

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 MARCH 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*
Enter the Meeting ID 867 7906 7678, then run the Zoom launcher

To join via Zoom with audio only (cell phone or landline):
Dial 1-877-853-5247
Enter the Meeting ID 867 7906 7678

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. NOMINATION OF NEW VICE CHAIR

3. PRESENTATIONS - None

4. CONSENT CALENDAR

A. **VANITA SONI PURI**

(PROJECT PLANNER: ROSEMARY MONTOYA, ASSOCIATE PLANNER)

Consideration of a request for a one-year Extension of Time to the expiration date of Tentative Tract Map No. 20571 and Commission Review & Approval No. 965, for the subdivision of 9.01 acres for residential development and condominium purposes, as well as site plan approval and architectural design review to construct a total of 102 single-family detached motorcourt homes up to two stories high within the Madera at Citrus Trail Specific Plan.

B.

CITY OF REDLANDS, FACILITIES AND COMMUNITY SERVICES DEPARTMENT
(PROJECT PLANNER: SEAN REILLY)

A finding of General Plan conformity for the potential sale of real property by the City of Redlands of an approximately 0.12-acre vacant parcel (APN: 0171-089-13-0000) located at 21 North Church Street. The proposed General Plan conformity determination is exempt from environmental review in accordance with the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3).

- C. Approval of February 10, 2026, and February 24, 2026, Planning Commission Meeting Minutes.

- 5. OLD BUSINESS - None

- 6. NEW BUSINESS
 - A. Overview of legal requirements related to Land Use Decision-Making and the California Environmental Quality Act provided by Todd R. Leishman of Best Best & Krieger.

- 7. ANNOUNCEMENTS/COMMISSIONERS' COMMENTS

- 8. DIRECTOR'S UPDATES

- 9. ADJOURN TO MARCH 24, 2026, PLANNING COMMISSION MEETING.

BRIAN FOOTE,
PLANNING MANAGER

City of Redlands
REQUEST FOR PLANNING COMMISSION ACTION

Planning Commission

4. A.

Meeting Date: 03/10/2026

APPLICANT:

VANITA SONI PURI

(PROJECT PLANNER: ROSEMARY MONTOYA, ASSOCIATE PLANNER)

Consideration of a request for a one-year Extension of Time to the expiration date of Tentative Tract Map No. 20571 and Commission Review & Approval No. 965, for the subdivision of 9.01 acres for residential development and condominium purposes, as well as site plan approval and architectural design review to construct a total of 102 single-family detached motorcourt homes up to two stories high within the Madera at Citrus Trail Specific Plan.

BACKGROUND

On May 7, 2024, the City Council approved the Madera at Citrus Trail Specific Plan (Specific Plan No. 66) including Tentative Tract Map No. 20571 and Commission Review & Approval No. 965. The approved project will subdivide the site for condominium purposes and construct 102 single-family two-story homes, new interior streets to serve the project, private recreational open space areas and on-site amenities, landscape and lighting, and related improvements including drainage basins and public/private utility connections.

The tentative map and construction entitlements will expire on May 7, 2026, unless a grading or building permit has been issued or an extension of time is granted. The developer currently has a grading permit under review in plan check; however, approval and issuance is not anticipated prior to the expiration date. A timely application for the first Extension of Time was submitted on February 5, 2026.

SUMMARY

The applicant requests approval of a one-year Extension of Time for Tentative Tract Map No. 20571 and Commission Review & Approval No. 965 to construct the project entitled by the Madera at Citrus Trail Specific Plan. The site is located at the northwest corner of Colton Avenue and Wabash Avenue (APN: 0168-291-02-0000). The zoning designation for the subject property is Specific Plan No. 66 known as the "Madera at Citrus Trail Specific Plan."

Approval of the Extension of Time would establish a new expiration date of May 7, 2027, for the Tentative Tract Map and Commission Review & Approval. The specific plan acts as the zoning designation for the subject property and does not have an expiration date. No changes to the approved project are proposed, and all original Conditions of Approval would remain in effect. The additional year would allow the developer time to secure a buyer for the project and complete the review of engineering permits currently in plan check.

Pursuant to Redlands Municipal Code Section 18.12.130, the developer may request a one-year extension of time for a Commission Review & Approval prior to expiration, not to exceed a total

of three (3) extensions. Similarly, Redlands Municipal Code Section 17.07.120 allows subdividers to request an extension of the expiration date of an approved or conditionally approved tentative map for a period not exceeding a total of six (6) years.

This is the first request for an extension for Tentative Tract Map No. 20571 and Commission Review & Approval No. 965.

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act (CEQA), the City Council previously adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project. No subsequent environmental review is required pursuant to CEQA Guidelines Sections 15162 (Subsequent EIRs and Negative Declarations) and 15164 (Addendum to an EIR or Negative Declaration), as there have been no substantial changes to the project or surrounding circumstances, and no new information of substantial importance has been identified.

Approval of the Extension of Time is exempt from further environmental review pursuant to CEQA Guidelines Section 15061(b)(3), as there is no possibility that the approval of the Extension of Time may have a significant effect on the environment.

RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution No. 1742 approving a one-year Extension of Time for Tentative Tract Map No. 20571 and Commission Review & Approval No. 965.

MOTION

"I move to adopt Resolution No. 1742 and approve a one-year Extension of Time for Tentative Tract Map No. 20571 and Commission Review & Approval No. 965."

Attachments

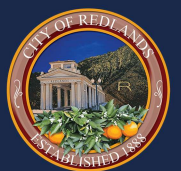
Attachment A - Location Map and Aerial Photo

Attachment B - Approved Project Plans

Attachment C - City Council Staff Report of May 7, 2024

Attachment D - Resolution No. 8580 (Entitlement and Conditions of Approval)

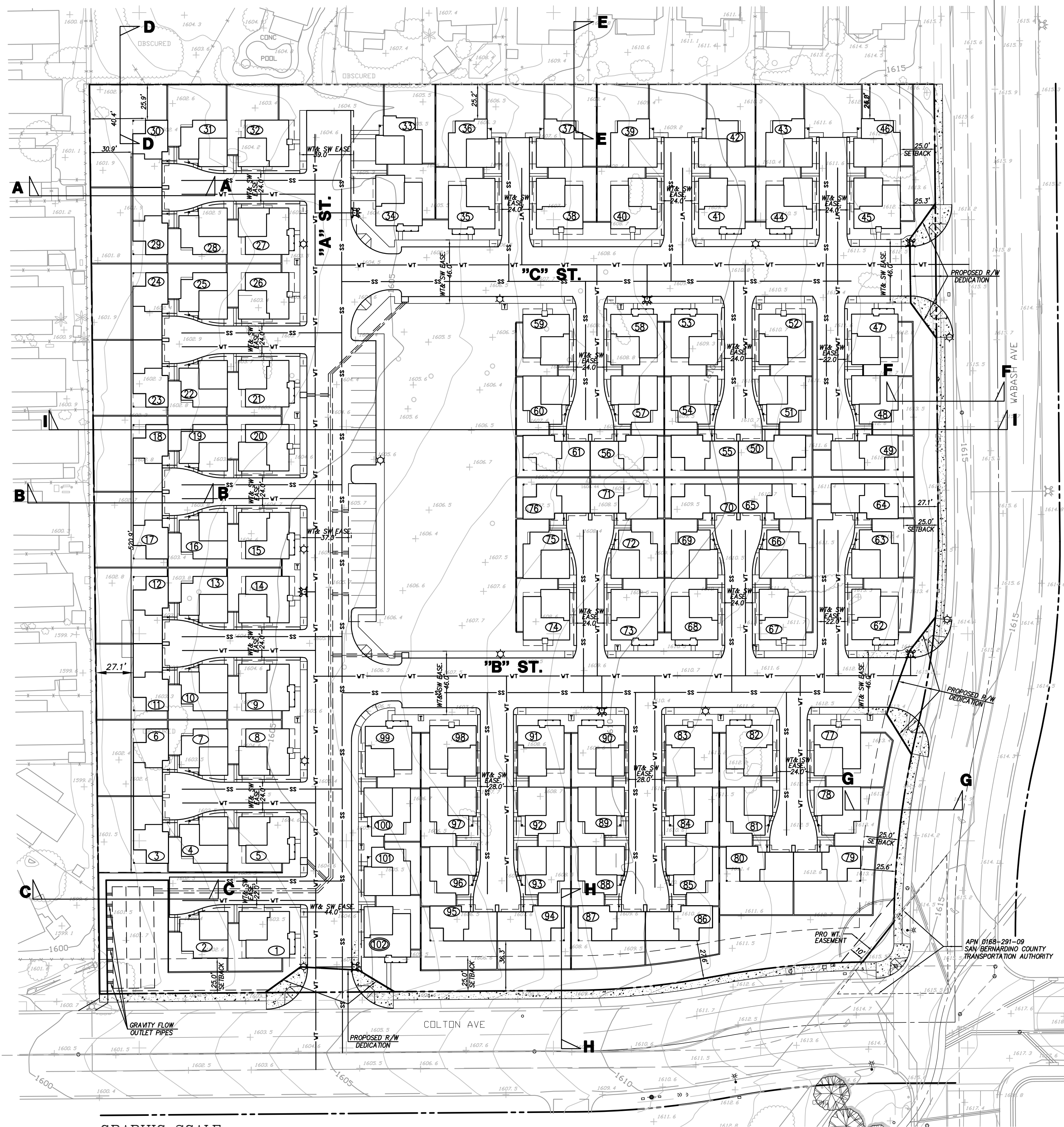
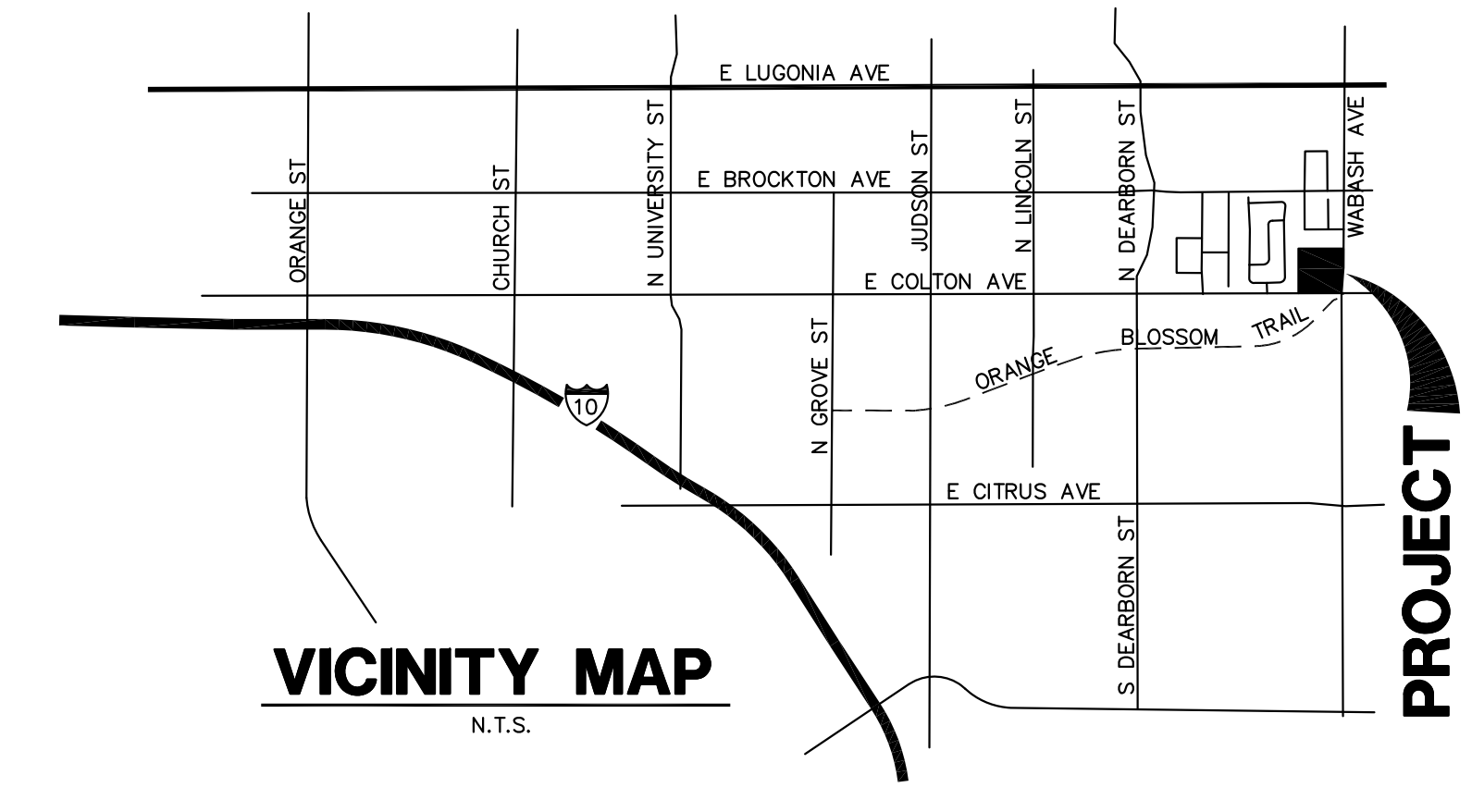
Attachment E - Resolution No. 1742 (Time Extension)



City of Redlands
Location Map and Aerial Photo

Author: Redlands GIS Date: 2/20/2026

TENTATIVE TRACT MAP NO. 20571 FOR CONDOMINIUM PURPOSES



GENERAL NOTES

- EXISTING LAND USE: GENERAL PLAN LDR / ZONING R-1
- PROPOSED LAND USE: GENERAL PLAN MDR / ZONING: SPECIFIC PLAN
- EXISTING ZONING: SINGLE-FAMILY RESIDENTIAL (R1)
- PROPOSED ZONING: MULTI-FAMILY RESIDENTIAL (R2)
- WATER SERVICE PROVIDED BY: CITY OF REDLANDS
- ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON COMPANY.
- SEWER SERVICE PROVIDED BY: CITY OF REDLANDS
- NATURAL GAS SERVICE PROVIDED BY: THE GAS COMPANY
- FEMA FLOOD ZONE: ZONE X FEMA FLOOD MAP: 06071 C8709J
- GROSS AREA 9.00 AC. / NET AREA 8.91 AC.
- SEE PWMP FOR WATER QUALITY BMP'S
- STORM DRAINS, STREET AND LANDSCAPING SHALL BE MAINTAINED BY THE H.O.A.
- PROJECT WILL REQUIRE A GENERAL PLAN AMENDMENT TO MEDIUM RESIDENTIAL ZONING R-2.
- PROJECT AREA = 292,503.35 SF (6.715 AC.)
- TOTAL NUMBER OF UNITS = 102
- STREETS WILL HAVE EASEMENTS FOR ALL UTILITIES.

LEGEND

- PROP. LOT LINE
- BOUNDARY LINE
- PROP. CURB
- EX. CURB
- PROPOSED SEWER
- EXISTING SEWER
- PROPOSED WATER
- EXISTING WATER
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- UNIT NUMBER 14B
- UNIT TYPE 2
- RETAINING WALL
- FENCE
- J'RW - 3' RETAINING WALL
- P= - PAD ELEVATION
- FF= - FINISH FLOOR
- ☆ - STREET LIGHT
- ⊗ - FIRE HYDRANT
- ⊞ - TRANSFORMER

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS GUARANTEE IS DESCRIBED AS FOLLOWS:
REAL PROPERTY IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF REDLANDS, ACCORDING TO THE OFFICIAL GOVERNMENT PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE IN MIDDLE LINE OF WABASH (FORMERLY EMERALD) AVENUE, DISTANT SOUTH 0'17" EAST (MAGNETIC VARIATION 15' EAST) 1975.7 FEET FROM AN IRON ROD AT THE INTERSECTION OF MIDDLE LINE OF LUGONIA (FORMERLY MENTON) AND WABASH AVENUES;

THENCE FROM SAID POINT OF BEGINNING, RUNNING MIDWAY BETWEEN THE 38TH AND 39TH ORANGE TREE ROWS NORTH FROM COLTON AVENUE, NORTH 89°45' WEST 655.7 FEET TO A 3 INCH STAKE;

THENCE SOUTH 0°25' EAST 702.7 FEET TO AN IRON ROD IN THE MIDDLE LINE OF COLTON AVENUE;

THENCE ALONG THE MIDDLE LINE OF SAID COLTON AVENUE NORTH 89°51' EAST 654.3 FEET TO A WOODEN STAKE AT INTERSECTION OF MIDDLE LINES OF WABASH AVENUE (FROM THE NORTH) AND COLTON AVENUE, SAID WOODEN STAKE BEING 35.15 FEET EAST OF STONE AT THE INTERSECTION OF THE MIDDLE LINES OF WABASH AVENUE (FROM THE SOUTH) AND COLTON AVENUE;

THENCE ALONG THE MIDDLE LINE OF SAID WABASH AVENUE NORTH 0°17' WEST 698 FEET TO THE PLACE OF BEGINNING;

EXCEPTING THERE FROM THE LAND NOW OCCUPIED BY THE CALIFORNIA CENTRAL RAILWAY COMPANY, ACROSS THE SOUTHEAST CORNER THEREOF; AS GRANTED BY DEED RECORDED MARCH 20, 1888 IN BOOK 69, PAGE(S) 553 OF DEEDS;

ALSO EXCEPTING THERE FROM ANY PORTION THEREOF DESCRIBED IN CONVEYANCE EXECUTED BY THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, A DELAWARE CORPORATION, SUCCESSOR IN INTEREST TO THE CALIFORNIA CENTRAL RAILWAY COMPANY, IN FAVOR OF SAN BERNARDINO ASSOCIATED GOVERNMENTS, A COUNTY TRANSPORTATION COMMISSION AND LOCAL TRANSPORTATION AUTHORITY, RECORDED MARCH 30, 1993 AS INSTRUMENT NO. 93-137041 AND MARCH 30, 1993 AS INSTRUMENT NO. 93-137043, BOTH OF OFFICIAL RECORDS;

ALSO EXCEPTING THERE FROM THAT PORTION OF LAND CONVEYED IN GRANT DEED EXECUTED BY VINEY SONI AND VANDANA SONI, TRUSTEES OF THE SONI REVOCABLE INTER-VIVOS TRUST, DATED MARCH 27, 1984, IN FAVOR OF CITY OF REDLANDS, A MUNICIPAL CORPORATION, RECORDED JUNE 7, 1999 AS INSTRUMENT NO. 99-240498 OF OFFICIAL RECORDS.

APN: 0168-291-02-0-0000

MAINTENANCE STATEMENT

SITE AMENITIES:
ALL ON SITE FACILITIES (PAVED DRIVE AISLES, LANDSCAPE AREAS, COMMUNITY RECREATION CENTER, ETC.) WILL BE MAINTAINED BY THE H.O.A.

UTILITIES:
THE ON-SITE STORM DRAIN WILL BE MAINTAINED BY THE H.O.A.. THE SEWER AND WATER FACILITIES WILL BE MAINTAINED BY THE CITY OF REDLANDS WATER DISTRICT.

EARTHWORK

CUT	FILL	IMPORT/EXPORT
33,287 CY	40,918 CY	7,631 CY SHORT

BALANCE THE SITE WITH SPOILS FROM THE UTILITIES AND BUILDING FOOTINGS.

STATEMENT OF OWNERSHIP

I HEREBY CERTIFY THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNERS OF RECORD HAVE KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

Dec 15 2023

FRED CORNWELL RCE 45591

DATE



SHEET
C1.0

Dec 15 2023

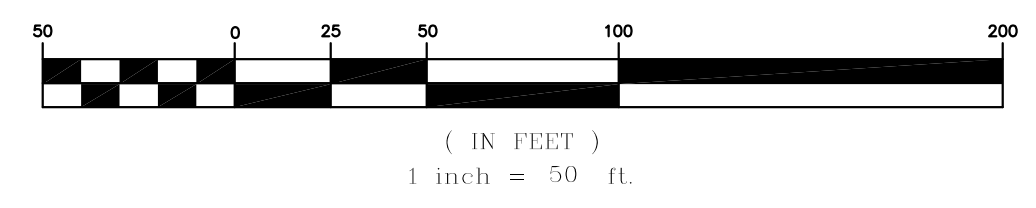
JOB NO.
816-1

SHEET NO. **1**

OF 2 SHTS.

SEE SHEET 2 FOR CROSS SECTIONS

GRAPHIC SCALE



PREPARED BY:
CA ENGINEERING, INC.
Planning • Engineering • Surveying
13821 NEWPORT AVE, STE 110
TUSTIN, CA 92780
949-724-9480 949-724-9484 FAX

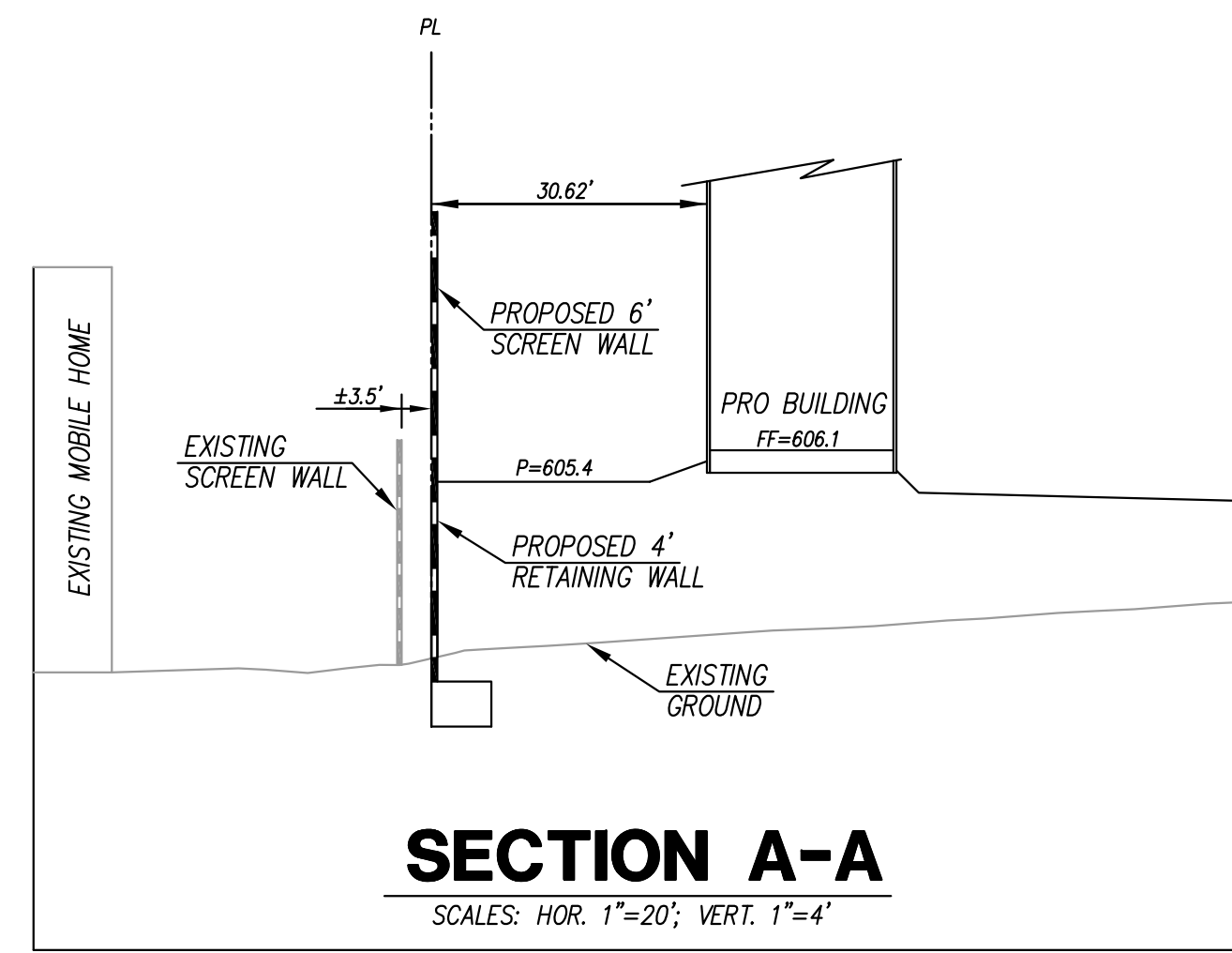
SUBDIVIDER/OWNER
Soni 2012 Irrevocable Trusts
1423 Georgina Avenue Santa Monica
Santa Monica, CA 90402
(949) 922-7075
Contact: Vanita Soni Puri

ADDRESS
**E Colton Ave. and Wabash Ave.
Redlands, CA 92374**

SOILS ENGINEER
TGR GEOTECHNICAL, INC.
3037 S. HARBOR BOULEVARD
SANTA ANA, CA 92704
PH: (714) 641-7189; FAX: (714) 641-7190; CELL: (949) 230-5499
EDWARD L. BURROWS, MS, PG, CEG 1750
EBURROWS@TGRGEOTECH.COM

