100: MINOR EXCEPTION PERMITS; APPEALS PROCEDURE:

No minor exception permit shall be effective until ten (10) days after issuance, and no development permitted by a minor exception permit shall be initiated or construction started sooner than ten (10) days after issuance. The applicant or any other interested person may appeal the committee's decision to the city council by filing a written appeal within this ten (10) day period. Any such appeal shall suspend the minor exception permit until resolution of the appeal by the city council. (Ord. 1000 § 43.20(c)(6), 1955)