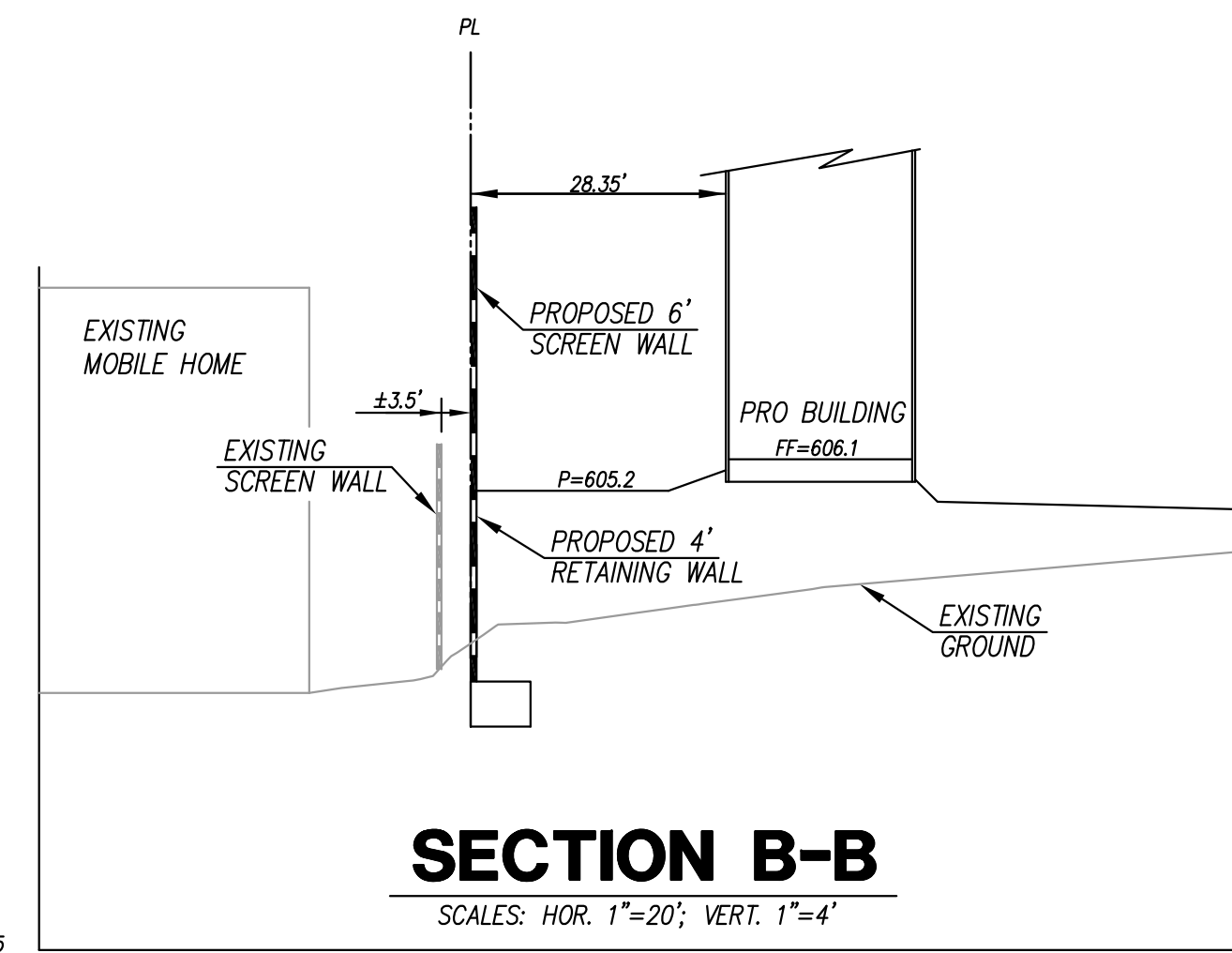
REVISIONS	BY	DATE

TENTATIVE TRACT MAP NO. 20571 FOR CONDOMINIUM PURPOSES



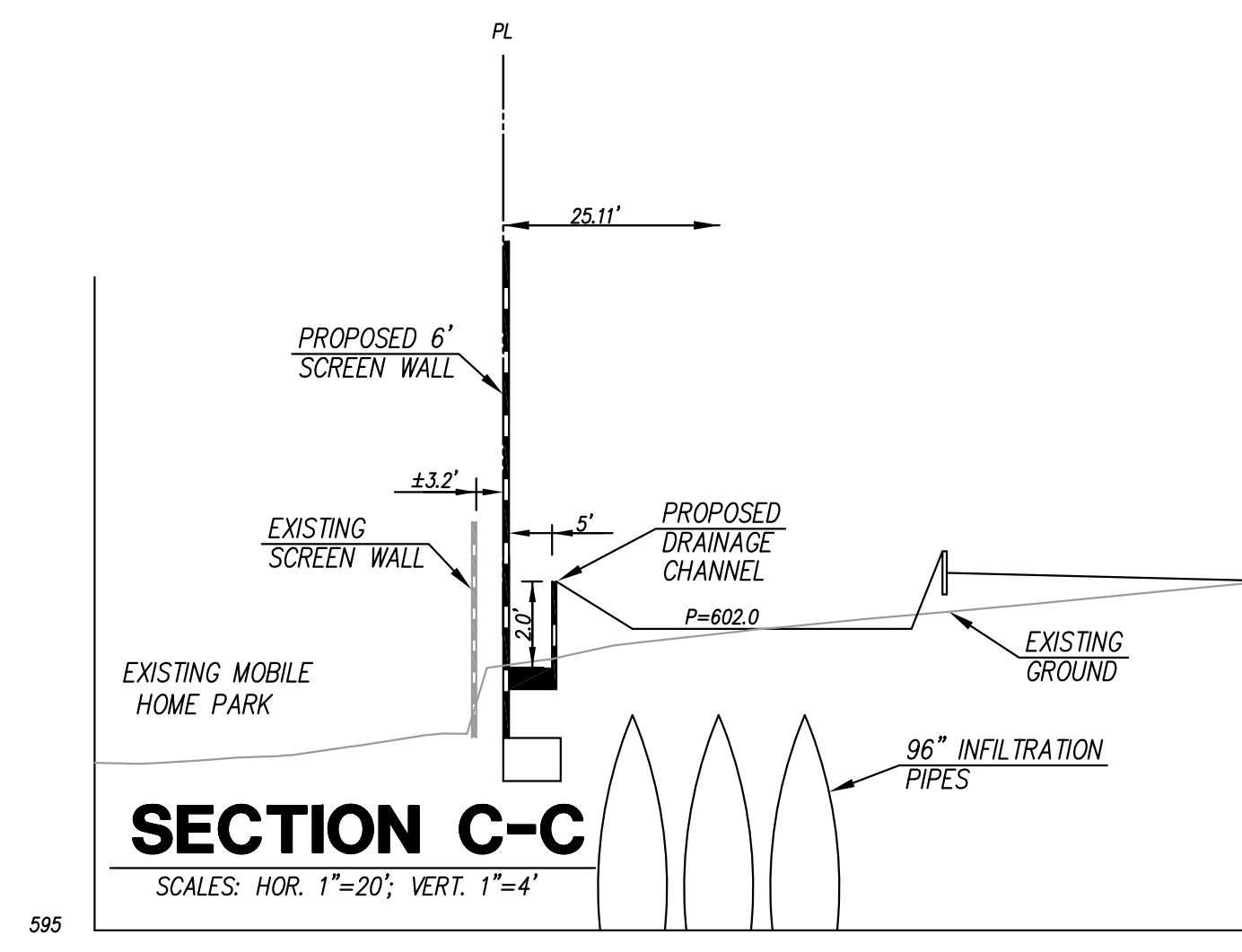
SECTION A-A

SCALES: HOR. 1"=20'; VERT. 1"=4'



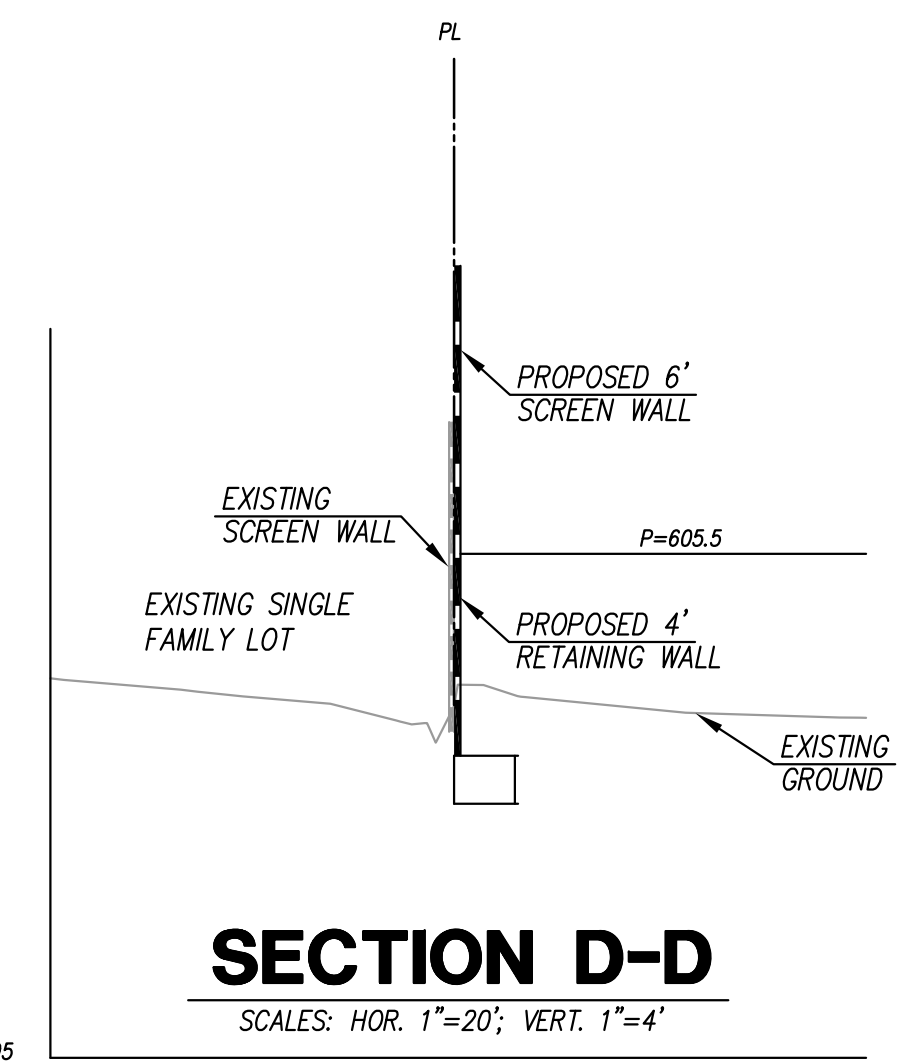
SECTION B-B

SCALES: HOR. 1"=20'; VERT. 1"=4'



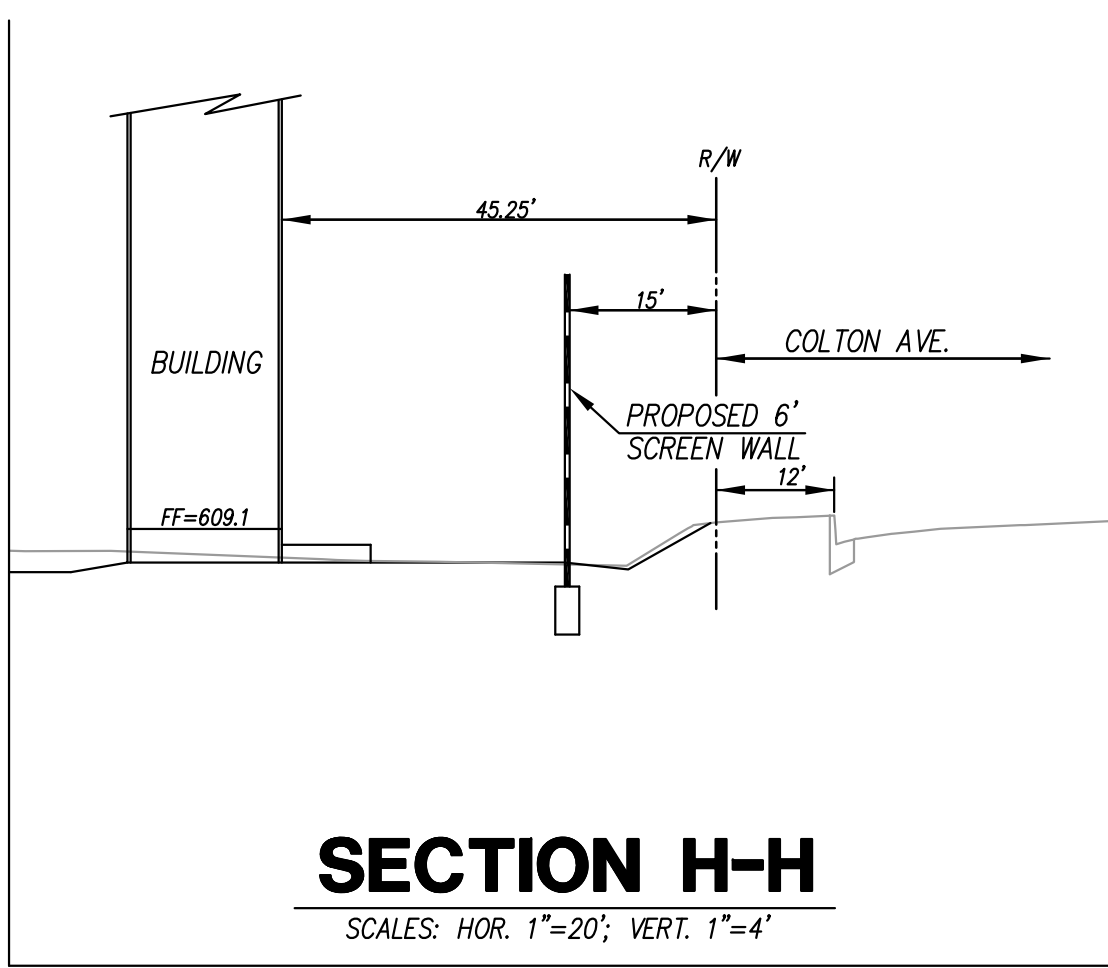
SECTION C-C

SCALES: HOR. 1"=20'; VERT. 1"=4'



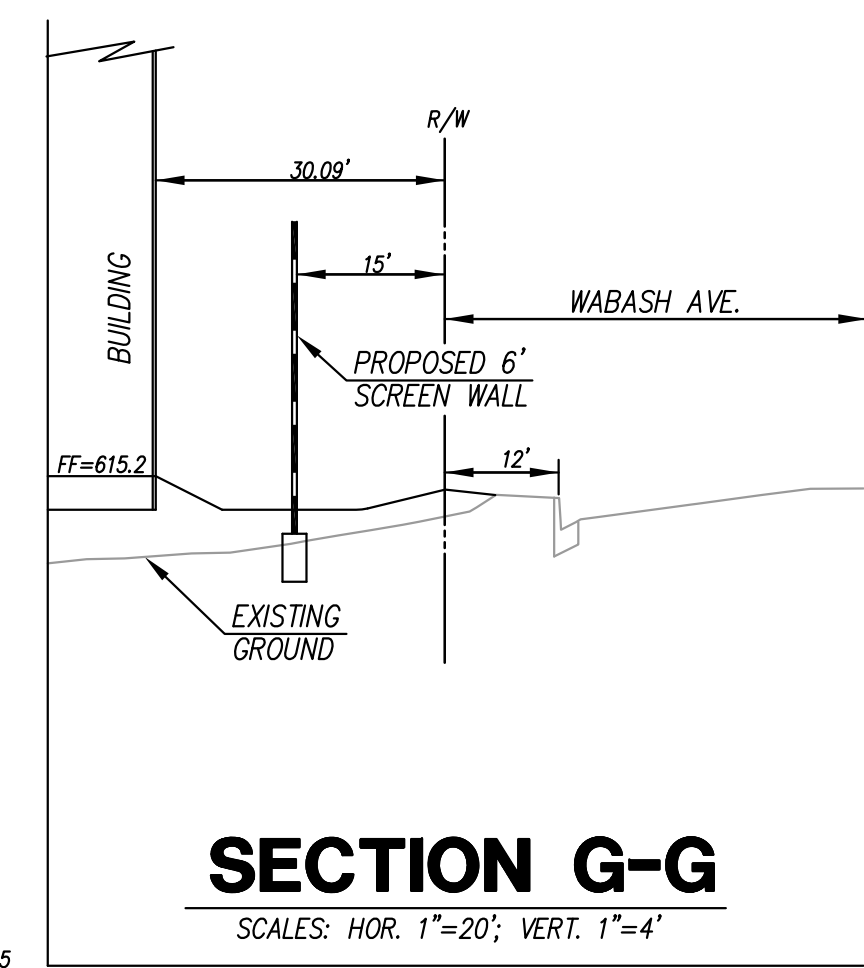
SECTION D-D

SCALES: HOR. 1"=20'; VERT. 1"=4'



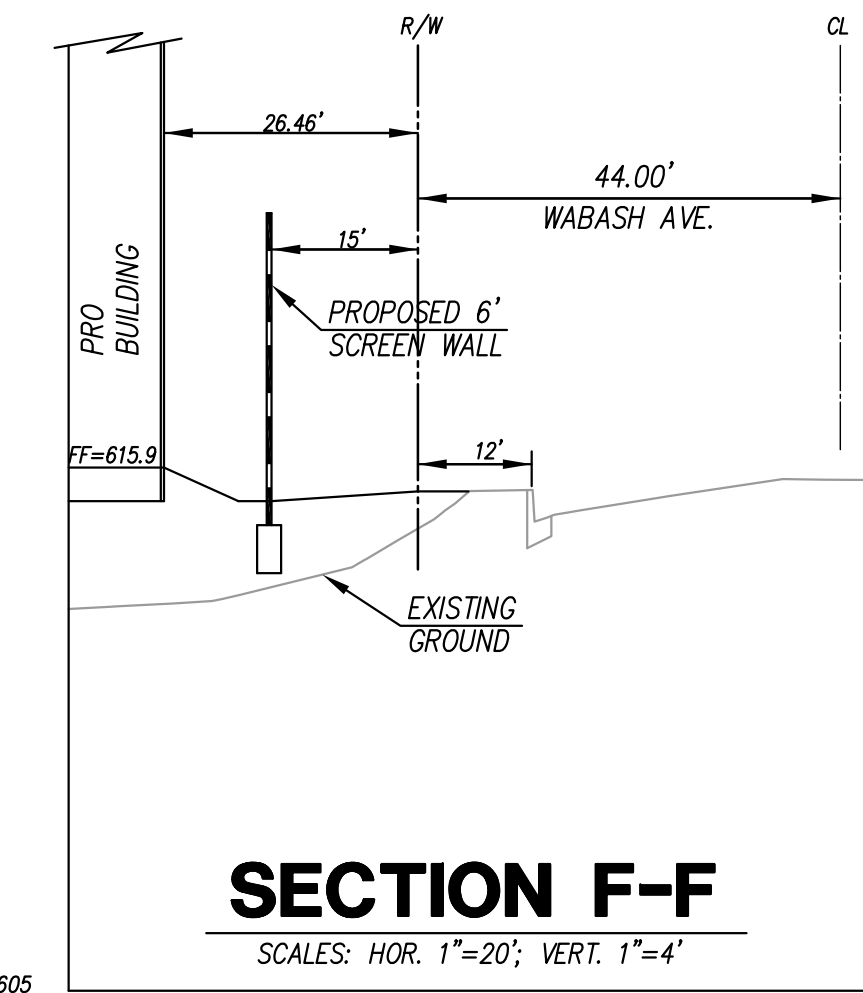
SECTION H-H

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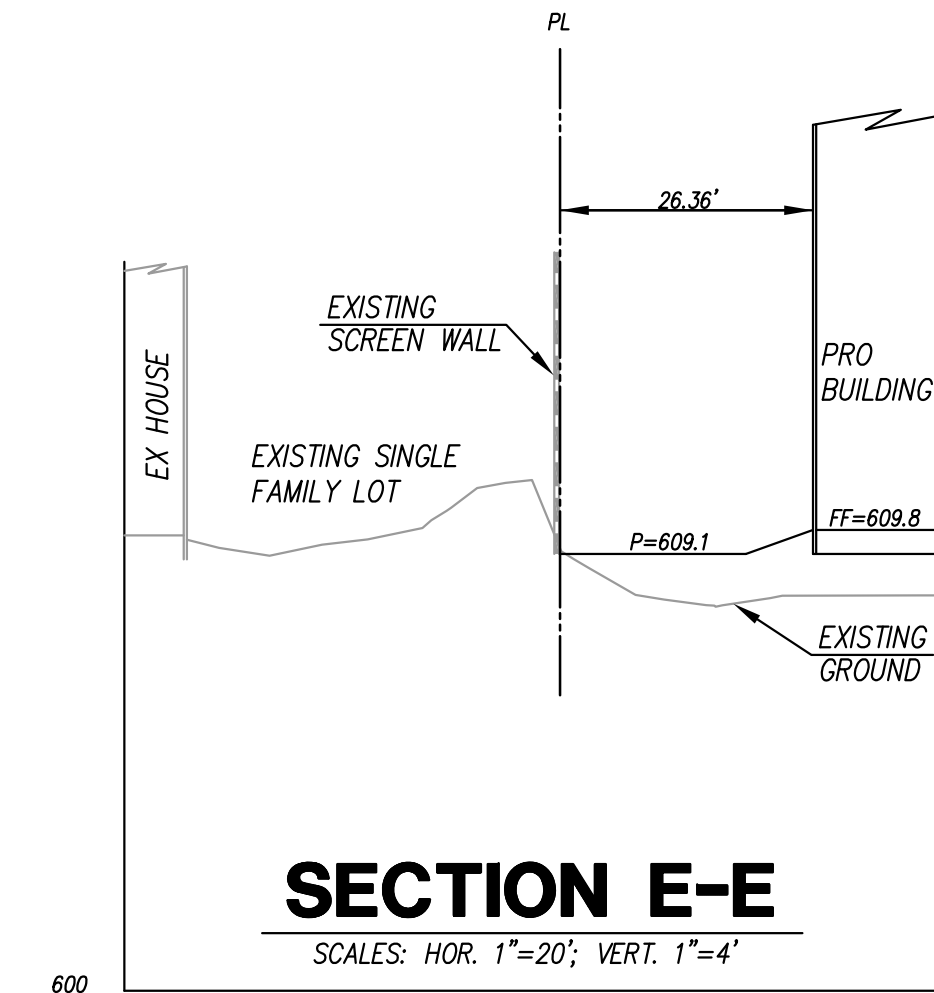
SECTION G-G

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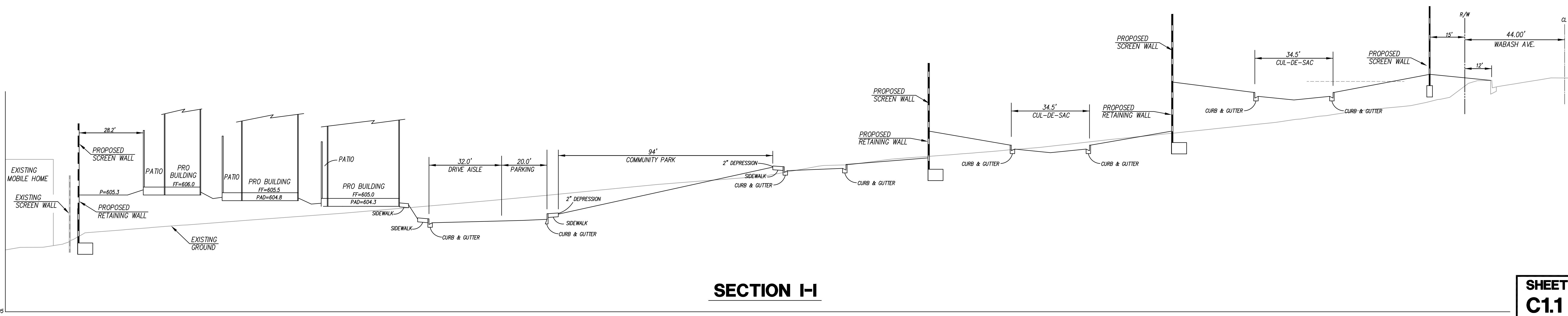
SECTION F-F

SCALES: HOR. 1"=20'; VERT. 1"=4'



SECTION E-E

SCALES: HOR. 1"=20'; VERT. 1"=4'



SECTION I-I

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Redlands, CA 92374**

**SHEET
C1.1**

Dec 13 2023

JOB NO.
816-1

SHEET NO. **2**

OF 2 SHTS.

REVISIONS	BY	DATE

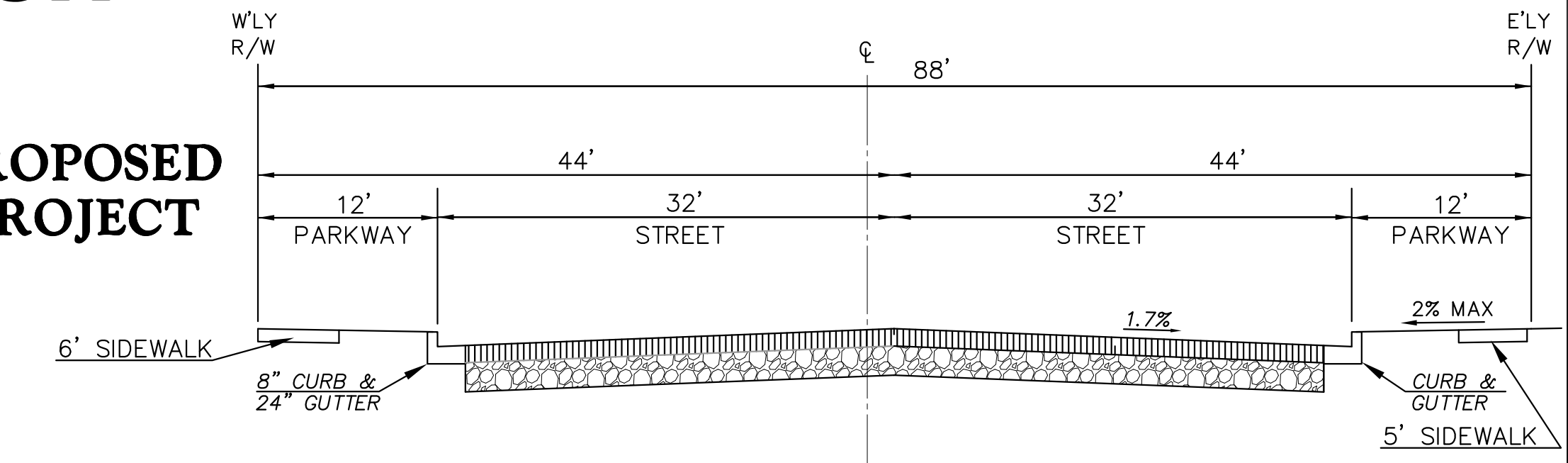
S:\M&E\Redlands\TMAP\20571-TMAP.dwg Last Modified: 13 Dec 2023 - 11:38am
Printed on: 11 Dec 2023 - 11:38am by: [Name]

SITE PLAN

COLTON AVE & WABASH AVE, REDLANDS, CA

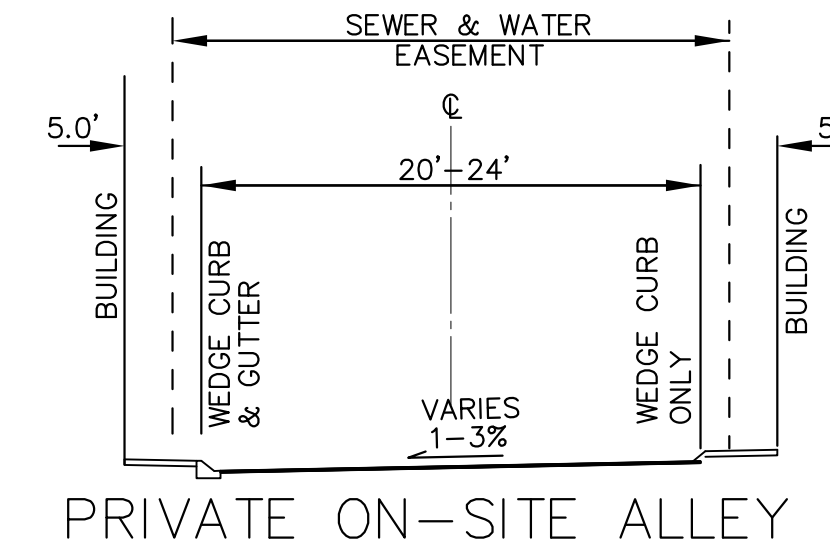
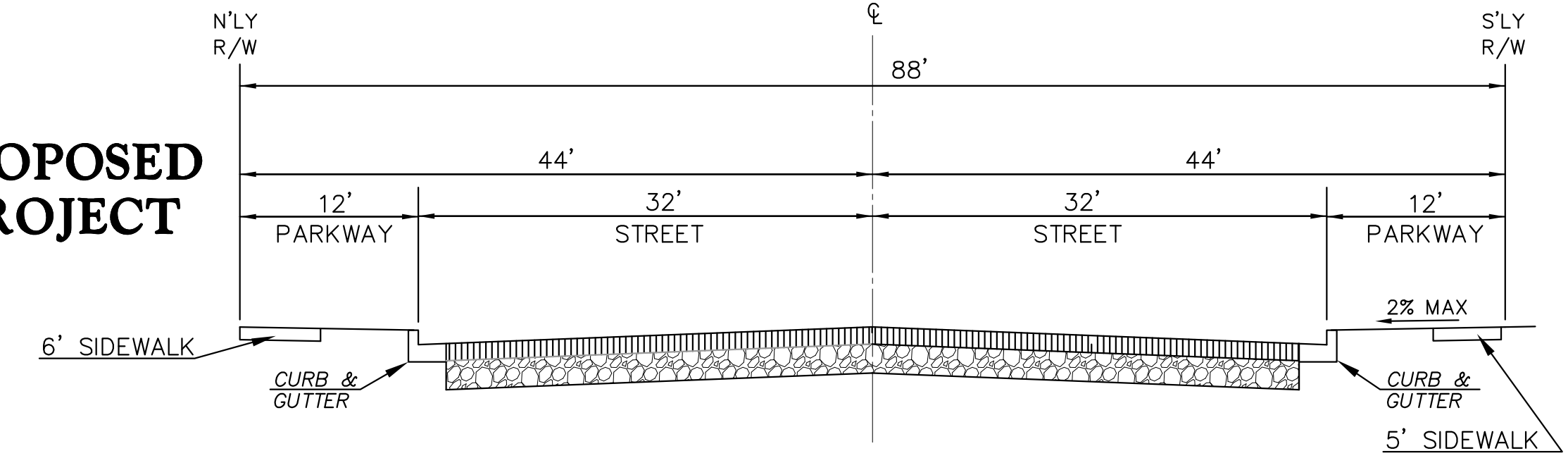
WABASH AVE. TYPICAL SECTION N.T.S.

PROPOSED PROJECT

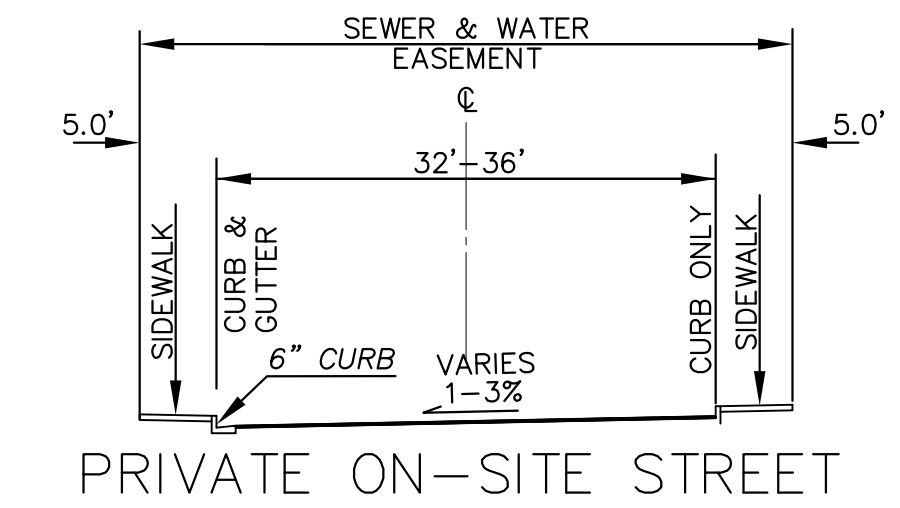


COLTON AVE. TYPICAL SECTION N.T.S.

PROPOSED PROJECT



STREET SECTION
NO SCALE



STREET SECTION
NO SCALE

LEGEND

- PROP. LOT LINE
 - BOUNDARY LINE
 - PROP. CURB
 - EX. CURB
 - PROPOSED SEWER
 - EXISTING SEWER
 - PROPOSED WATER
 - EXISTING WATER
 - PROPOSED STORM DRAIN
 - EXISTING STORM DRAIN
- THE ON-SITE STORM DRAIN WILL BE MAINTAINED BY THE H.O.A.

PROJECT SUMMARY

9.00 ACRES (GROSS)
8.91 ACRES (NET)
11.33 DU/ACRE
102 TOTAL UNITS

PRODUCT 1

40 UNITS
1,544 SF

PRODUCT 2

26 UNITS
1,700 SF

PRODUCT 3

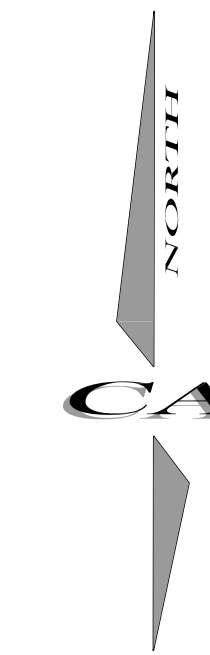
36 UNITS
1,858 SF

PARKING SUMMARY

63 GUEST STALLS
204 GARAGE STALLS
267 TOTAL STALLS

MIX SUMMARY

PRODUCT 1 - 40 UNITS 39.2%
PRODUCT 2 - 26 UNITS 25.5%
PRODUCT 3 - 36 UNITS 35.3%



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

Soni 2012 Irrevocable Trusts

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Santa Monica, CA 90402
(949) 922-7075
Contact: Vanita Soni Puri

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Planning • Engineering • Surveying
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TUSTIN, CA 92780
949-724-9480 949-724-9484 FAX

**SHEET
C1.2**

Dec 15 2023

JOB NO.
816-1

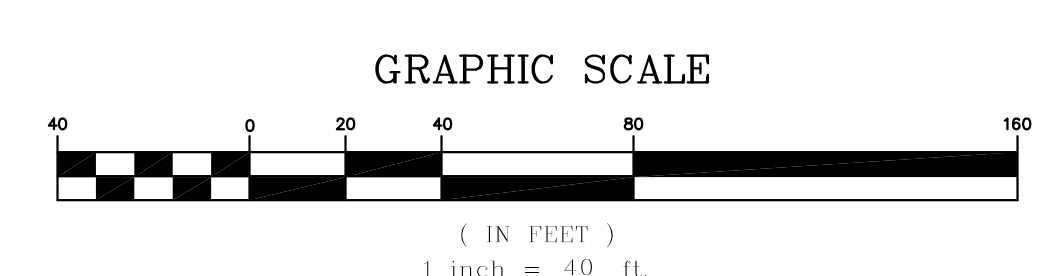
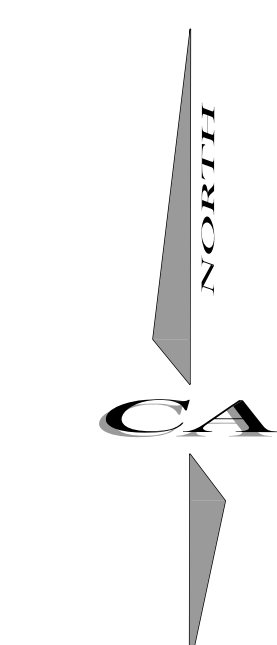
SHEET NO. **1**

OF 1 SHTS.

S:\1916-7-Redlands\1916-7-17\1916-7-17.dwg last Modified: 15 Dec 2023 - 11:58am
Printed on: 15 Dec 2023 - 1:16pm by: rromano

PRELIMINARY GRADING PLAN

COLTON AVE & WABASH AVE, REDLANDS, CA



LEGEND

PROP. LOT LINE	---
BOUNDARY LINE	---
PROP. CURB	---
EX. CURB	---
PROPOSED SEWER	---
EXISTING SEWER	---
PROPOSED WATER	---
EXISTING WATER	---
PROPOSED STORM DRAIN	---
EXISTING STORM DRAIN	---
UNIT NUMBER	148
UNIT TYPE	2
RETAINING WALL	---
FENCE	---
3'RW - 3' RETAINING WALL	---
P - PAD ELEVATION	---
FF - FINISH FLOOR	---
☆ - STREET LIGHT	---
★ - FIRE HYDRANT	---
⊠ - TRANSFORMER	---

SITE AMENITIES:
ALL ON-SITE FACILITIES (PAVED DRIVE AISLES, LANDSCAPE AREAS, COMMUNITY RECREATION CENTER, ETC.) WILL BE MAINTAINED BY THE H.O.A.

UTILITIES:
THE ON-SITE STORM DRAIN WILL BE MAINTAINED BY THE H.O.A., THE SEWER AND WATER FACILITIES WILL BE MAINTAINED BY THE CITY OF REDLANDS WATER DISTRICT.

EARTHWORK

CUT	FILL	IMPORT/EXPORT
33,287 CY	40,918 CY	7,631 CY SHORT

BALANCE THE SITE WITH SPOILS FROM THE UTILITIES AND BUILDING FOOTINGS.

STATEMENT OF OWNERSHIP

I HEREBY CERTIFY THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNERS OF RECORD HAVE KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

FRED CORNWELL RCE 45591 DATE Dec 13 2023



PREPARED BY:	SUBDIVIDER/OWNER	ADDRESS
CA ENGINEERING, INC. Planning • Engineering • Surveying 13821 NEWPORT AVE, STE 110 TUSTIN, CA 92780 949-724-9480 949-724-9484 FAX	Soni 2012 Irrevocable Trusts 1423 Georgina Avenue Santa Monica Santa Monica, CA 90402 (949) 922-7075 Contact: Vanita Soni Puri	E Colton Ave. and Wabash Ave. Redlands, CA 92374
REVISIONS BY DATE		

SHEET C15
Dec 13 2023
JOB NO. 816-1
SHEET NO. 1
OF 1 SHTS.

S:\MFR-Redlands\174816-1-Preliminary Grading Map\Last Modified: 13 Dec 2023 - 11:32am
 Printed on: 11 Dec 2023 - 11:32am by: fcornewell



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS (Zone 3)	SIZE	QTY
TREES					
	Acacia stenophylla	Shoestring Acacia	L	24" Box	68
	Magnolia grandiflora 'Alta'	Southern Magnolia	M	24" Box	
	Cercidium hyb. 'Desert Museum'	Hybrid Palo Verde	L	24" Box	8
	Arbutus 'Marina'	Strawberry Tree	L	24" Box	83
	Bauhinia purpurea	Orchid Tree	M	24" Box	
	Lagerstroemia hybrids 'Natchez'	Crape Myrtle (White)	M	24" Box	
	Cupressus sempervirens 'Monshel'	Tiny Tower Cypress	L	24" Box	12
	Strelitzia nicholai	Giant Bird-of-Paradise	M	24" Box	
	Cedrus deodara	Deodar Cedar	L	24" Box	14
	Citrus sinensis	Orange Trees	M	24" Box	13
	Geijera parviflora	Australian Willow	L	24" Box	10
	Jacaranda mimosifolia	Jacaranda	M	36" Box	12
	Schinus molle	California Pepper Tree	L	36" Box	16
	Ulmus parvifolia 'True Green'	Evergreen Elm	M	24" Box	25
PALMS					
	Phoenix dactylifera	Date Palm	L	16' BTH	26
	Washingtonia robusta	Mexican Fan Palm	L	24" Box	
	Brahea armata	Mexican Blue Palm	L	24" Box	24
	Syagrus romanzoffianum	Queen Palm	M	24" Box	27
SHRUBS					
	Agave 'Blue Flame'	Blue Flame Agave	L	5G	100
	Agave desmetiana 'Variegata'	Dwarf Century Plant	L	5G	120
	Aloe arborescens	Tree Aloe	L	15G	30
	Bougainvillea 'La Jolla'	Bougainvillea	L	5G	50
	Buxus microphylla japonica	Japanese Boxwood	M	1G	1,100
	Carex divulsa	Berkeley Sedge	L	5G	1,000
	Carissa grandiflora 'Green Carpet'	Natal Plum	L	1G	450
	Chondropetalum tectorum	Cape Rush	L	5G	120
	Cordylina australis 'Red Star'	Red Grass Palm	L	15G	20
	Dianella revoluta 'DR5000'	Little Rev Flax Lily	M	1G	300
	Dianella tasmanica 'Silver Streak'	Silver Streak Flax Lily	M	5G	400
	Hesperaloe parviflora	Red Yucca	L	5G	20
	Ilex crenata 'Sky Pencil'	Sky Pencil Ilex	M	15G	50
	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	M	15G	40
	Lantana hybrids 'New Gold'	New Gold Lantana	L	5G	30
	Ligustrum japonicum 'Texanum'	Wax Leaf Privet	M	5G	700
	Miscanthus sinensis 'Strictus'	Porcupine Grass	M	5G	40
	Olea europaea 'Montra' P.P.#6266	Little Ollie Dwarf Olive	L	5G	300
	Podocarpus elongatus 'Monnal'	Icee Blue Yellow-Wood	M	15G	100
	Rhaphiolepis indica 'Clara'	Dwarf Indian Hawthorne	M	5G	300
	Rosa f. 'Trumpeter'	Trumpeter Rose	M	5G	150
	Senecio mandraliscae	Blue Chalk Sticks	L	Root Cut	400
	Stipa tenuissima	Mexican Feather Grass	L	5G	120
	Tecoma stans 'Sierra Apricot'	Sierra Apricot	L	5G	40
	Trachelospermum jasminoides	Star Jasmine	M	5G	56
	Westringia 'Wynabbie Gem'	Coast Rosemary	L	5G	56
	Yucca gloriosa	Spanish Dagger	L	5G	10
	Yucca recurvifolia	Pendulous Yucca	L	5G	10

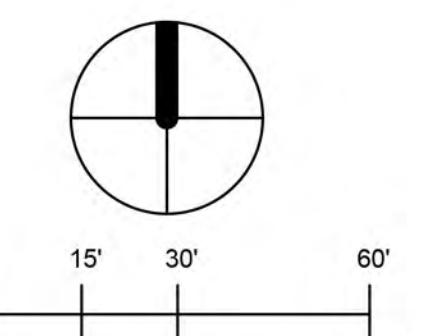
LEGEND

- ① COMMUNITY PARK
 - TOT LOT
 - DOG PARK
 - BBQ AREA
 - VINE COVERED SHADE STRUCTURE
- ② COMMON AREA LANDSCAPE (TYP.)
- ③ PRIVATE OPEN SPACE (TYP.)
- ④ MOTOR COURT (SEE SHEET L2 FOR ENLARGEMENT)
- ⑤ COMMUNITY MONUMENTATION
- ⑥ ENTRANCE TO "ORANGE-BLOSSOM TRAIL"
- ⑦ OPEN SPACE W/ INFORMAL DG PATH, BENCH AND MEADOW IN THE CENTER

MADERA AT CITRUS TRAIL

CONCEPTUAL LANDSCAPE PLAN

L1



LEGEND

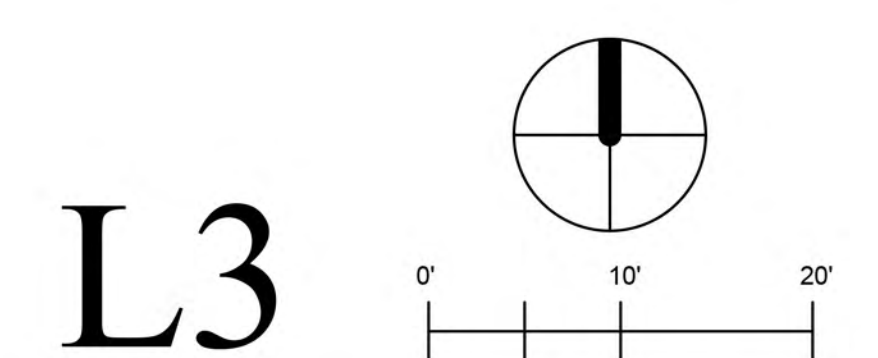
- ① TOT LOT WITH CLIMB-N-SLIDE EQUIPMENT
- ② SPINNING PLAY
- ③ ENCLOSED DOG PARK W/ DRINKING FOUNTAIN
- ④ OPEN PLAY TURF
- ⑤ MATCHING STEEL SHADE STRUCTURE
- ⑥ SOLID ROOF "FARM HOUSE" STRUCTURE W/ TABLE SEATING BELOW
- ⑦ OUTDOOR KITCHEN W/ (2) GRILLS AND COUNTER TOP SEATING
- ⑧ GROOVE IN RAISED PLANTER





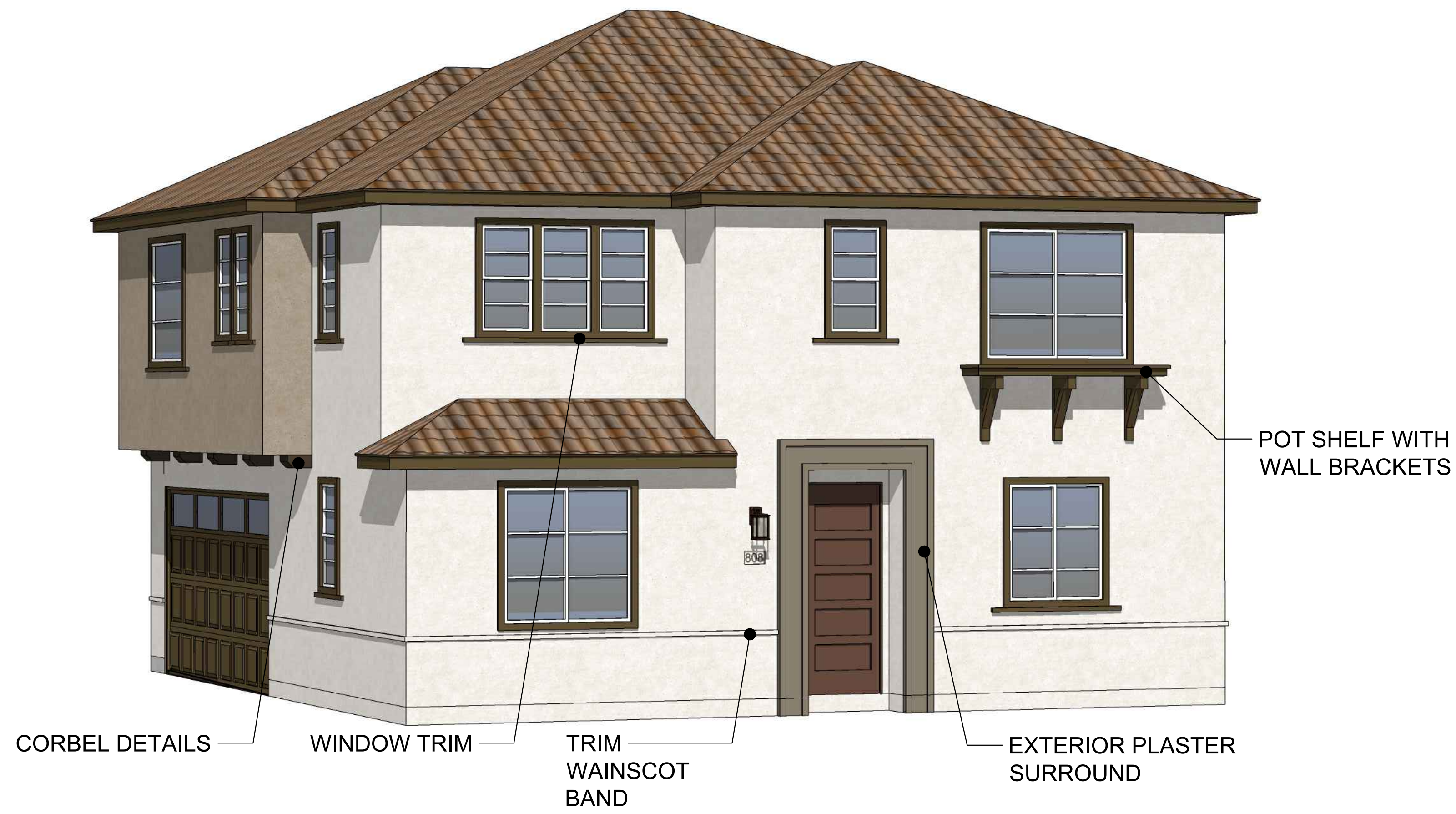
MADERA AT CITRUS TRAIL

MOTOR COURT ENLARGEMENT

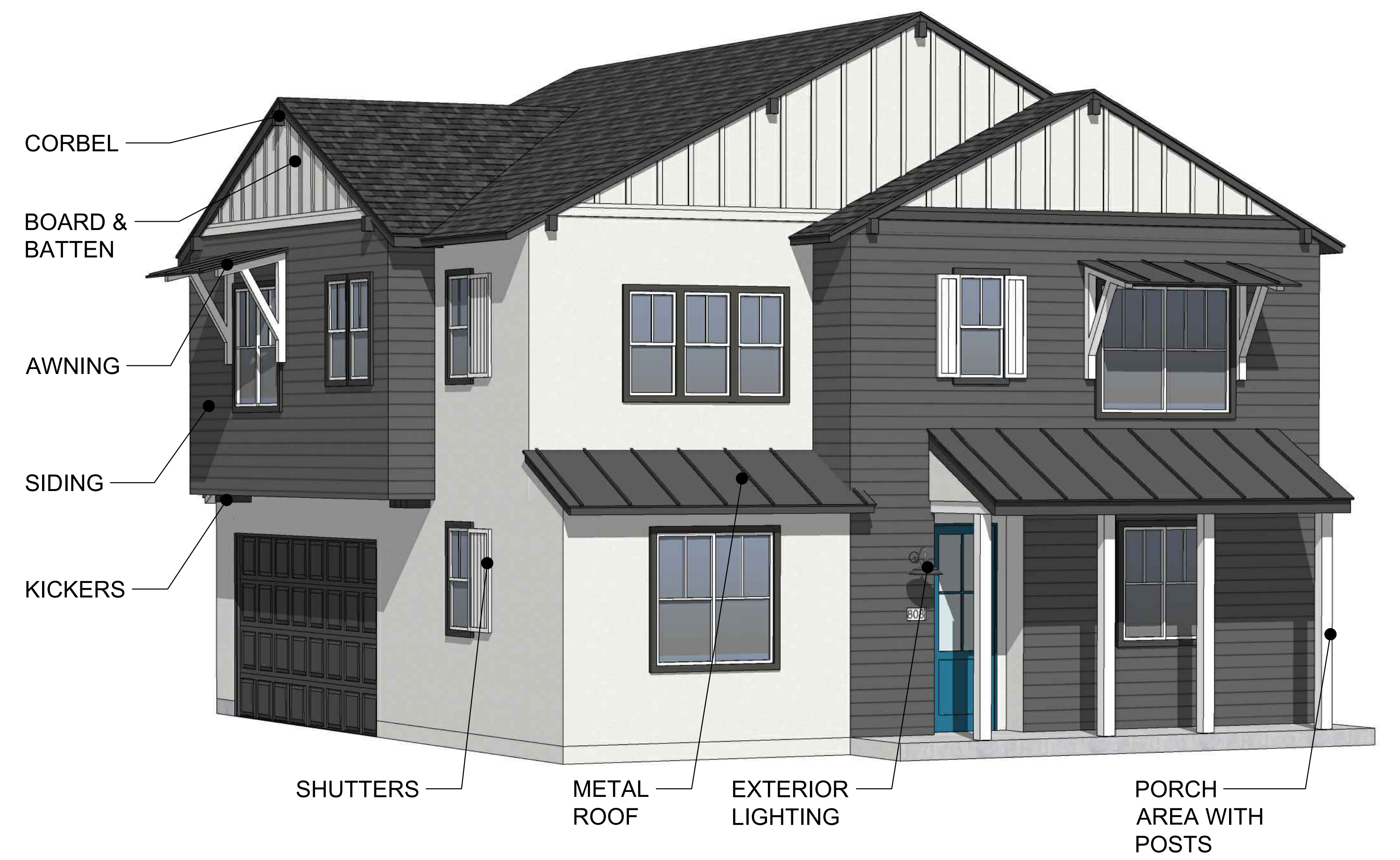


L3 SITE SCAPES
 Landscape Architecture & Planning
 5190-82 Airport Loop Drive
 Costa Mesa, CA 92626
 (949) 644-9370 FAX (714) 210-3140

JOB# 22-026 DATE: 12-12-23



STYLE A



STYLE B



STYLE C



STYLE D

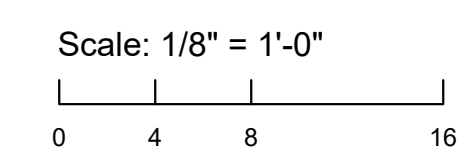


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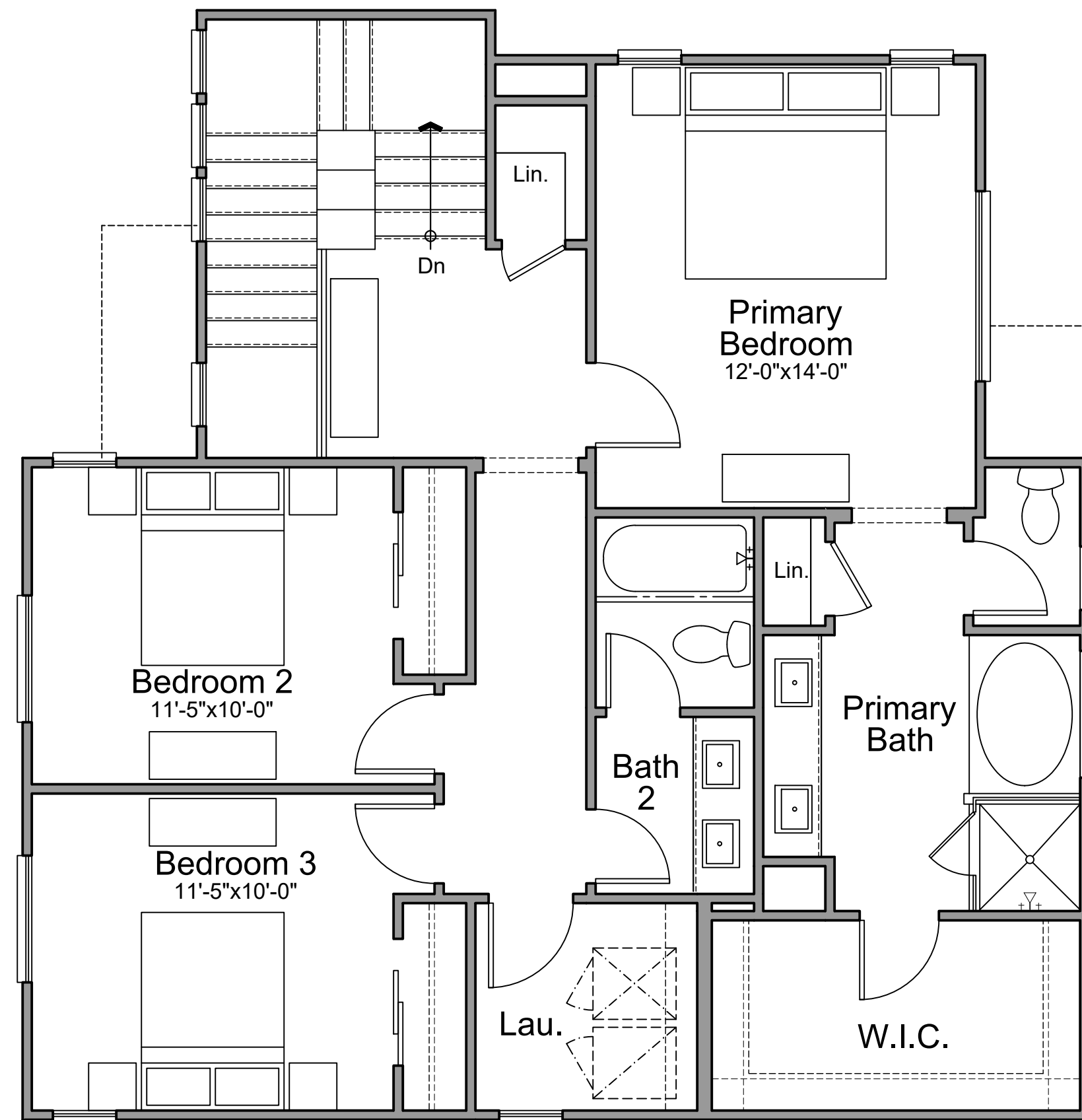
MADERA AT CITRUS TRAIL
REDLANDS, CA # 2021-1175

SCHEMATIC DESIGN
December 15, 2023

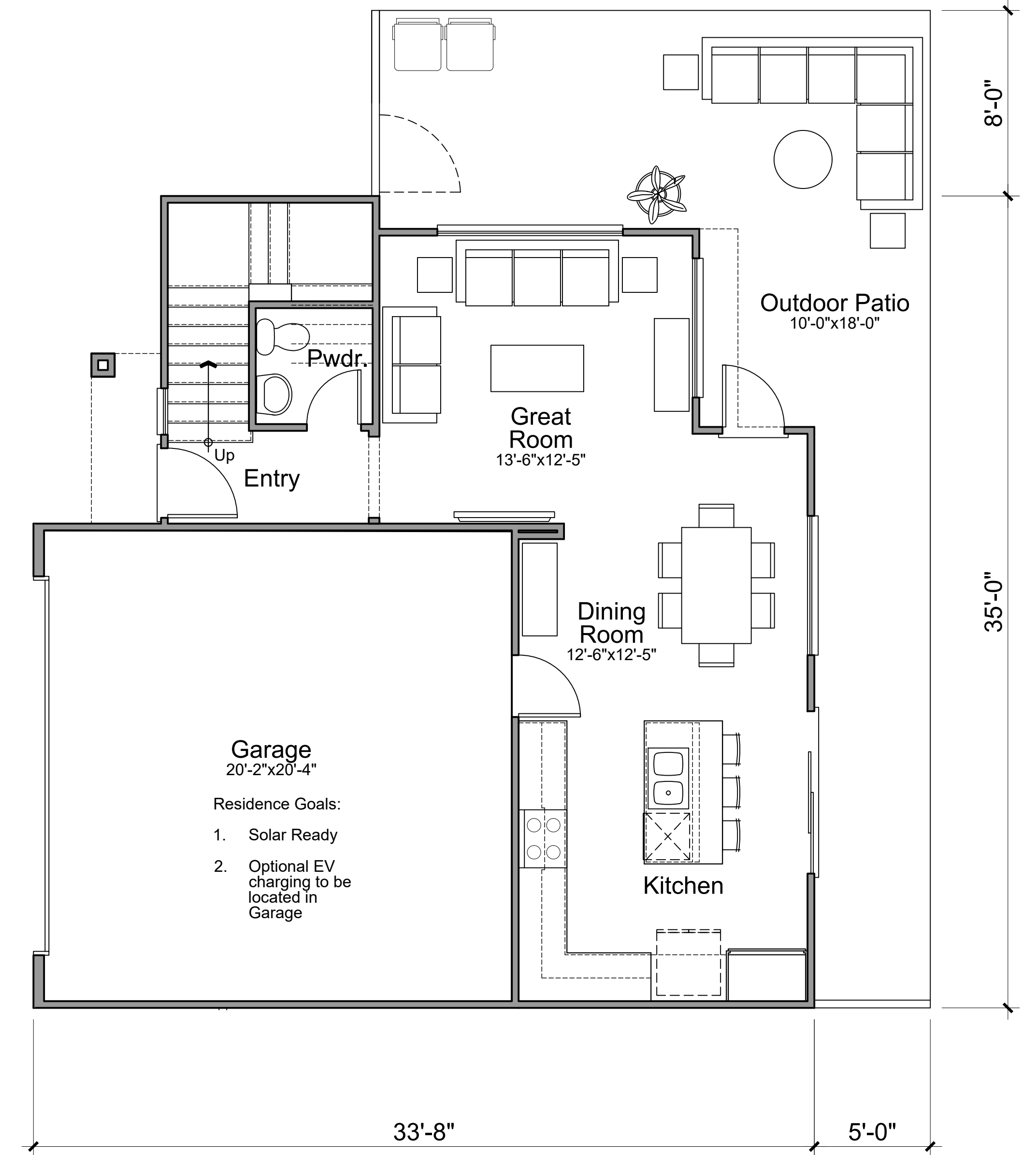


VIGNETTES
ENHANCEMENTS

A2.0



Second Floor



First Floor

PLAN 1 (3 BED / 2.5 BATH)	
FIRST FLOOR	606 SQ. FT.
SECOND FLOOR	938 SQ. FT.
TOTAL	1,544 SQ. FT.

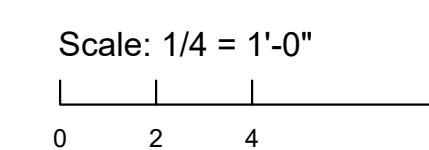


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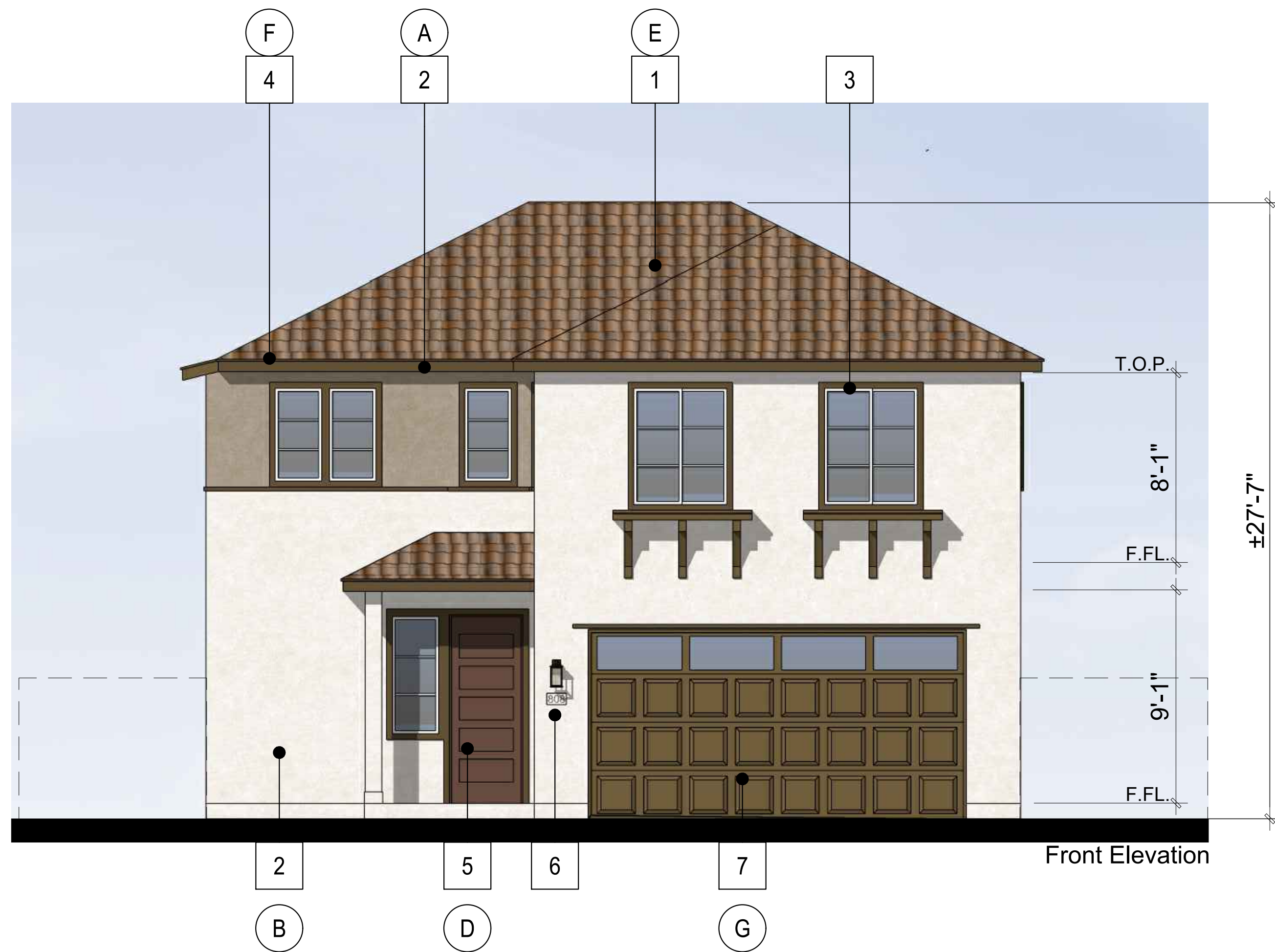


UNIT PLANS
PLAN 1

A3.0



Left Elevation



Front Elevation

MATERIAL LEGEND STYLE A

1	ROOFING, WESTLAKE ROYAL ROOFING
2	STUCCO, LIGHT SAND FINISH
3	VINYL WINDOWS
4	STUCCO TRIM
5	ENTRY DOOR
6	LIGHT FIXTURE
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	SIDING
10	FRENCH DOOR
11	WOOD RAILING
12	STONE VENEER
13	BOARD & BATTEN
14	BRICK
15	BALCONY
16	AWNING
17	STUCCO SILL
18	SHUTTERS
19	CORBELS

COLOR LEGEND - SCHEME 1

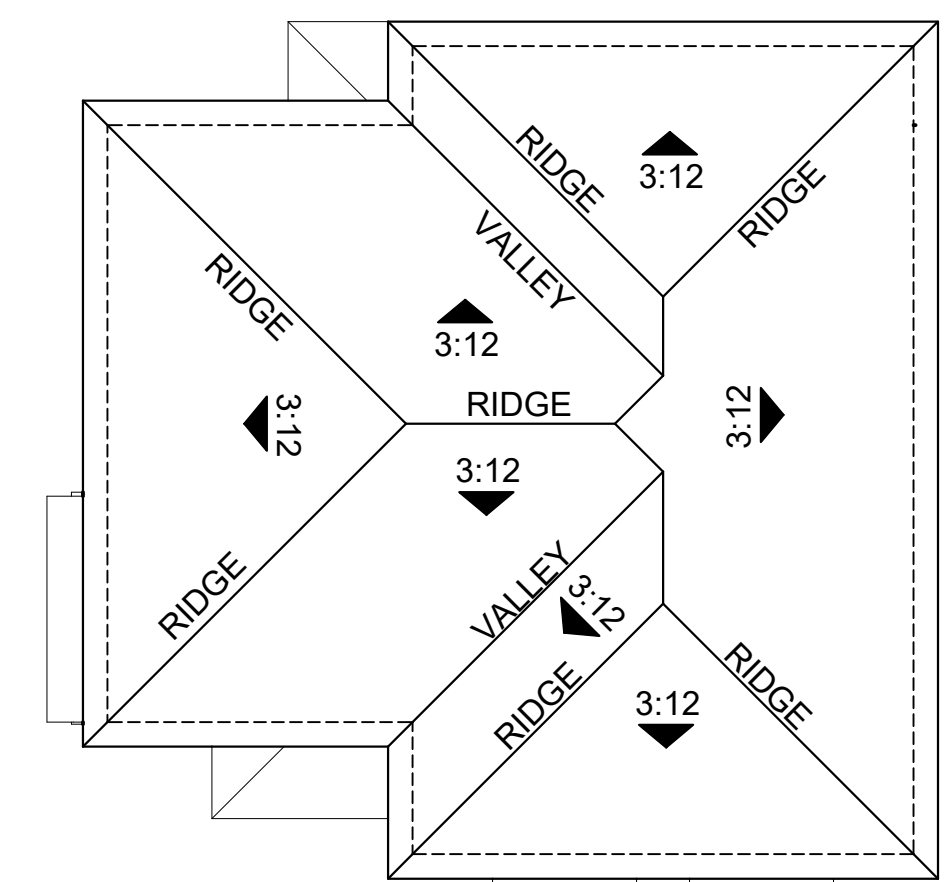
A	STUCCO 1: SW 6203 SPARE WHITE
B	STUCCO 2: SW 7504 KEYSTONE GRAY
C	ENTRY DOOR: SW 6055 FIERY BROWN
D	-
E	ROOFING: BARCELONA - CASA GRANDE BLEND
F	TRIM / ACCENT: SW 7041 VAN DYKE
G	GARAGE DOOR: SW 6103 TEA CHEST



Right Elevation



Rear Elevation



Roof Plan 1/8" = 1'-0"

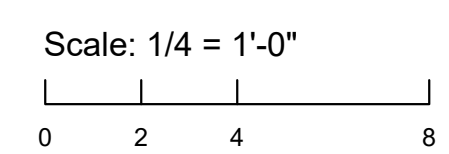


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December 15, 2023



ELEVATIONS
PLAN 1 STYLE A SCHEME 1

A3.1



Left Elevation



Front Elevation

MATERIAL LEGEND STYLE A

1	ROOFING, WESTLAKE ROYAL ROOFING
2	STUCCO, LIGHT SAND FINISH
3	VINYL WINDOWS
4	STUCCO TRIM
5	ENTRY DOOR
6	LIGHT FIXTURE
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	SIDING
10	FRENCH DOOR
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12	STONE VENEER
13	BOARD & BATTEN
14	BRICK
15	BALCONY
16	AWNING
17	STUCCO SILL
18	SHUTTERS
19	CORBELS

COLOR LEGEND - SCHEME 1

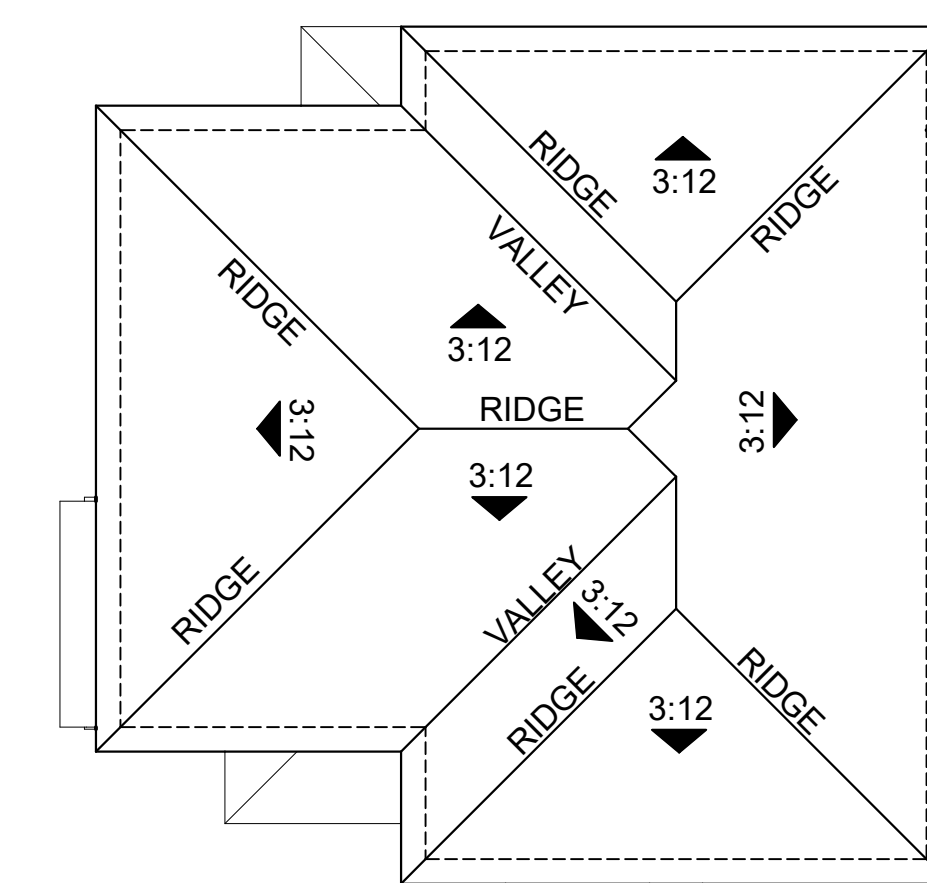
(A)	STUCCO 1: SW 6203 SPARE WHITE
(B)	STUCCO 2: SW 7504 KEYSTONE GRAY
(C)	ENTRY DOOR: SW 6055 FIERY BROWN
(D)	-
(E)	ROOFING: BARCELONA - CASA GRANDE BLEND
(F)	TRIM / ACCENT: SW 7041 VAN DYKE
(G)	GARAGE DOOR: SW 6103 TEA CHEST



Right Elevation



Rear Elevation



Roof Plan 1/8" = 1'-0"

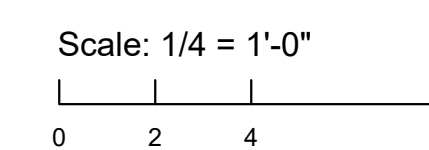


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December 15, 2023



ELEVATIONS
PLAN 1 STYLE A ENHANCEMENTS

A3.2



Left Elevation



Front Elevation

MATERIAL LEGEND STYLE B

1	ROOFING, WESTLAKE ROYAL ROOFING
2	STUCCO, LIGHT SAND FINISH
3	VINYL WINDOWS
4	STUCCO TRIM
5	ENTRY DOOR
6	LIGHT FIXTURE
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	SIDING
10	FRENCH DOOR
11	WOOD RAILING
12	STONE VENEER
13	BOARD & BATTEN
14	BRICK
15	BALCONY
16	AWNING
17	STUCCO SILL
18	SHUTTERS
19	CORBELS

COLOR LEGEND - SCHEME 1

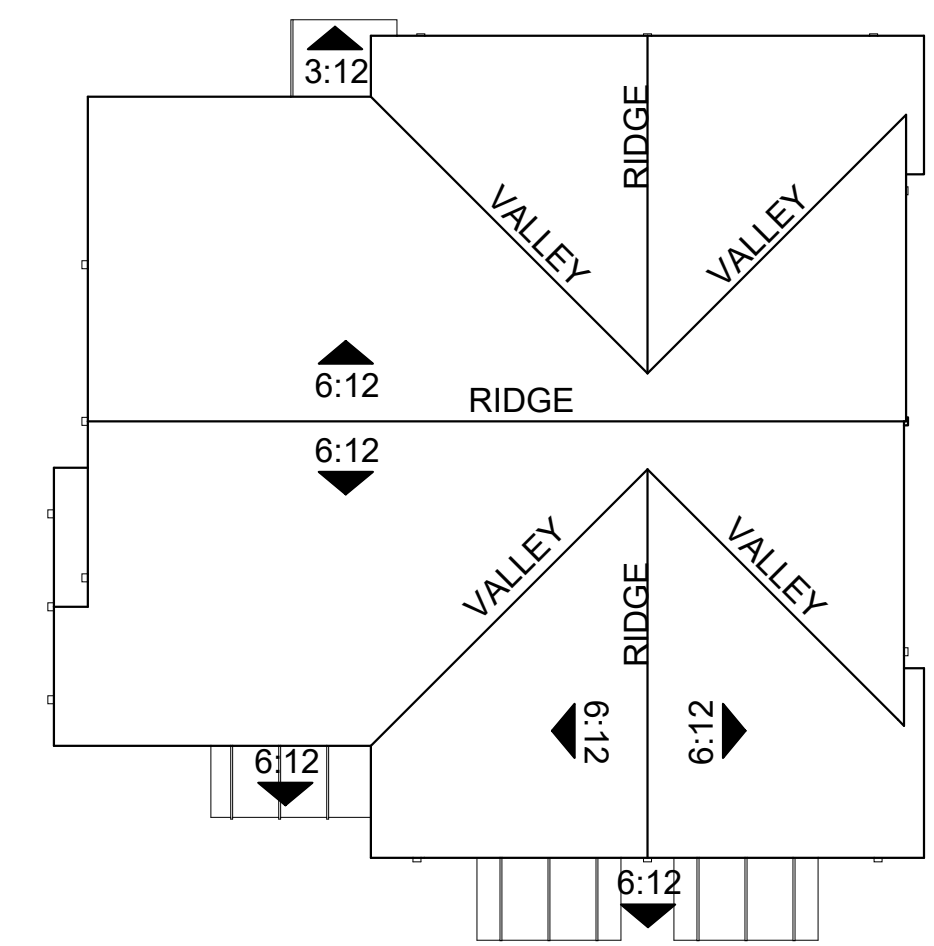
A	LAPSIDING: HARDIE BOARD CHARCOAL GRAY
B	STUCCO 1: SW 7008 ALABASTER
C	STUCCO 3: SW 27006 EXTRA WHITE
D	ENTRY DOOR 1: SW 6509 GEORGIAN BAY
E	ROOFING: SLATE 900 SHADOW BLACK
F	TRIM / ACCENT: SW 902 NIGHT OWL
G	GARAGE DOOR: SW 6167 GARDEN GATE
H	SHUTTERS: SW 7006 EXTRA WHITE



Right Elevation



Rear Elevation



Roof Plan 1/8" = 1'-0"

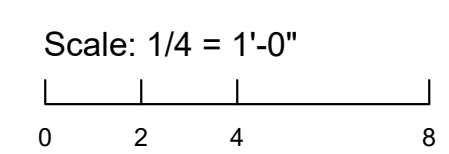


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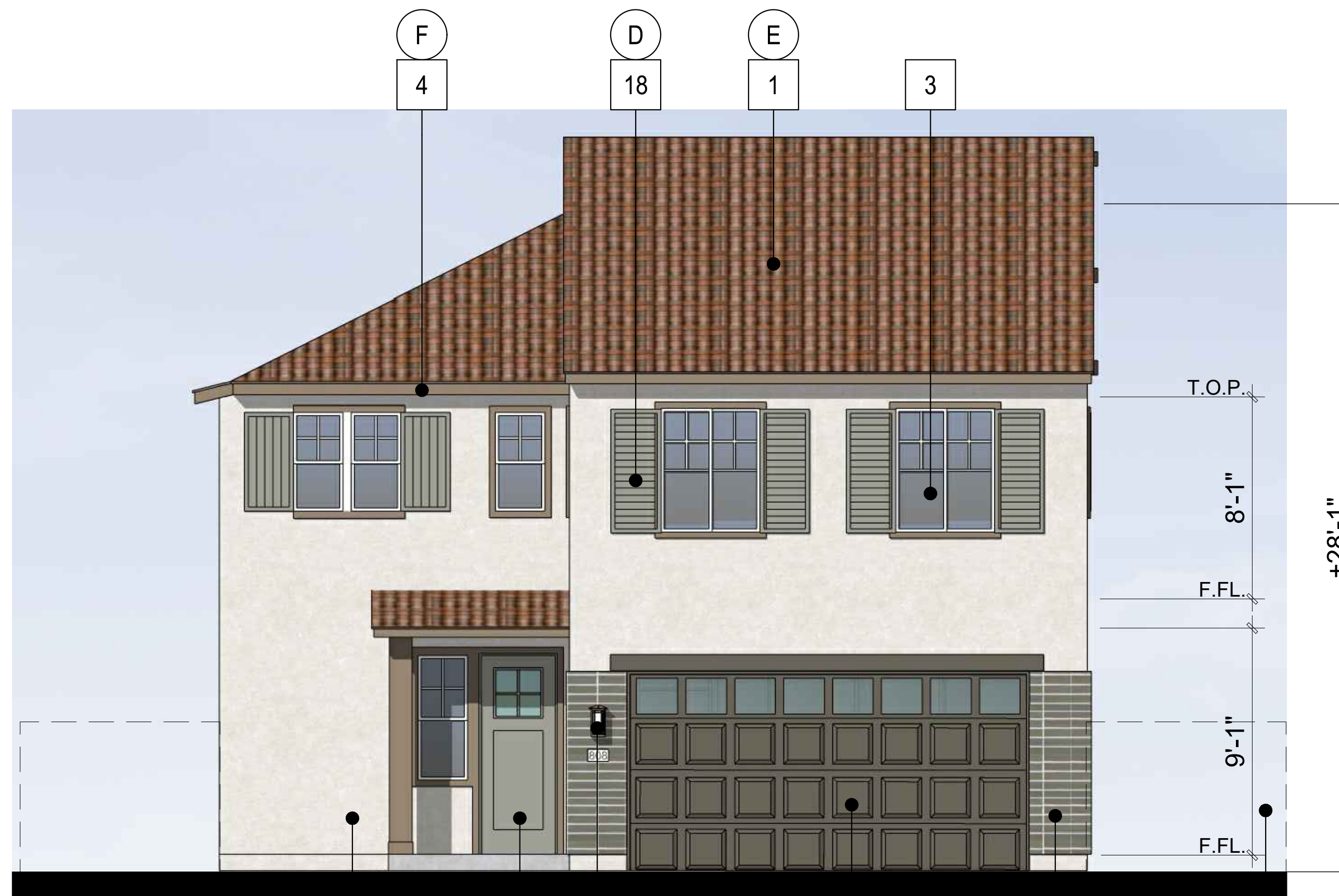


ELEVATIONS
PLAN 1 STYLE B SCHEME 1

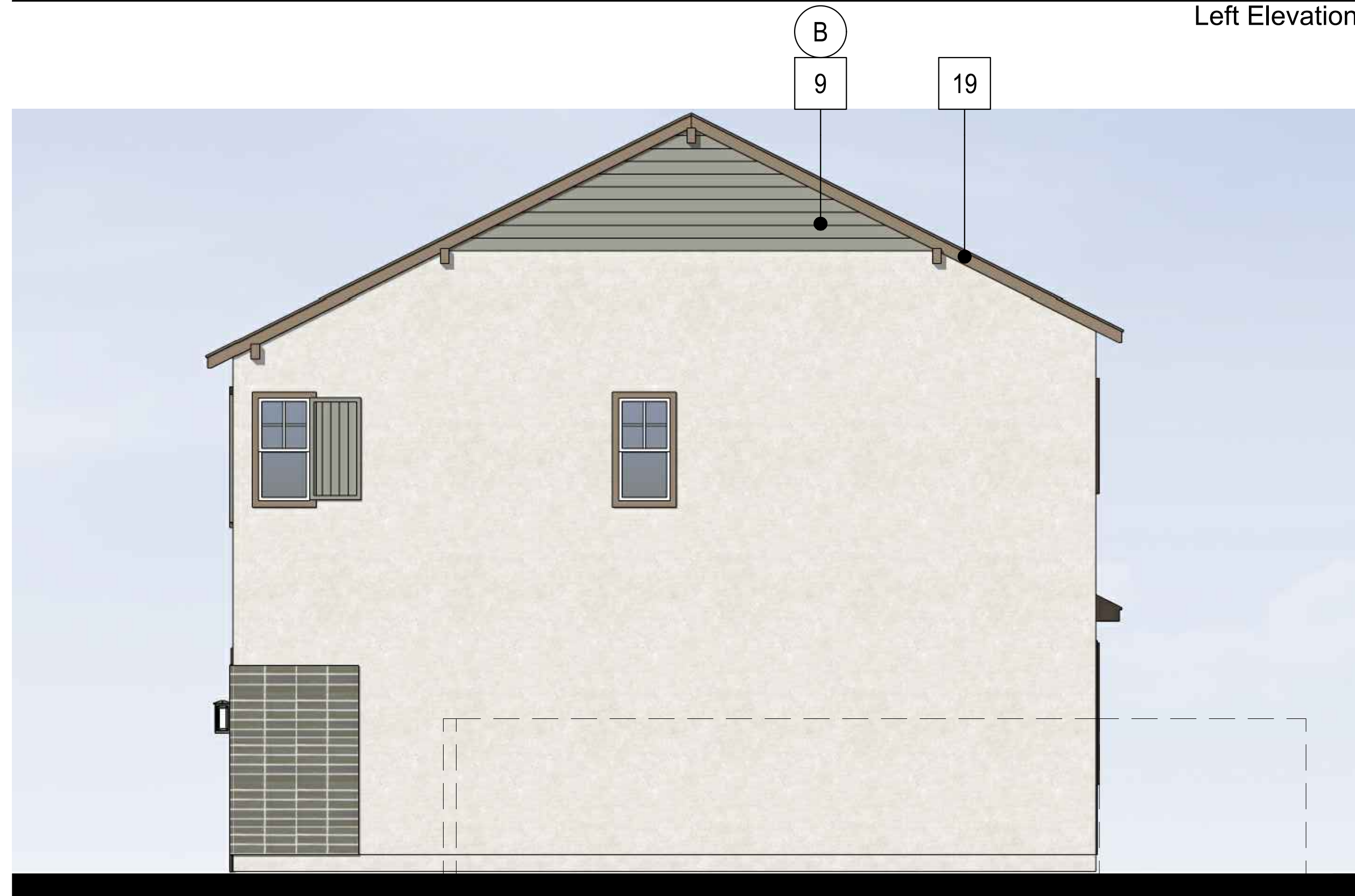
A3.3



Left Elevation



Front Elevation



Right Elevation



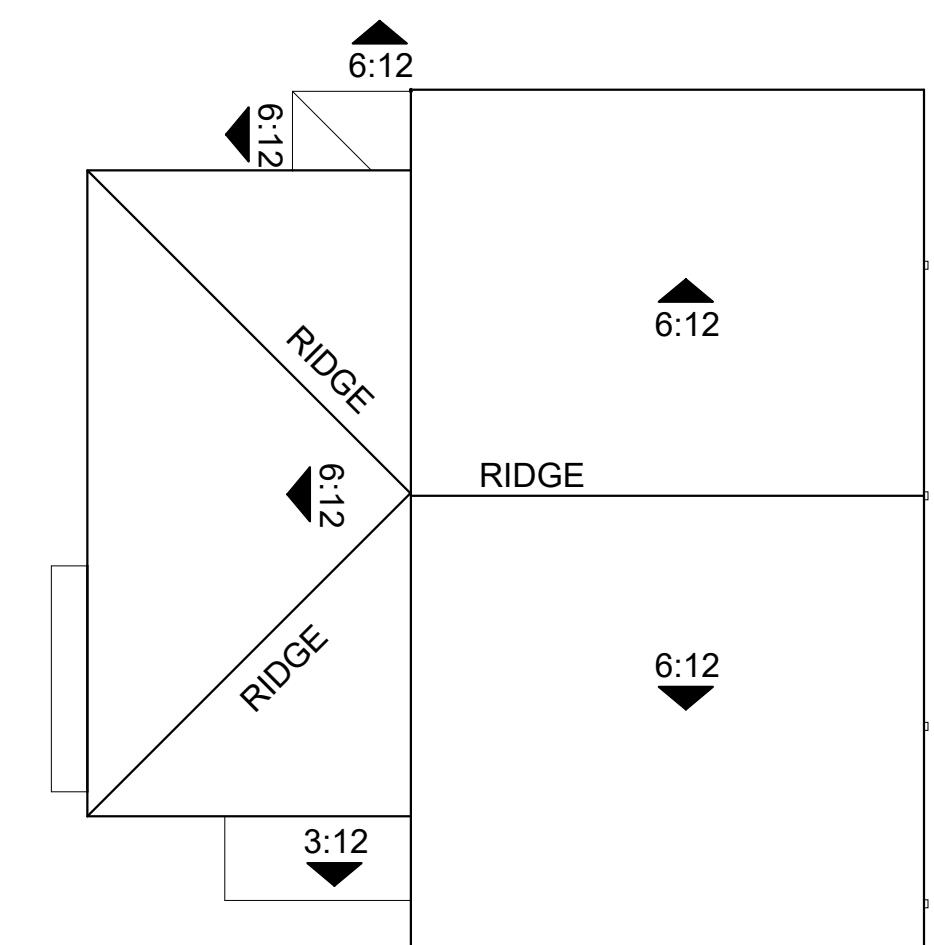
Rear Elevation

MATERIAL LEGEND STYLE C

- 1 ROOFING, WESTLAKE ROYAL ROOFING
- 2 STUCCO, LIGHT SAND FINISH
- 3 VINYL WINDOWS
- 4 STUCCO TRIM
- 5 ENTRY DOOR
- 6 LIGHT FIXTURE
- 7 GARAGE DOOR WAYNE DALTON - 9100 SERIES
- 8 VINYL SLIDING DOOR
- 9 SIDING
- 10 FRENCH DOOR
- 11 WOOD RAILING
- 12 STONE VENEER
- 13 BOARD & BATTEN
- 14 STACKED BRICK
- 15 BALCONY
- 16 AWNING
- 17 STUCCO SILL
- 18 SHUTTERS
- 19 CORBELS
- 20 MCELROY METAL STANDING SEAM ROOF

COLOR LEGEND - SCHEME 1

- A STUCCO 1: SW 9622 WHITE SAIL
- B STUCCO 2: SW 6164 SVELTE SAGE
- C BRICK: BELDEN BRICK - THIN - TITANIUM VELOUR
- D ENTRY DOOR: SW 6178 CLARY SAGE
- E ROOFING: BARCELONA VERONA CLAY
- F TRIM / ACCENT: SW 2841 WEATHERED SHINGLE
- G GARAGE DOOR: SW 2846 ROYCRAFT BRONZE GREEN



Roof Plan 1/8" = 1'-0"

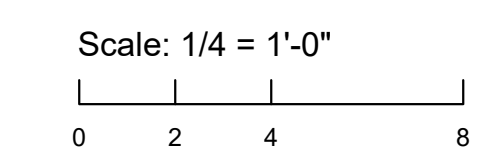


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ELEVATIONS
PLAN 1 STYLE C SCHEME 1

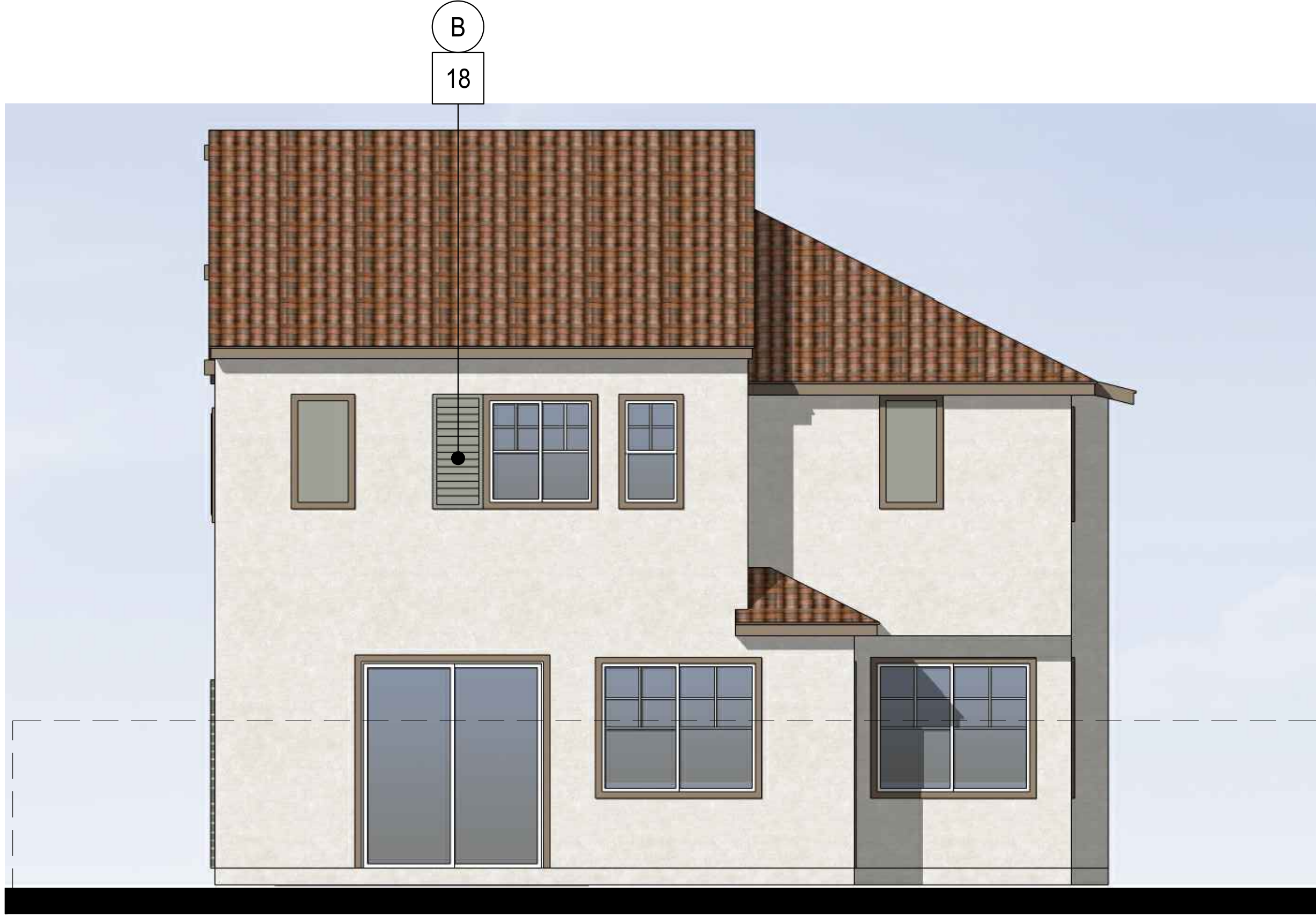
A3.4

MATERIAL LEGEND STYLE C

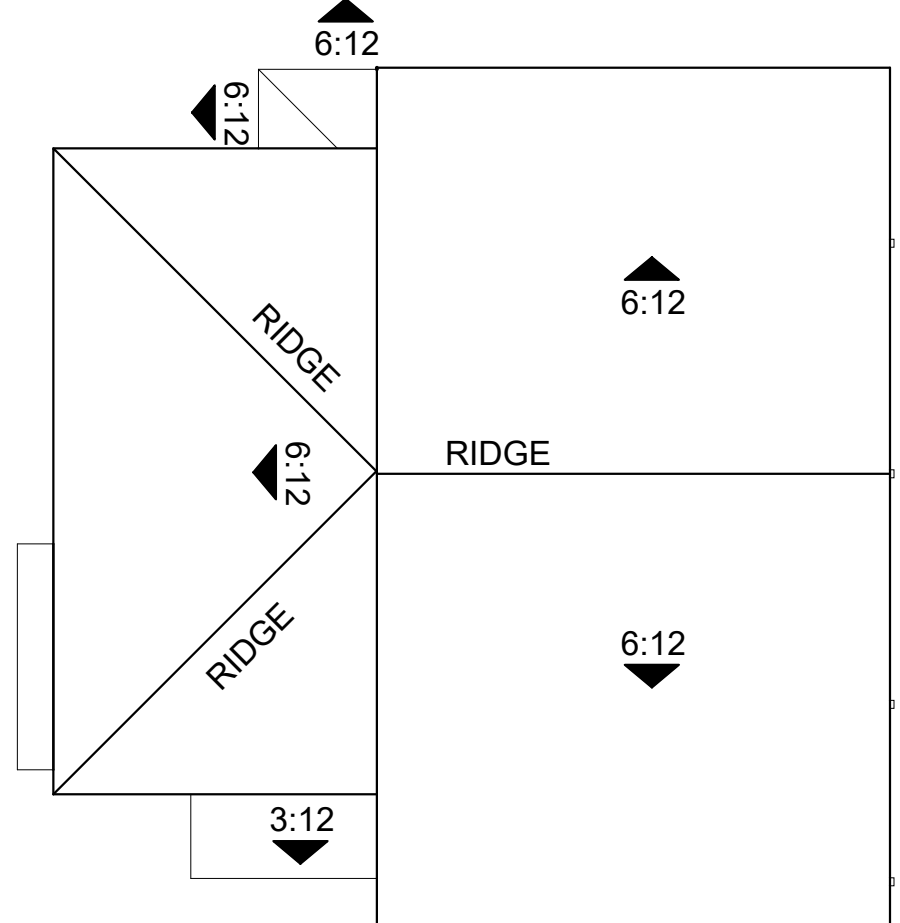
1	ROOFING, WESTLAKE ROYAL ROOFING
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3	VINYL WINDOWS
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15	BALCONY
16	AWNING
17	STUCCO SILL
18	SHUTTERS
19	CORBELS
20	MCELROY METAL STANDING SEAM ROOF

COLOR LEGEND - SCHEME 1

A	STUCCO 1: SW 9622 WHITE SAIL
B	STUCCO 2: SW 6164 SVELTE SAGE
C	BRICK: BELDEN BRICK - THIN - TITANIUM VELOUR
D	ENTRY DOOR: SW 6178 CLARY SAGE
E	ROOFING: BARCELONA VERONA CLAY
F	TRIM / ACCENT: SW 2841 WEATHERED SHINGLE
G	GARAGE DOOR: SW 2846 ROYCRAFT BRONZE GREEN



Rear Elevation



Roof Plan 1/8" = 1'-0"

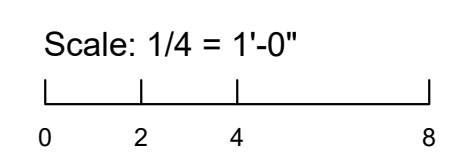


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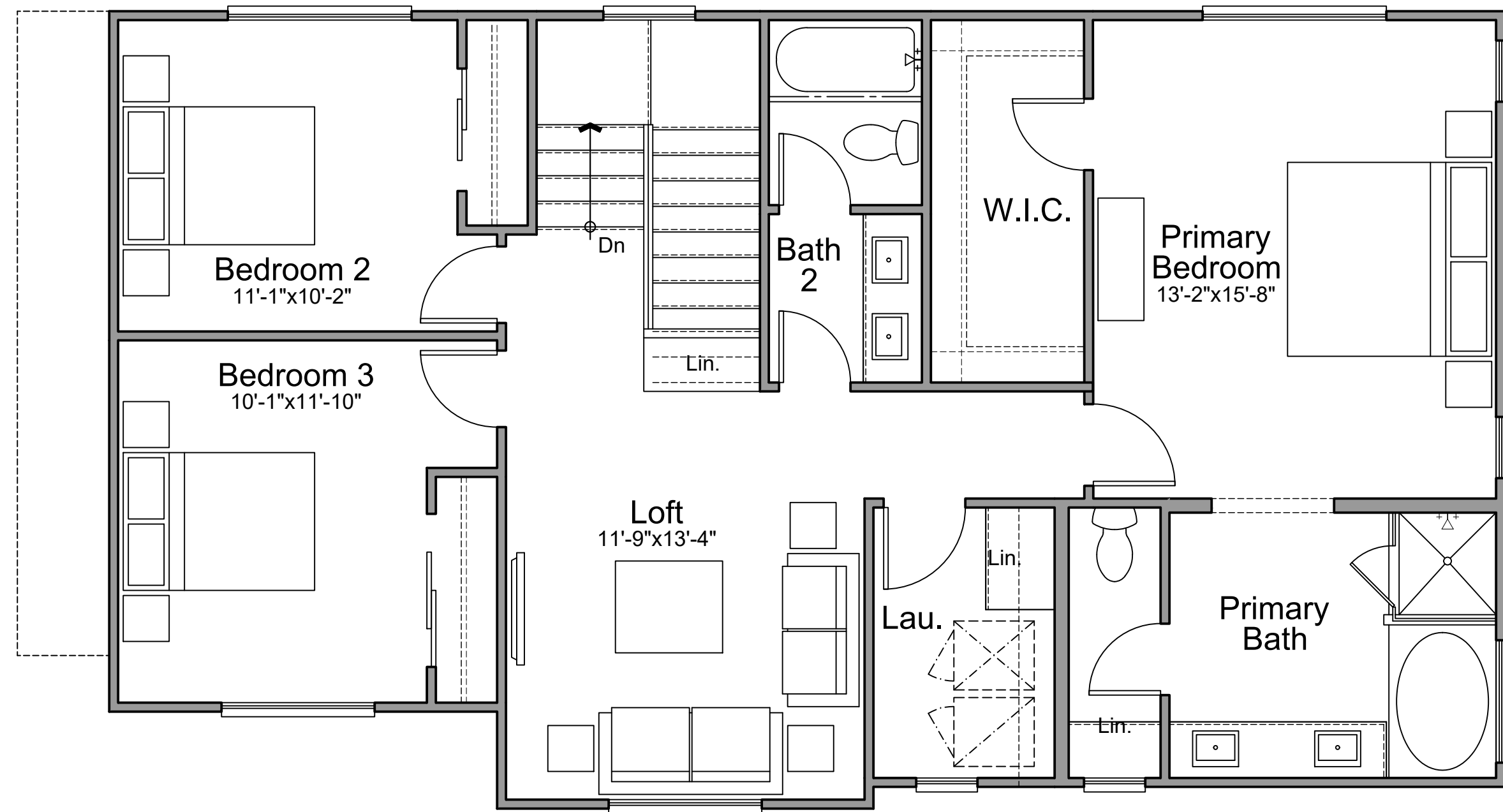
MADERA AT CITRUS TRAIL
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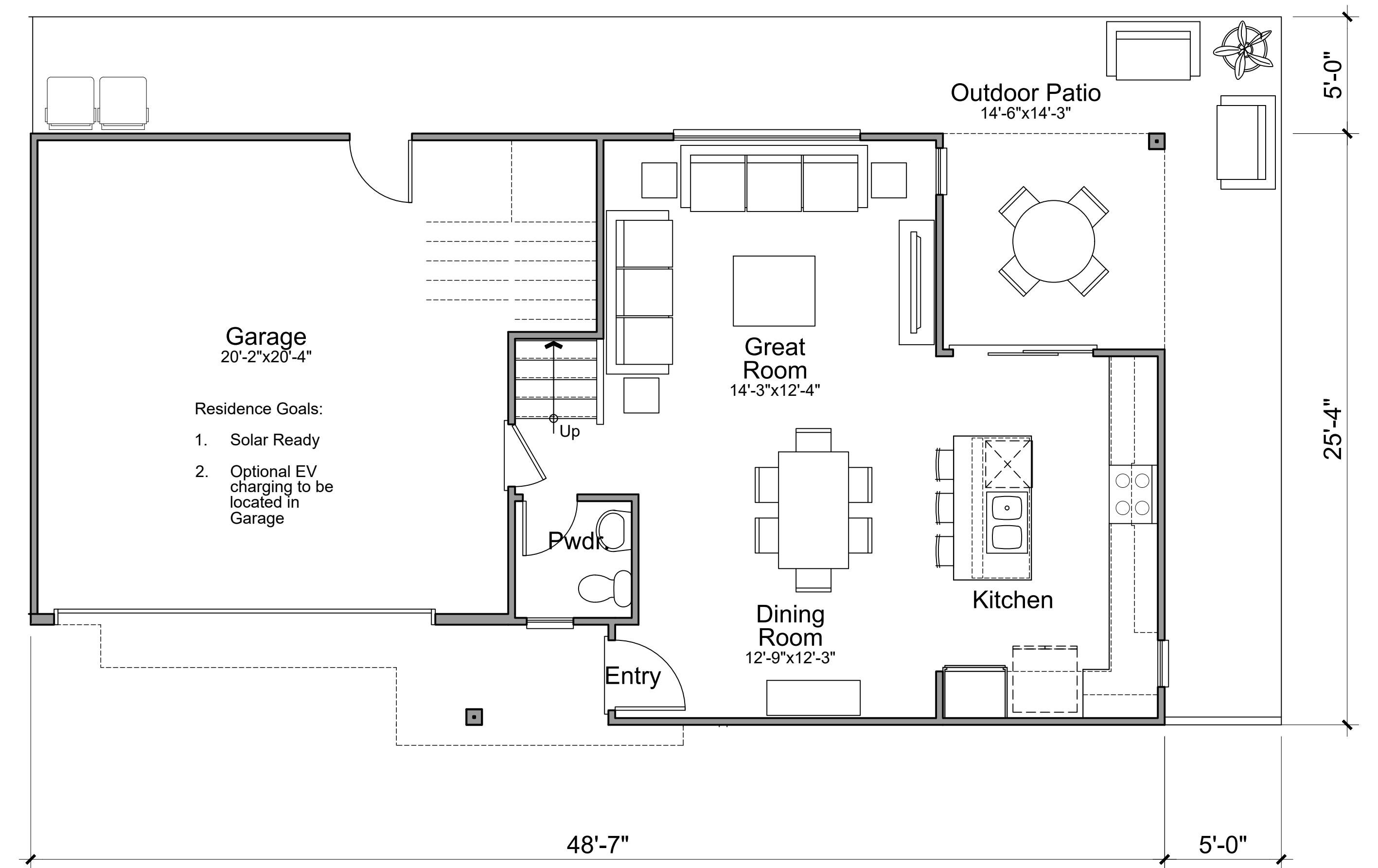


ELEVATIONS
PLAN 1 STYLE C ENHANCEMENTS

A3.5



Second Floor



First Floor

PLAN 2 (3 BED / 2.5 BATH)	
FIRST FLOOR	631 SQ. FT.
SECOND FLOOR	1069 SQ. FT.
TOTAL	1,700 SQ. FT.

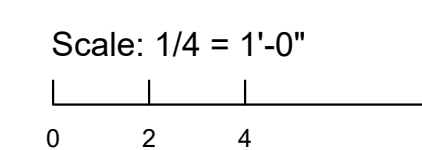


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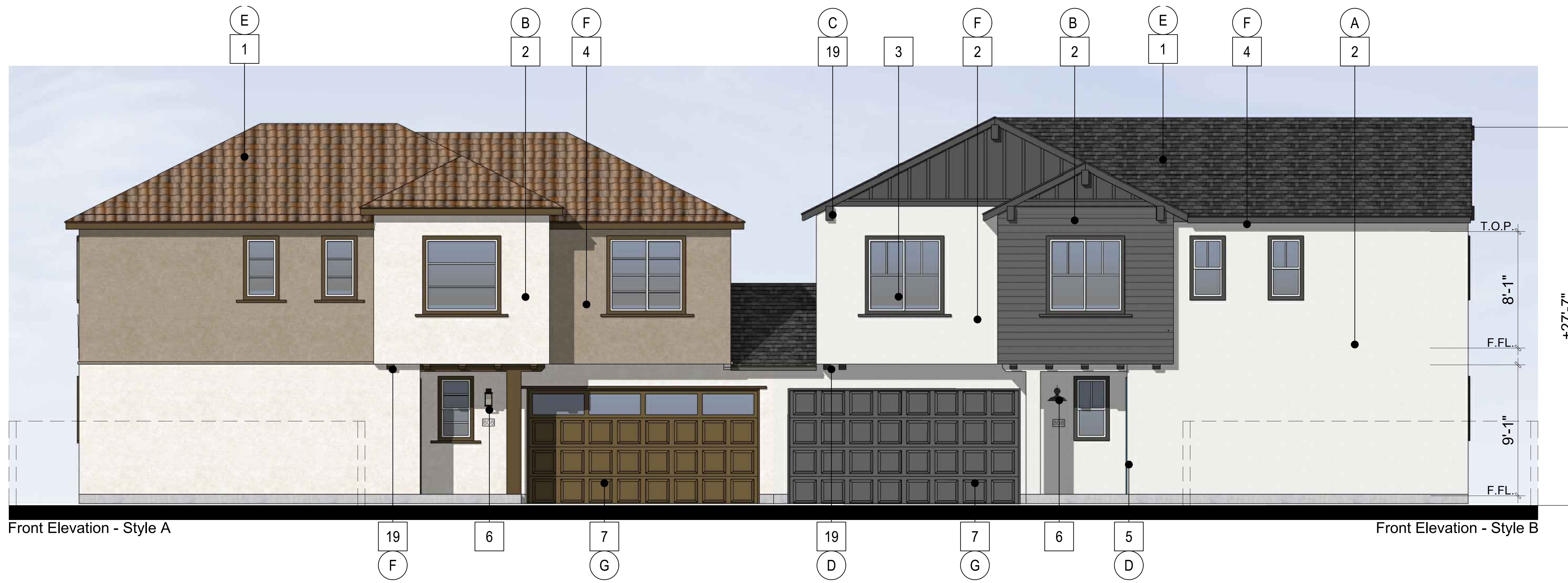
MADERA AT CITRUS TRAIL
REDLANDS, CA # 2021-1175

SCHEMATIC DESIGN
December 15, 2023



UNIT PLANS
PLAN 2

A4.0

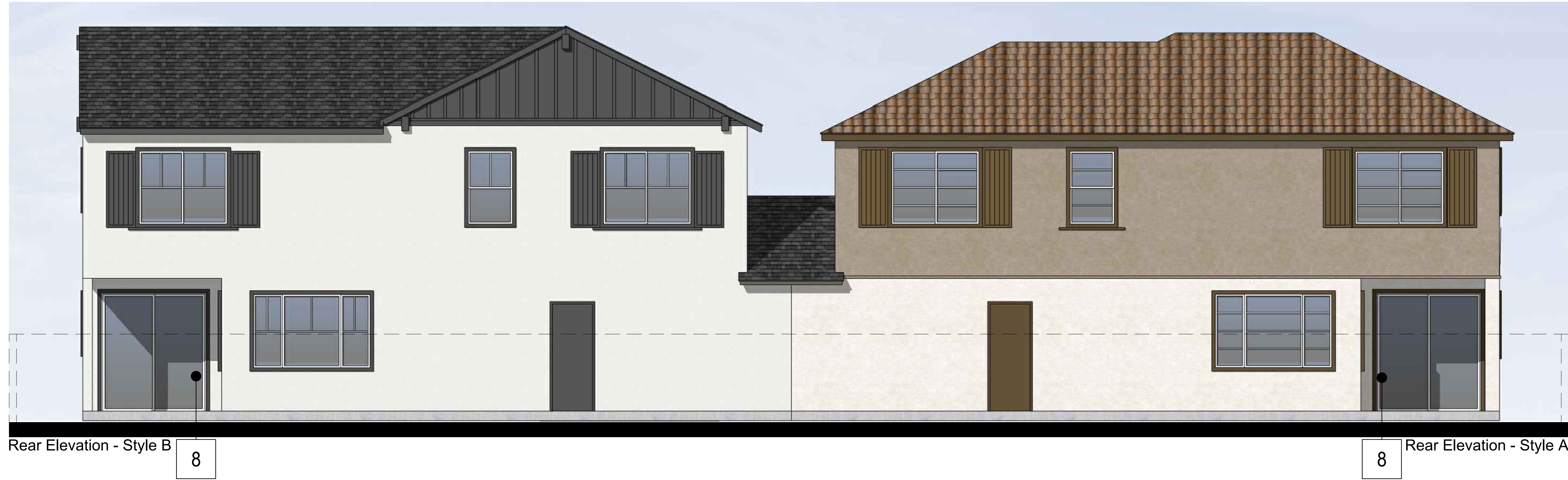


Front Elevation - Style A

Front Elevation - Style B

MATERIAL LEGEND STYLE A	
1	ROOFING, WESTLAKE ROYAL ROOFING
2	STUCCO, LIGHT SAND FINISH
3	VINYL WINDOWS
4	STUCCO TRIM
5	ENTRY DOOR
6	LIGHT FIXTURE
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	SIDING
10	FRENCH DOOR
11	WOOD RAILING
12	STONE VENEER
13	BOARD & BATTEN
14	BRICK
15	BALCONY
16	AWNING
17	STUCCO SILL
18	SHUTTERS
19	CORBELS

COLOR LEGEND - SCHEME 2	
A	STUCCO 1: SW 7551 GREEK VILLA
B	STUCCO 2: SW 9180 AGED WHITE
C	STUCCO 3: SW 7548 PORTICO
D	ENTRY DOOR: SW 9146 FADED FLAXFLOWER
E	ROOFING: BARCELONA - SMOKEY TOPAZ
F	TRIM / ACCENT: SW 9115 COWBOY BOOTS
G	GARAGE DOOR: SW 9092 ICED MOCHA
H	LAP SIDING: HARDIE PLANK - KHAKI BROWN



Rear Elevation - Style B

Rear Elevation - Style A

MATERIAL LEGEND STYLE B	
COLOR LEGEND - SCHEME 1	
A	LAPSIDING: HARDIE BOARD CHARCOAL GRAY
B	STUCCO 1: SW 7008 ALABASTER
C	STUCCO 3: SW 27006 EXTRA WHITE
D	ENTRY DOOR 1: SW 6509 GEORGIAN BAY
E	ROOFING: SLATE 900 SHADOW BLACK
F	TRIM / ACCENT: SW 902 NIGHT OWL
G	GARAGE DOOR: SW 6167 GARDEN GATE
H	SHUTTERS: SW 7006 EXTRA WHITE

REAR / SIDE SHUTTERS ON ENHANCED STREET FACING ELEVATIONS ONLY

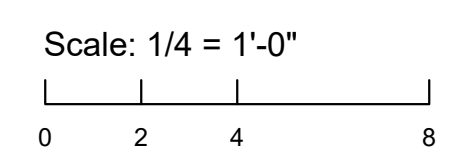


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ELEVATIONS
PLAN 2 STYLE A & B SCHEME 1

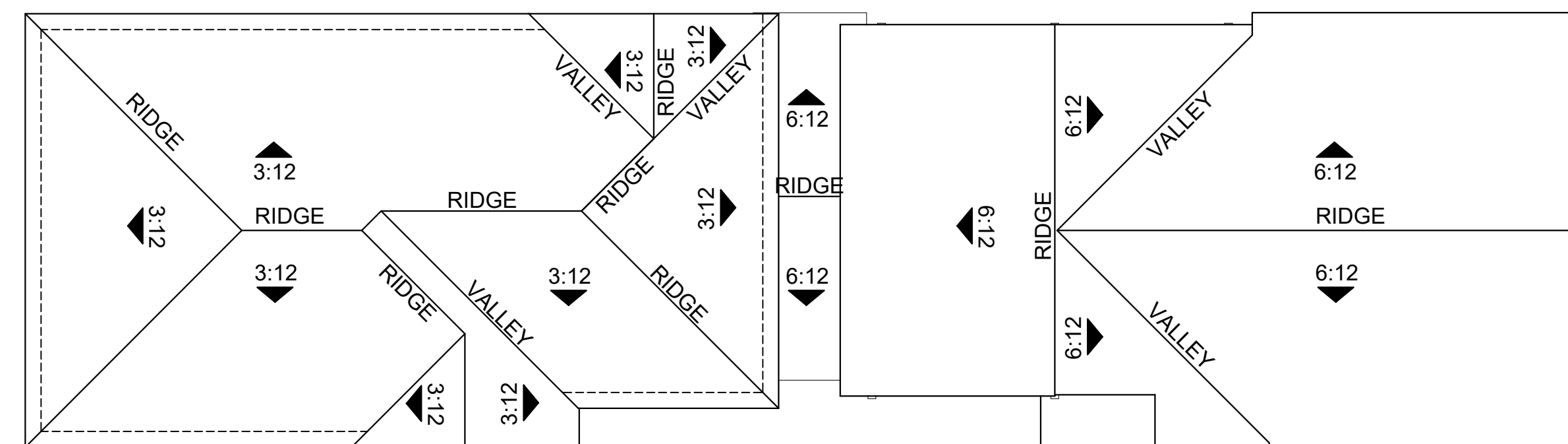
A4.1



Left Elevation - Style A

MATERIAL LEGEND STYLE A	
1	ROOFING, WESTLAKE ROYAL ROOFING
2	STUCCO, LIGHT SAND FINISH
3	VINYL WINDOWS
4	STUCCO TRIM
5	ENTRY DOOR
6	LIGHT FIXTURE
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18	SHUTTERS
19	CORBELS

COLOR LEGEND - SCHEME 2	
A	STUCCO 1: SW 7551 GREEK VILLA
B	STUCCO 2: SW 9180 AGED WHITE
C	STUCCO 3: SW 7548 PORTICO
D	ENTRY DOOR: SW 9146 FADED FLAXFLOWER
E	ROOFING: BARCELONA - SMOKEY TOPAZ
F	TRIM / ACCENT: SW 9115 COWBOY BOOTS
G	GARAGE DOOR: SW 9092 ICED MOCHA
H	LAP SIDING: HARDIE PLANK - KHAKI BROWN



Roof Plan 1/8" = 1'-0"



Right Elevation - Style B

MATERIAL LEGEND STYLE B	
COLOR LEGEND - SCHEME 1	
A	LAPSIDING: HARDIE BOARD CHARCOAL GRAY
B	STUCCO 1: SW 7008 ALABASTER
C	STUCCO 3: SW 27006 EXTRA WHITE
D	ENTRY DOOR 1: SW 6509 GEORGIAN BAY
E	ROOFING: SLATE 900 SHADOW BLACK
F	TRIM / ACCENT: SW 902 NIGHT OWL
G	GARAGE DOOR: SW 6167 GARDEN GATE
H	SHUTTERS: SW 7006 EXTRA WHITE

REAR / SIDE SHUTTERS ON ENHANCED STREET FACING ELEVATIONS ONLY

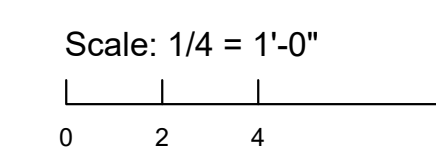


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MADERA AT CITRUS TRAIL
REDLANDS, CA # 2021-1175

SCHEMATIC DESIGN
December 15, 2023



ELEVATIONS
PLAN 2 STYLE A & B SCHEME 1

A4.2



Front Elevation - Style A

Front Elevation - Style B

MATERIAL LEGEND STYLE A	
1	ROOFING, WESTLAKE ROYAL ROOFING
2	STUCCO, LIGHT SAND FINISH
3	VINYL WINDOWS
4	STUCCO TRIM
5	ENTRY DOOR
6	LIGHT FIXTURE
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	SIDING
10	FRENCH DOOR
11	WOOD RAILING
12	STONE VENEER
13	BOARD & BATTEN
14	BRICK
15	BALCONY
16	AWNING
17	STUCCO SILL
18	SHUTTERS
19	CORBELS

COLOR LEGEND - SCHEME 2	
A	STUCCO 1: SW 7551 GREEK VILLA
B	STUCCO 2: SW 9180 AGED WHITE
C	STUCCO 3: SW 7548 PORTICO
D	ENTRY DOOR: SW 9146 FADED FLAXFLOWER
E	ROOFING: BARCELONA - SMOKEY TOPAZ
F	TRIM / ACCENT: SW 9115 COWBOY BOOTS
G	GARAGE DOOR: SW 9092 ICED MOCHA
H	LAP SIDING: HARDIE PLANK - KHAKI BROWN



Rear Elevation - Style B

Rear Elevation - Style A

MATERIAL LEGEND STYLE B	
8	SHUTTERS

COLOR LEGEND - SCHEME 2	
A	STUCCO 1: SW 7064 PASSIVE
B	STUCCO 2: SW 6226 LANGUID BLUE
C	STUCCO 3: SW 7076 GRIZZLE GRAY
D	ENTRY DOOR / TRIM: SW 7060 ATTITUDE GRAY
E	ROOFING: SLATE 900 CHARCOAL BLEND
F	STUCCO WINDOW TRIM: SW 6232 MISTY
G	GARAGE DOOR: SW 6167 GARDEN GATE
H	SHUTTERS: SW 6227 MEDITATIVE

REAR / SIDE SHUTTERS ON ENHANCED STREET FACING ELEVATIONS ONLY

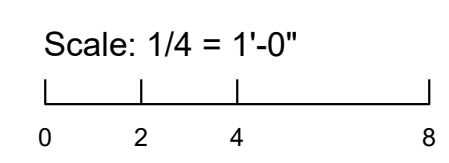


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ELEVATIONS
PLAN 2 STYLE A & B SCHEME 2

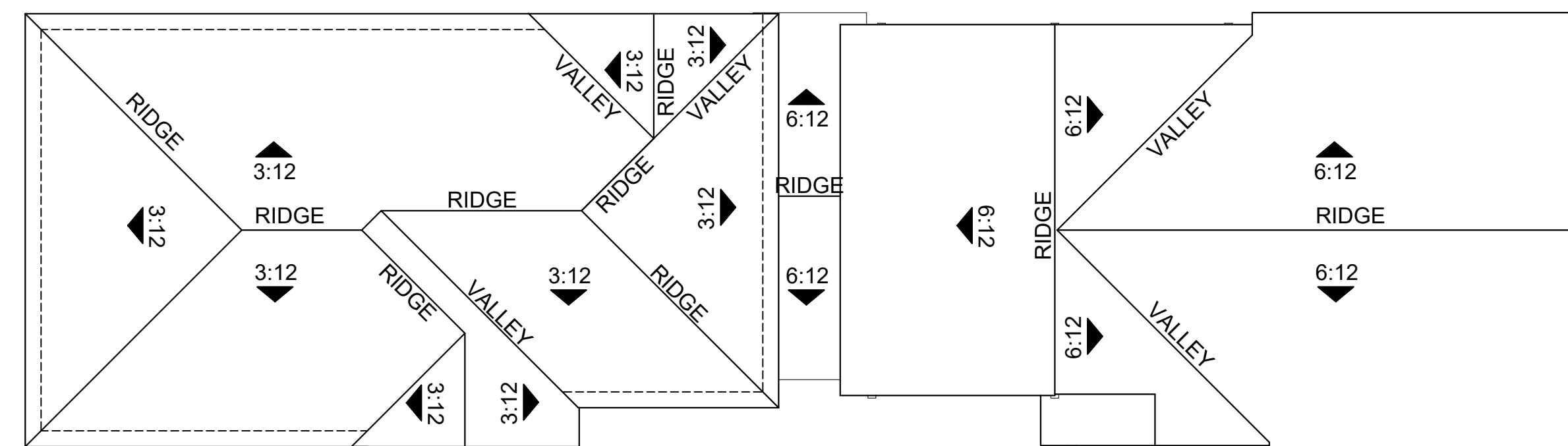
A4.3



Left Elevation - Style A

MATERIAL LEGEND STYLE A	
1	ROOFING, WESTLAKE ROYAL ROOFING
2	STUCCO, LIGHT SAND FINISH
3	VINYL WINDOWS
4	STUCCO TRIM
5	ENTRY DOOR
6	LIGHT FIXTURE
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	SIDING
10	FRENCH DOOR
11	WOOD RAILING
12	STONE VENEER
13	BOARD & BATTEN
14	BRICK
15	BALCONY
16	AWNING
17	STUCCO SILL
18	SHUTTERS
19	CORBELS

COLOR LEGEND - SCHEME 2	
A	STUCCO 1: SW 7551 GREEK VILLA
B	STUCCO 2: SW 9180 AGED WHITE
C	STUCCO 3: SW 7548 PORTICO
D	ENTRY DOOR: SW 9146 FADED FLAXFLOWER
E	ROOFING: BARCELONA - SMOKEY TOPAZ
F	TRIM / ACCENT: SW 9115 COWBOY BOOTS
G	GARAGE DOOR: SW 9092 ICED MOCHA
H	LAP SIDING: HARDIE PLANK - KHAKI BROWN



Roof Plan 1/8" = 1'-0"



Right Elevation - Style B

COLOR LEGEND - SCHEME 2	
A	STUCCO 1: SW 7064 PASSIVE
B	STUCCO 2: SW 6226 LANGUID BLUE
C	STUCCO 3: SW 7076 GRIZZLE GRAY
D	ENTRY DOOR / TRIM: SW 7060 ATTITUDE GRAY
E	ROOFING: SLATE 900 CHARCOAL BLEND
F	STUCCO WINDOW TRIM: SW 6232 MISTY
G	GARAGE DOOR: SW 6167 GARDEN GATE
H	SHUTTERS: SW 6227 MEDITATIVE

REAR / SIDE SHUTTERS ON ENHANCED STREET FACING ELEVATIONS ONLY

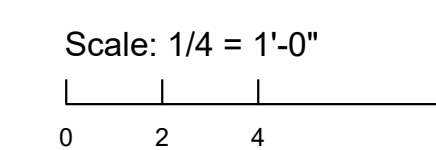


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ELEVATIONS
PLAN 2 STYLE A & B SCHEME 2

A4.4



Enhanced Front Elevation - Style A

Enhanced Front Elevation - Style B

MATERIAL LEGEND STYLE A	
1	ROOFING: WESTLAKE ROYAL ROOFING
2	STUCCO, LIGHT SAND FINISH
3	VINYL WINDOWS
4	STUCCO TRIM
5	ENTRY DOOR
6	LIGHT FIXTURE
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	SIDING
10	FRENCH DOOR
11	WOOD RAILING
12	STONE VENEER
13	BOARD & BATTEN
14	BRICK
15	BALCONY
16	AWNING
17	STUCCO SILL
18	SHUTTERS
19	CORBELS

COLOR LEGEND - SCHEME 2	
A	STUCCO 1: SW 7551 GREEK VILLA
B	STUCCO 2: SW 9180 AGED WHITE
C	STUCCO 3: SW 7548 PORTICO
D	ENTRY DOOR: SW 9146 FADED FLAXFLOWER
E	ROOFING: BARCELONA - SMOKEY TOPAZ
F	TRIM / ACCENT: SW 9115 COWBOY BOOTS
G	GARAGE DOOR: SW 9092 ICED MOCHA
H	LAP SIDING: HARDIE PLANK - KHAKI BROWN



Enhanced Rear Elevation - Style B

Enhanced Rear Elevation - Style A

MATERIAL LEGEND STYLE B	
1	ROOFING: WESTLAKE ROYAL ROOFING
2	STUCCO, LIGHT SAND FINISH
3	VINYL WINDOWS
4	STUCCO TRIM
5	ENTRY DOOR
6	LIGHT FIXTURE
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	SIDING
10	FRENCH DOOR
11	WOOD RAILING
12	STONE VENEER
13	BOARD & BATTEN
14	BRICK
15	BALCONY
16	AWNING
17	STUCCO SILL
18	SHUTTERS
19	CORBELS

COLOR LEGEND - SCHEME 2	
A	STUCCO 1: SW 7064 PASSIVE
B	STUCCO 2: SW 6226 LANGUID BLUE
C	STUCCO 3: SW 7076 GRIZZLE GRAY
D	ENTRY DOOR / TRIM: SW 7060 ATTITUDE GRAY
E	ROOFING: SLATE 900 CHARCOAL BLEND
F	STUCCO WINDOW TRIM: SW 6232 MISTY
G	GARAGE DOOR: SW 6167 GARDEN GATE
H	SHUTTERS: SW 6227 MEDITATIVE

REAR / SIDE SHUTTERS ON ENHANCED STREET FACING ELEVATIONS ONLY

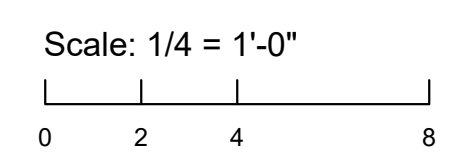


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ELEVATIONS
PLAN 2 STYLE A2 & B2 ENHANCEMENTS

A4.5



Enhanced Left Elevation - Style A

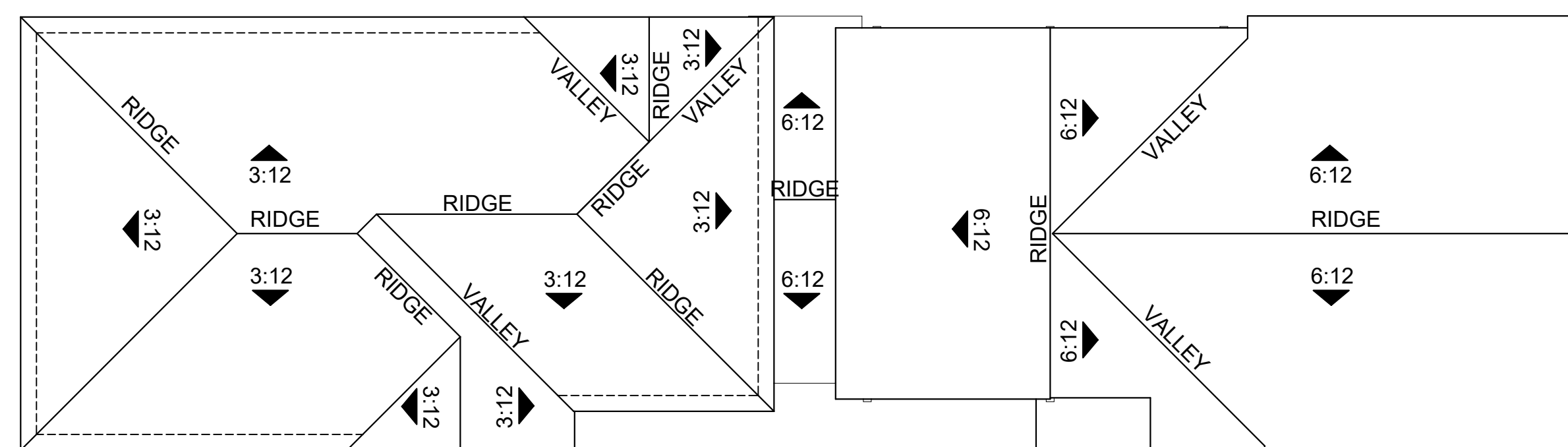
MATERIAL LEGEND STYLE A	
1	ROOFING, WESTLAKE ROYAL ROOFING
2	STUCCO, LIGHT SAND FINISH
3	VINYL WINDOWS
4	STUCCO TRIM
5	ENTRY DOOR
6	LIGHT FIXTURE
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	SIDING
10	FRENCH DOOR
11	WOOD RAILING
12	STONE VENEER
13	BOARD & BATTEN
14	BRICK
15	BALCONY
16	AWNING
17	STUCCO SILL
18	SHUTTERS
19	CORBELS

COLOR LEGEND - SCHEME 2	
A	STUCCO 1: SW 7551 GREEK VILLA
B	STUCCO 2: SW 9180 AGED WHITE
C	STUCCO 3: SW 7548 PORTICO
D	ENTRY DOOR: SW 9146 FADED FLAXFLOWER
E	ROOFING: BARCELONA - SMOKEY TOPAZ
F	TRIM / ACCENT: SW 9115 COWBOY BOOTS
G	GARAGE DOOR: SW 8092 ICED MOCHA
H	LAP SIDING: HARDIE PLANK - KHAKI BROWN



Enhanced Right Elevation - Style B

COLOR LEGEND - SCHEME 2	
A	STUCCO 1: SW 7064 PASSIVE
B	STUCCO 2: SW 6226 LANGUID BLUE
C	STUCCO 3: SW 7076 GRIZZLE GRAY
D	ENTRY DOOR / TRIM: SW 7060 ATTITUDE GRAY
E	ROOFING: SLATE 900 CHARCOAL BLEND
F	STUCCO WINDOW TRIM: SW 6232 MISTY
G	GARAGE DOOR: SW 6167 GARDEN GATE
H	SHUTTERS: SW 6227 MEDITATIVE



Roof Plan 1/8" = 1'-0"

REAR / SIDE SHUTTERS ON ENHANCED STREET FACING ELEVATIONS ONLY

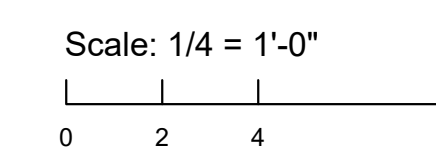


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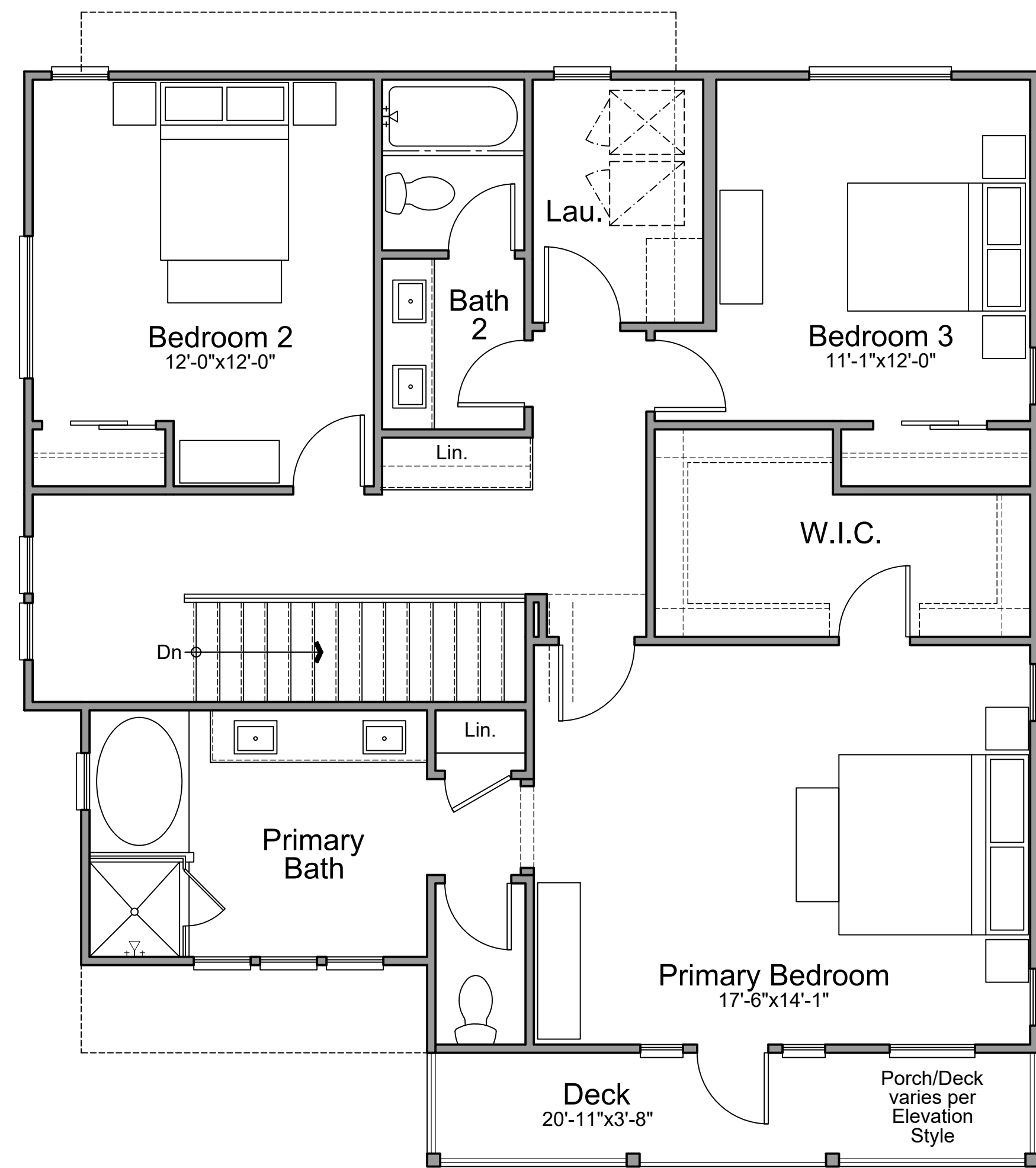
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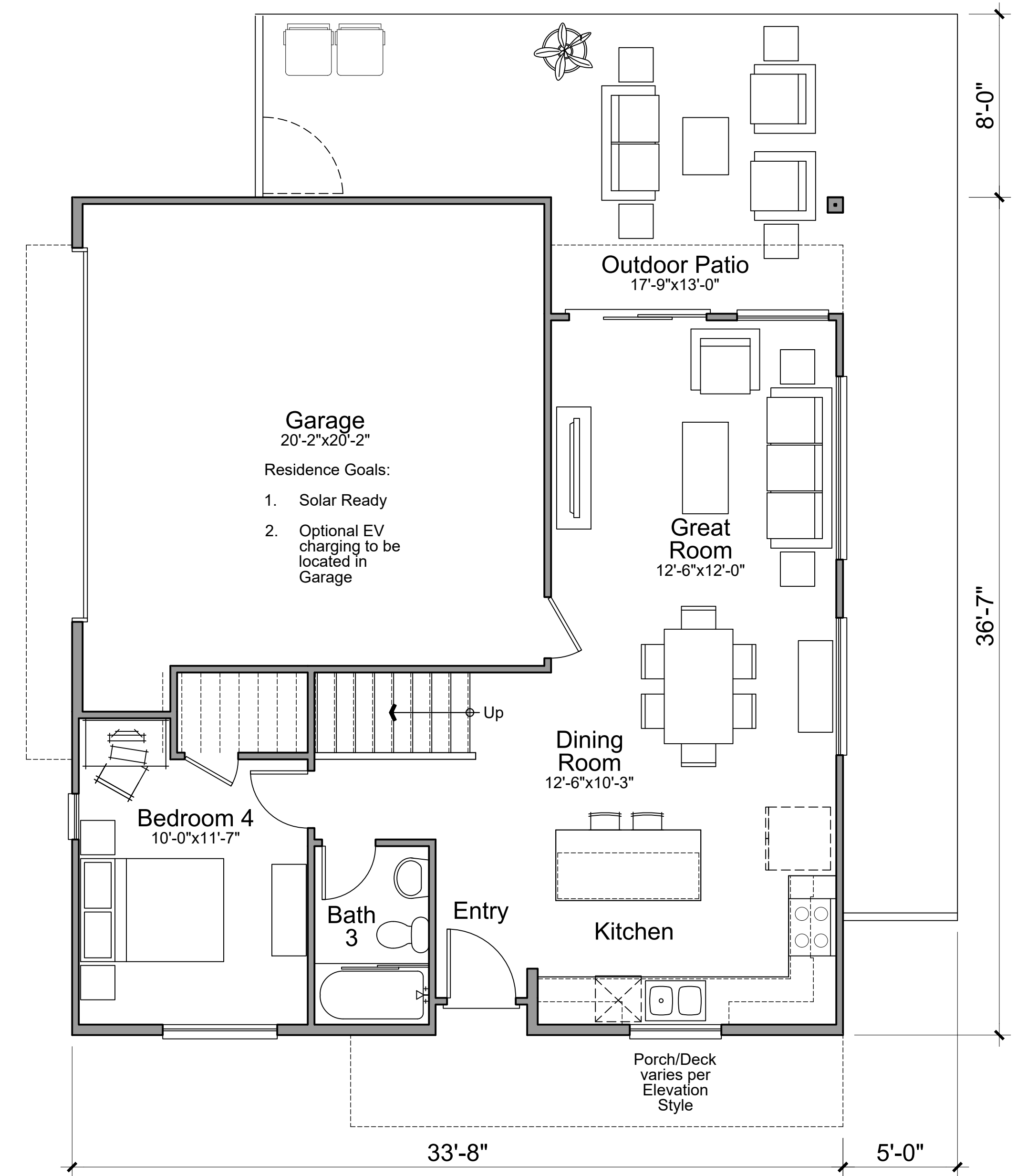


ELEVATIONS
PLAN 2 STYLE A2 & B2 ENHANCEMENTS

A4.6



Second Floor



First Floor

PLAN 3 (4 BED / 3 BATH)	
FIRST FLOOR	730 SQ. FT.
SECOND FLOOR	1127 SQ. FT.
TOTAL	1,858 SQ. FT.

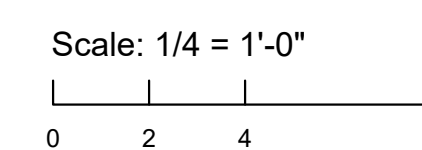


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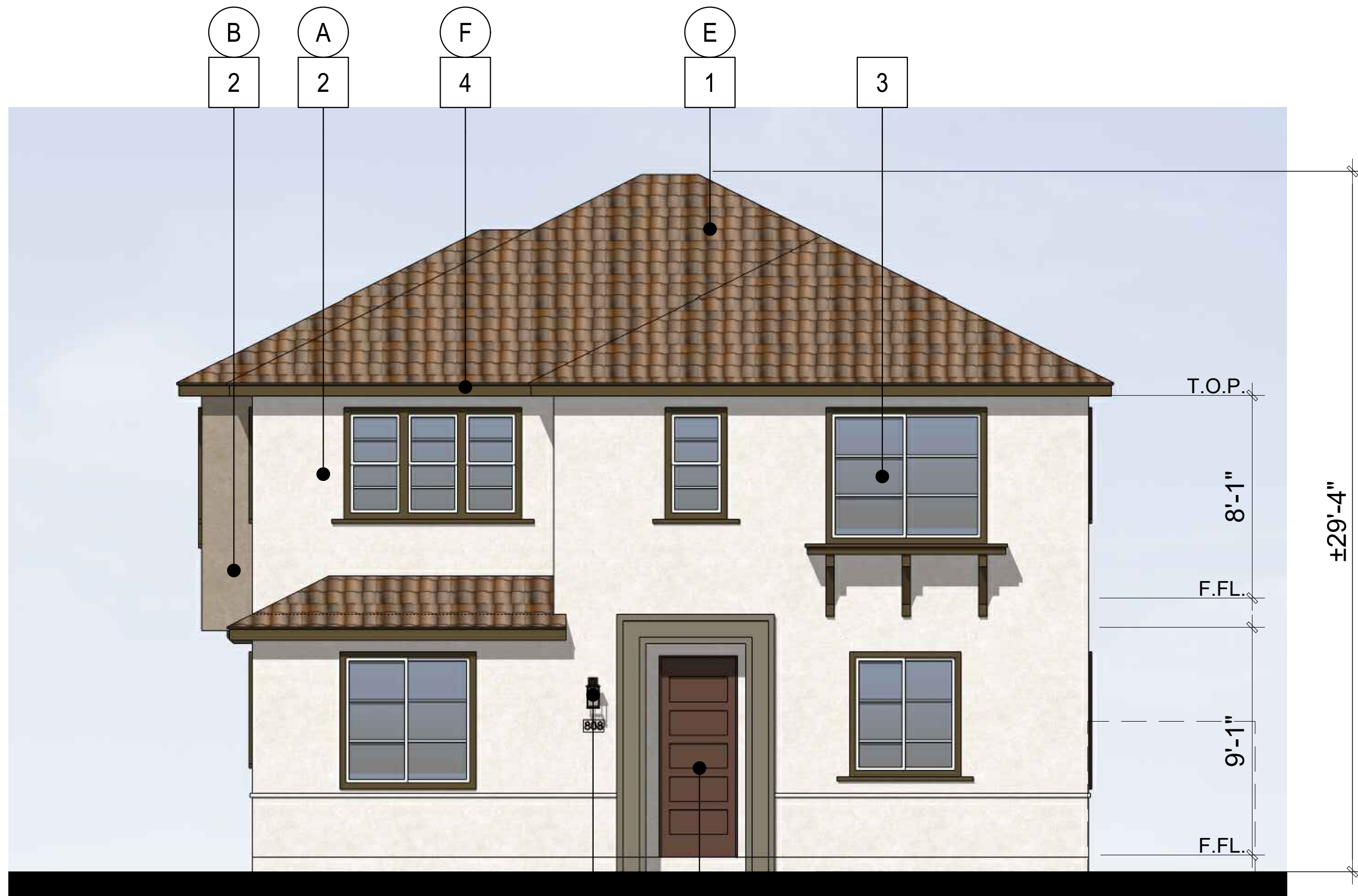


UNIT PLANS
PLAN 3

A5.0



Left Elevation
 7 (G) 19 (F)



Front Elevation
 6 (C) 5 (A)



Right Elevation



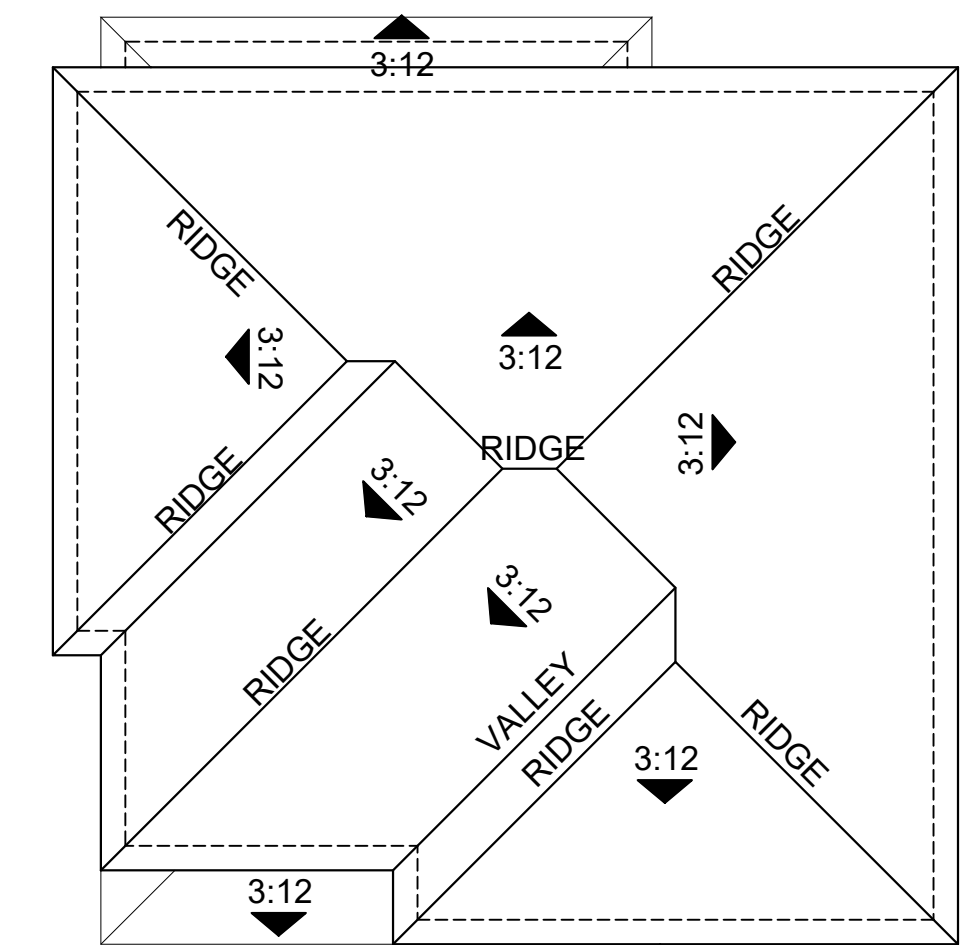
Rear Elevation
 8

MATERIAL LEGEND STYLE A

1	ROOFING, WESTLAKE ROYAL ROOFING
2	STUCCO, LIGHT SAND FINISH
3	VINYL WINDOWS
4	STUCCO TRIM
5	ENTRY DOOR
6	LIGHT FIXTURE
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	SIDING
10	FRENCH DOOR
11	WOOD RAILING
12	STONE VENEER
13	BOARD & BATTEN
14	BRICK
15	BALCONY
16	AWNING
17	STUCCO SILL
18	SHUTTERS
19	CORBELS

COLOR LEGEND - SCHEME 1

A	STUCCO 1: SW 6203 SPARE WHITE
B	STUCCO 2: SW 7504 KEYSTONE GRAY
C	ENTRY DOOR: SW 6055 FIERY BROWN
D	-
E	ROOFING: BARCELONA - CASA GRANDE BLEND
F	TRIM / ACCENT: SW 7041 VAN DYKE
G	GARAGE DOOR: SW 6103 TEA CHEST



Roof Plan 1/8" = 1'-0"

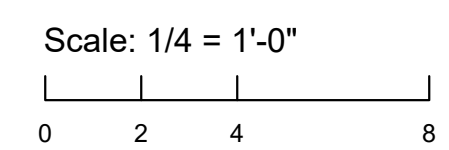


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ELEVATIONS
 PLAN 3 STYLE A SCHEME 1

A5.1



7
G
Left Elevation



19
5
6
B
C
Front Elevation

MATERIAL LEGEND STYLE B

1	ROOFING, WESTLAKE ROYAL ROOFING
2	STUCCO, LIGHT SAND FINISH
3	VINYL WINDOWS
4	STUCCO TRIM
5	ENTRY DOOR
6	LIGHT FIXTURE
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	SIDING
10	FRENCH DOOR
11	WOOD RAILING
12	STONE VENEER
13	BOARD & BATTEN
14	BRICK
15	BALCONY
16	AWNING
17	STUCCO SILL
18	SHUTTERS
19	CORBELS

COLOR LEGEND - SCHEME 1

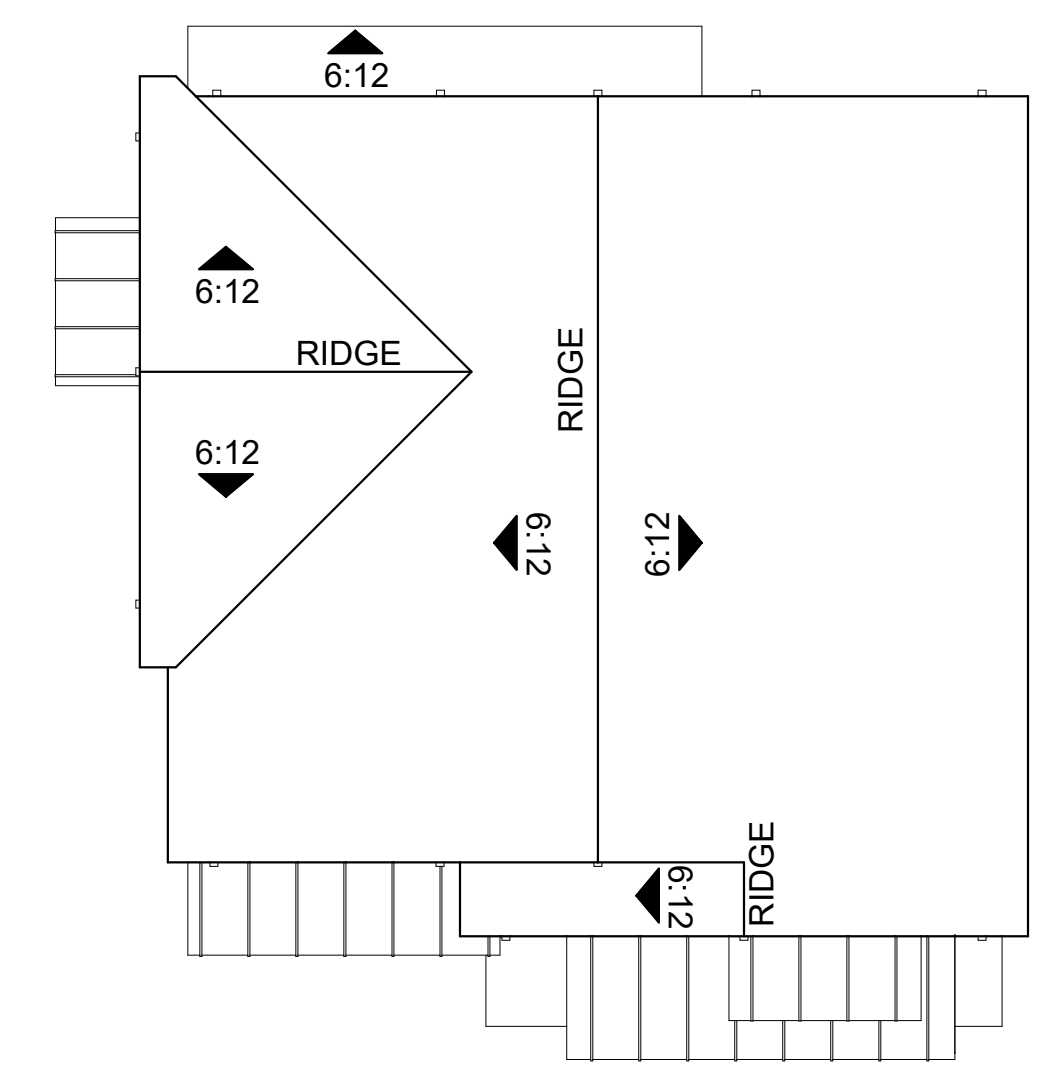
A	LAPSIDING: HARDIE BOARD CHARCOAL GRAY
B	STUCCO 1: SW 7008 ALABASTER
C	STUCCO 3: SW 27006 EXTRA WHITE
D	ENTRY DOOR 1: SW 6509 GEORGIAN BAY
E	ROOFING: SLATE 900 SHADOW BLACK
F	TRIM / ACCENT: SW 902 NIGHT OWL
G	GARAGE DOOR: SW 6167 GARDEN GATE
H	SHUTTERS: SW 7006 EXTRA WHITE



Right Elevation



8
Rear Elevation



Roof Plan 1/8" = 1'-0"

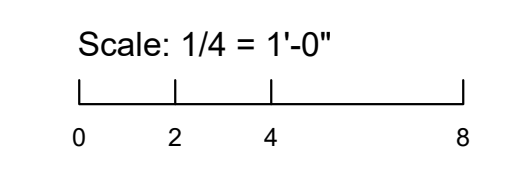


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ELEVATIONS
PLAN 3 STYLE B SCHEME 1

A5.2



Left Elevation



Front Elevation

MATERIAL LEGEND STYLE C

1	ROOFING, WESTLAKE ROYAL ROOFING
2	STUCCO, LIGHT SAND FINISH
3	VINYL WINDOWS
4	STUCCO TRIM
5	ENTRY DOOR
6	LIGHT FIXTURE
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	SIDING
10	FRENCH DOOR
11	WOOD RAILING
12	STONE VENEER
13	BOARD & BATTEN
14	STACKED BRICK
15	BALCONY
16	AWNING
17	STUCCO SILL
18	SHUTTERS
19	CORBELS
20	MCELROY METAL STANDING SEAM ROOF

COLOR LEGEND - SCHEME 2

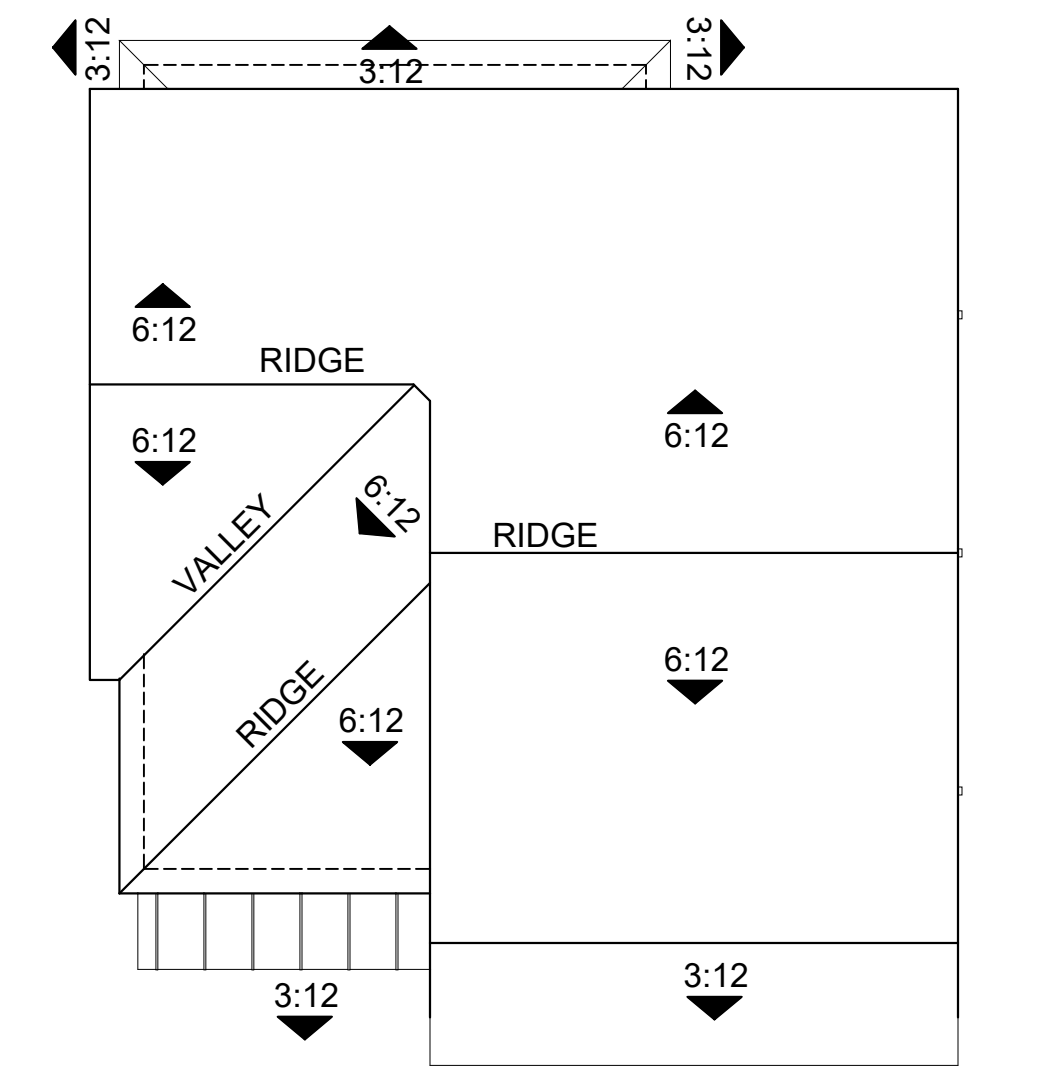
A	STUCCO 1: SW 7009 PEARLY WHITE
B	STUCCO 2: SW 7653 SILVERPOINTE
C	BRICK: BELDEN BRICK - THIN - ENGLISH GRAY VELOUR
D	ENTRY DOOR: SW 6230 RAINSTORM
E	ROOFING: SLATE 900 - OCEANA
F	TRIMS / WINDOW TRIM: SW 7757 HIGH REFLECTIVE WHITE
G	GARAGE DOOR: SW 7670 GRAY SHINGLE
H	METAL ROOF: MAXIMA STANDING SEAM - SLATE GRAY



Right Elevation



Rear Elevation



Roof Plan 1/8" = 1'-0"

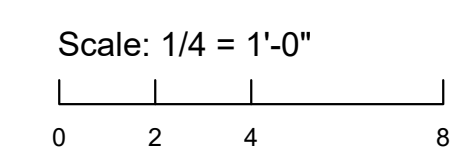


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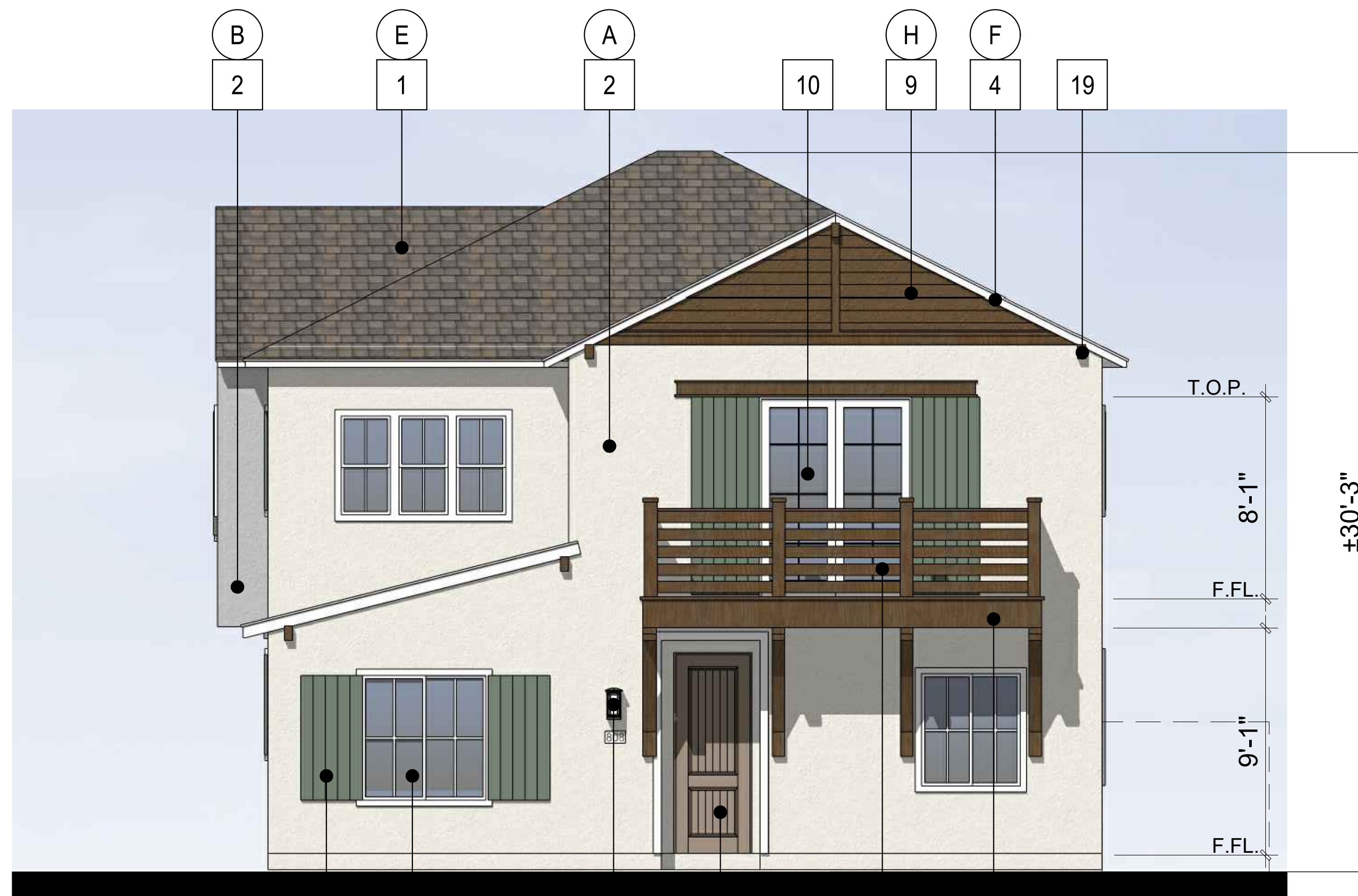
ELEVATIONS
PLAN 3 STYLE C SCHEME 1

A5.3



7
G

Left Elevation



18
C

3

6

5
D

11

15

Front Elevation

MATERIAL LEGEND STYLE D

1	ROOFING, WESTLAKE ROYAL ROOFING
2	STUCCO, LIGHT SAND FINISH
3	VINYL WINDOWS
4	STUCCO TRIM
5	ENTRY DOOR
6	LIGHT FIXTURE
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	SIDING
10	FRENCH DOOR
11	WOOD RAILING
12	STONE VENEER
13	BOARD & BATTEN
14	BRICK
15	BALCONY
16	AWNING
17	STUCCO SILL
18	SHUTTERS
19	CORBELS

COLOR LEGEND - SCHEME 1

A	STUCCO 1: SW 7000 IBIS WHITE
B	STUCCO 2: SW 7065 ARGOS
C	SHUTTER: SW 6439 GREENFIELD
D	ENTRY DOOR: SW 9112 SONG THRUSH
E	ROOFING: SLATE 900 - SADDLEBACK
F	TRIM / ACCENT: SW 7757 HIGH REFLECTIVE WHITE
G	GARAGE DOOR: SW 9113 MUDSLIDE
H	LAP SIDING: HARDIE PLANK - KHAKI BROWN

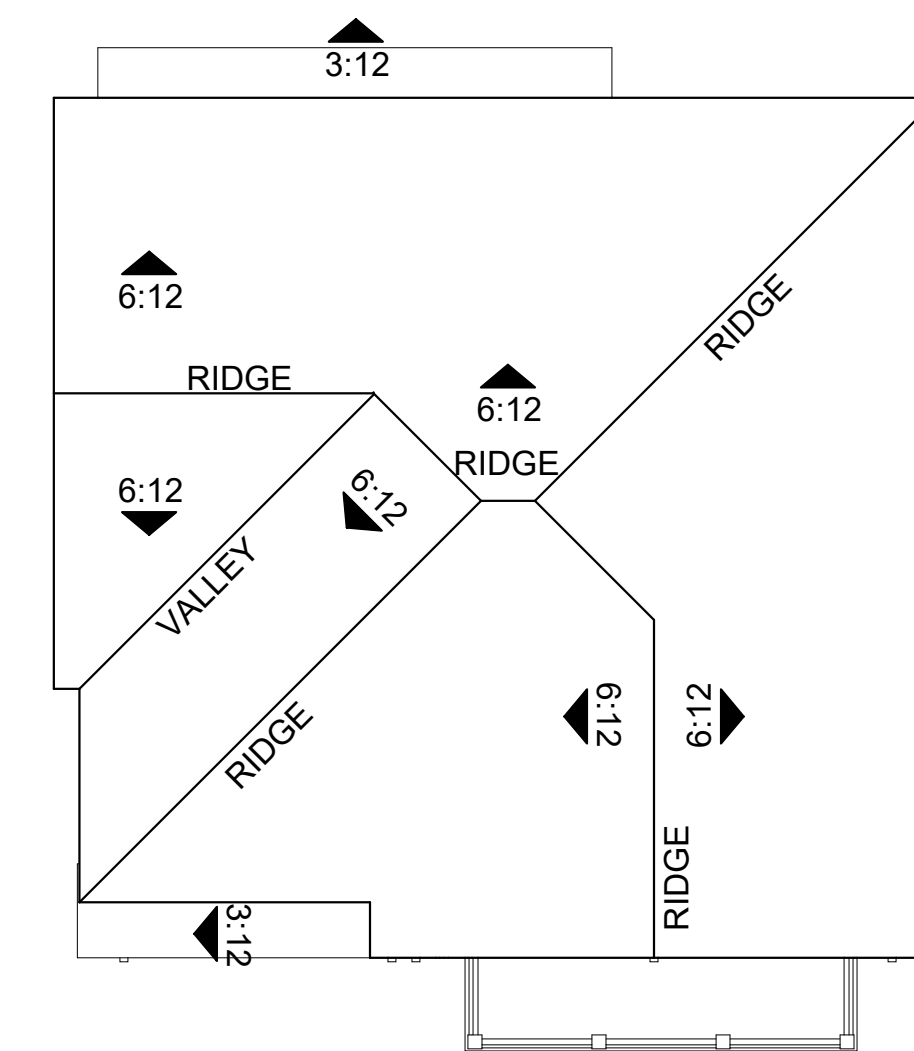


Right Elevation



8

Rear Elevation



Roof Plan 1/8" = 1'-0"

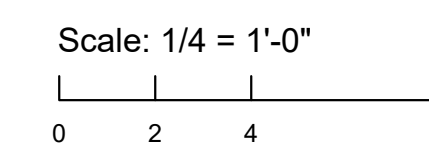


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ELEVATIONS
PLAN 3 STYLE D SCHEME 1

A5.4



7
G
Left Elevation



A 2 E 1 B 9 10 F 4 19
T.O.P.
8'-1"
F.F.L.
9'-1"
F.F.L.
±30'-3"
18 3 6 5 15
C D
Front Elevation

MATERIAL LEGEND STYLE D

- 1 ROOFING, WESTLAKE ROYAL ROOFING
- 2 STUCCO, LIGHT SAND FINISH
- 3 VINYL WINDOWS
- 4 STUCCO TRIM
- 5 ENTRY DOOR
- 6 LIGHT FIXTURE
- 7 GARAGE DOOR WAYNE DALTON - 9100 SERIES
- 8 VINYL SLIDING DOOR
- 9 SIDING
- 10 FRENCH DOOR
- 11 WOOD RAILING
- 12 STONE VENEER
- 13 BOARD & BATTEN
- 14 BRICK
- 15 BALCONY
- 16 AWNING
- 17 STUCCO SILL
- 18 SHUTTERS
- 19 CORBELS

COLOR LEGEND - SCHEME 2

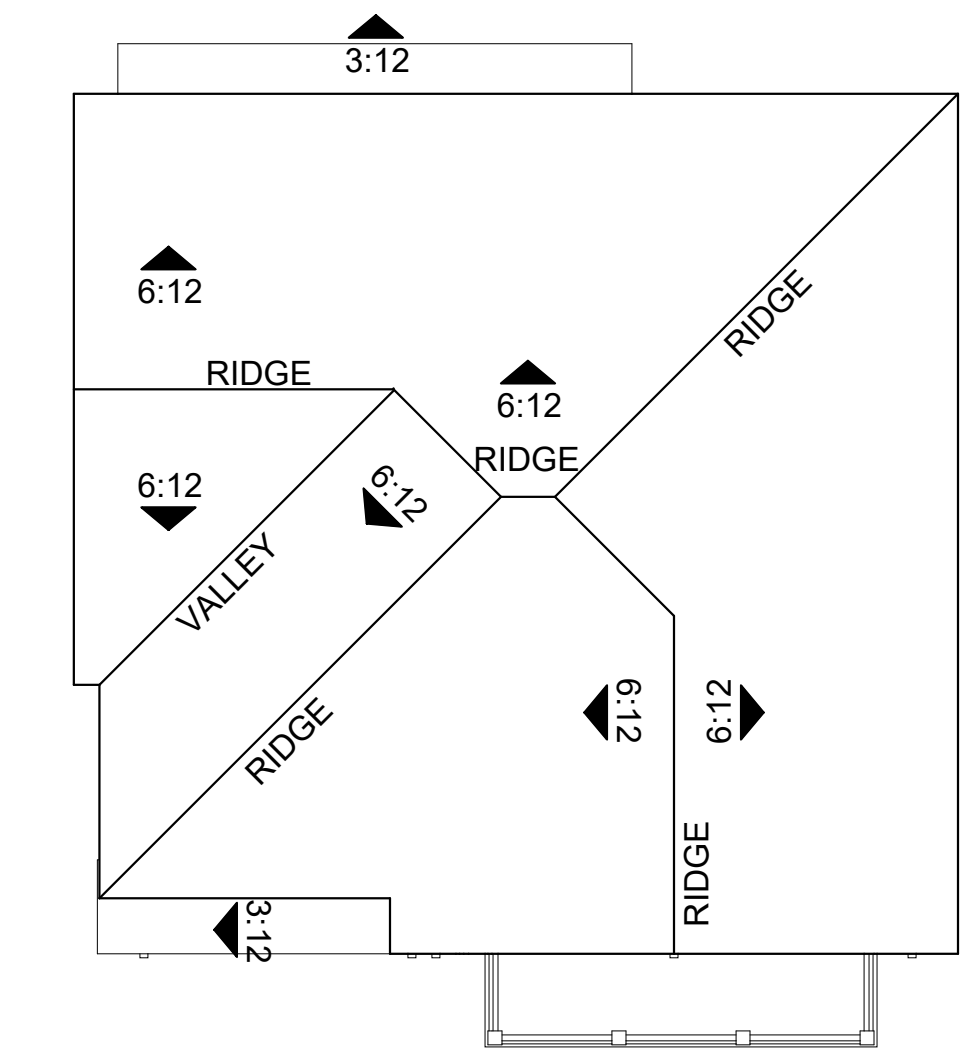
- A STUCCO 1: SW 9105 ALMOND ROCA
- B LAP SIDING: HARDIE PLANK IRON GRAY
- C SHUTTERS: SW 7675 SEALSKIN
- D ENTRY DOOR: SW 7579 ALAEA
- E ROOFING: SLATE 900 - APPALACHIAN BLEND
- F TRIM / STUCCO WINDOW TRIM: SW 7675 SEALSKIN
- G GARAGE DOOR: SW 6110 STEAD BROWN



Right Elevation



Rear Elevation



Roof Plan 1/8" = 1'-0"

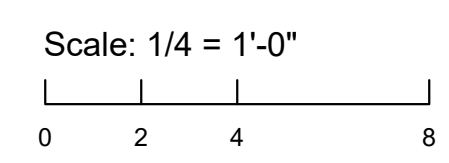


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ELEVATIONS
PLAN 3 STYLE D SCHEME 2

A5.5



Style B Right Elevation - Enhanced

MATERIAL LEGEND STYLE A

1	ROOFING, WESTLAKE ROYAL ROOFING
2	STUCCO, LIGHT SAND FINISH
3	VINYL WINDOWS
4	STUCCO TRIM
5	ENTRY DOOR
6	LIGHT FIXTURE
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	SIDING
10	FRENCH DOOR
11	WOOD RAILING
12	STONE VENEER
13	BOARD & BATTEN
14	BRICK
15	BALCONY
16	AWNING
17	STUCCO SILL
18	SHUTTERS
19	CORBELS

COLOR LEGEND - SCHEME 1

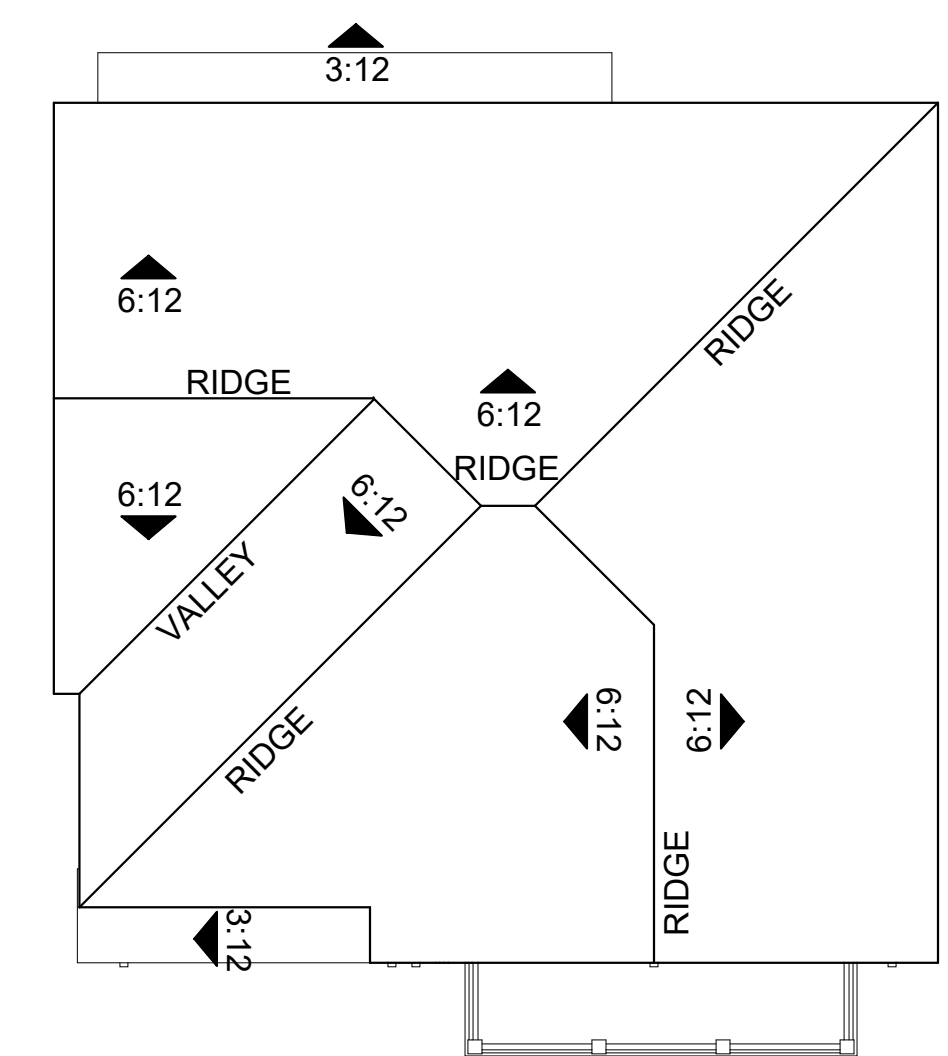
A	STUCCO 1: SW 6203 SPARE WHITE
B	STUCCO 2: SW 7504 KEYSTONE GRAY
C	ENTRY DOOR: SW 6055 FIERY BROWN
D	-
E	ROOFING: BARCELONA - CASA GRANDE BLEND
F	TRIM / ACCENT: SW 7041 VAN DYKE
G	GARAGE DOOR: SW 6103 TEA CHEST



Style D Right Elevation - Enhanced



Style C Right Elevation - Enhanced



Roof Plan 1/8" = 1'-0"

ADDITIONAL SIDE SHUTTERS ON ENHANCED STREET FACING ELEVATIONS ONLY

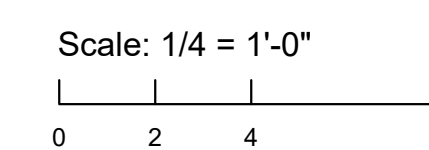


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SONI FAMILY
1423 Georgina Avenue
Santa Monica, CA 90402

MADERA AT CITRUS TRAIL
REDLANDS, CA # 2021-1175

SCHEMATIC DESIGN
December 15, 2023



ELEVATIONS
PLAN 3 ENHANCED SIDES

A5.6



City Council Meeting

AGENDA ITEM NO. K.1.

DATE: 05/07/2024

TO: Honorable Mayor and City Council Members

SUBJECT: Public Hearing to consider the following applications for 9.01 acres of land located at the northwest corner of Colton Avenue and Wabash Avenue (APN: 0168-291-02-0000) in the Single Family Residential (R-1) Zoning District by applicant Vanita Soni Puri.

(Mayor to declare meeting open as a public hearing)

1. **Reso No. 8576 - Mitigated Negative Declaration and Socio-Economic Cost/Benefit Study** prepared for the project in accordance with Section 15074 of the California Environmental Quality Act.
2. **Reso No. 8577 - Land Conversion** - A request to approve the conversion of agricultural land to residential land pursuant to Section 4.40s of the Redlands General Plan (Measure "U") for the project site consisting of 9.01 acres.
3. **Reso No. 8578 - General Plan Amendment No. 147** - A request to amend the General Plan land use designation of 9.01 acres from Low Density Residential to Medium Density Residential.
4. **Reso No. 8579 - Specific Plan No. 66** - A request to adopt the "Madera at Citrus Trail Specific Plan" (Specific Plan No. 66) as the new underlying zoning designation for 9.01 acres and establish development standards to accommodate single family residential development at a density of 11.3 dwelling units per acre. The project proposes to construct 102 single-family two-story homes, new interior streets to serve the project, private recreational open space areas and on-site amenities, landscape and lighting, and related improvements including drainage basins and public/private utility connections.
5. **Reso No. 8580 - Tentative Tract Map No. 20571 and Commission Review & Approval No. 965** - A request to subdivide 9.01 acres for residential development and condominium purposes, as well as site plan approval and architectural design review to construct a total of 102 single-family detached motorcourt homes up to two stories high within the proposed Madera at Citrus Trail Specific Plan.
(Development Services Director Desatnik)

PROCEDURE FOR PUBLIC HEARING:

1. Mayor declares the meeting open as a public hearing.
2. Mayor calls upon Department Director for report.
3. Mayor calls for questions/comments from members of the City Council.
4. Mayor calls upon applicant, or his/her representative, for comments and testimony.
5. Mayor calls for comments/questions/testimony from members of the public (3 minutes per speaker).
6. Mayor calls upon City Clerk to note any written comments received.

7. Mayor calls upon the applicant, or representative, for rebuttal comments (5 minutes).
8. Mayor closes the public hearing.
9. City Council considers the motion and votes.

MOTION(S):

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

1. I move that the City Council adopt Resolution No. 8576, 8578, 8579, and 8580 to approve the Madera at Citrus Trail Specific Plan residential project.

(Requires a 3/5 vote for approval.)

2. I move that the City Council adopt Resolution No. 8577 to approve the Measure U findings for the Madera at Citrus Trail Specific Plan residential project.

(Requires a 4/5 vote of the City Council because of the Measure "U" requirements.)

COMMISSION RECOMMENDATION:

On March 12, 2024, the Planning Commission reviewed the proposed project and voted 7 to 0 adopting resolutions making recommendations that the City Council approve the following actions:

- Adopt a Mitigated Negative Declaration and Mitigation Monitoring & Reporting program for the proposed project;
- Adopt the Socio-Economic Cost/Benefit Study for the project;
- Approve General Plan Amendment No 147;
- Approve Specific Plan No. 66;
- Approve Tentative Tract Map No. 20571;
- Approve Commission Review & Approval No. 965; and
- Approve the Inclusionary Housing Plan for the project.

BACKGROUND:

The project site is currently made up of vacant land. Aerial photography indicates that prior to the 1960's, the area was comprised mostly of citrus groves, with a railway line running through the area adjacent to the flood control channel south of the project site. These citrus groves were present on the property until the mid-1980's. The remaining trees were cleared by 2002 and the site has remained in its present condition since then.

Industrial development adjacent directly to the east of the project site occurred beginning in the 1960's and through the 1990's in both the City and County's jurisdiction. Most land east of Wabash Avenue and adjacent to Colton Avenue is in the County of San Bernardino's jurisdiction, within the County's Community Industrial or "IC" zoning district.

Two large mobile-home developments surround the project site on three sides. The largest is the Orange Grove Mobile Estates development, located to the south of the project site, which consists of 209 mobile home units on 30.2 acres, at density of 6.9 dwelling units per acre. To the west of the project site is the Redlands Ranch Mobile Home Park was constructed in 1988 and contains 122 units on 19.3 acres, at a density of 6.3 dwelling units per acre.

The site is located approximately one third mile north of Crafton Elementary School, and is also near Redlands East Valley High School, located one half mile east of the project site on Colton Avenue. Redlands East Valley High School was constructed in 1997 and has influenced development in the area, increasing residential development in the immediate vicinity of the project site.

PROPOSAL:

The applicant proposes to establish the “Madera at Citrus Trail Specific Plan” (Specific Plan No. 66) as the new underlying zoning designation for the 9.01-acre project site, located at the northwest corner of Colton Avenue and Wabash Avenue (APN: 0168-291-02-0000) (see Attachment A – Location Map and Aerial Photo), and establish development standards to accommodate single family residential development at a density of 11.3 dwelling units per acre. The project proposes to subdivide the site for condominium purposes and construct 102 single family two-story homes, new interior streets to serve the project, private recreational open space areas and on-site amenities, landscape and lighting, and related improvements including drainage basins and public/private utility connections (see Attachment B – Site Plan). Proposed access to the site would be provided via two entry points, one from East Colton Avenue and one from North Wabash Avenue.

In order to implement the proposed residential project, a General Plan Amendment is proposed, to amend the General Plan land use designation for approximately 9.01 gross acres from Low Density Residential to Medium Density Residential (up to 15 dwelling units per acre). Additional detailed analysis of the project is contained in the Planning Commission staff report (See Attachment C).

ANALYSIS:

A) General Plan

Existing Land Use Designation: The subject site is located within the Low Density Residential land use designation (see Attachment D-1 – Existing General Plan Land Use Map) which is intended to provide for areas of single-family residential developments, at a density of up to 6 units per acre. Surrounding land use designations include Low Density Residential to the north, Medium Density Residential to the south and west, and Light Industrial to the east.

General Plan Amendment: The project proposes a residential density of 11.3 units per acre, which is consistent with the Medium Density Residential land use designation. In order to implement the proposed residential project, a General Plan Amendment is proposed (see Attachment D-2 – Amended General Plan Land Use Map), to amend the General Plan land use designation for approximately the 9.01 acre project site, from the Low Density Residential land use designation to the Medium Density Residential land use designation (up to 15 dwelling units per acre).

As the project site is bounded by medium density residential development to the south and west, and industrial to the east, the proposed General Plan land use designation would be consistent with residential neighborhoods to the south and east and would also provide a buffer between the higher intensity land uses to the east, and lower density neighborhoods directly to the north of the project site, and further to the west. Additionally, specific design features of the project, such as landscaping, decorative masonry walls and internally facing streets drive aisles, ensure further compatibility through the increased noise reduction and physical separation.

2021-2029 Housing Element: The City's current 2021-2029 Housing Element (a part of the General Plan) states the City's need for a total of 3,516 housing units, 1,282 of these units can be in the above-moderate income (or market-rate) category. The proposed project, if approved, will contribute an additional 102 new housing units that will help the City meet its overall housing goals.

General Plan Policies: The project, including the proposed General Plan Amendment, is consistent with several General Plan policies, as analyzed in the table contained in Attachment E, including those which promote the buffers and transitions between low- and high-intensity land uses, a variety of residential densities, single-family residential development, and development on small lots.

Measure U: Measure 'U' also contains provisions applicable to the project site and proposed project. As the land on the project site was in active agricultural production on November 3, 1986, regardless of zoning, the adoption/incorporation of the project site of the Specific Plan at a density consistent with Medium Density Residential would require a four-fifths vote of the City Council, and is discussed further in this report.

B) Current Zoning

The property is currently located in the Single Family Residential (R-1) zoning district, (Attachment F – Existing Zoning Map) which is intended to provide for the development of low-density single-family homes, lot sizes typically around 7,200 square feet. A Specific Plan is proposed for the 9.01-acre project site, which would facilitate the higher density development proposed by the project. If the proposed Specific Plan is approved, it will act as the zoning for the subject properties, as detailed below.

C) Madera at Citrus Trail Specific Plan (proposed)

The project includes the establishment of a new Specific Plan (Specific Plan No. 66) titled as the "Madera at Citrus Trail Specific Plan". A specific plan may encompass a large area, such as the East Valley Corridor Specific Plan (4,350 acres) or an area as small as one acre. The Madera at Citrus Trail Specific Plan provides the framework and guidelines for the design and development of a cohesive master planned residential community. The Specific Plan has been written and prepared to focus upon design guidelines and development standards tailored to the project. As mentioned previously, a development of this nature could not normally be accommodated under the conventional zoning regulations of the site. Through the specific plan, the applicant is able to establish development standards that accommodate this specific type of development. The complete Madera at Citrus Trail Specific Plan Document is included with this report as

Attachment G.

Land Use and Development Standards: The permitted uses in the Specific Plan include only single-family residential, and the project proposes the development of 102 single-family motor court homes. Each unit is accessed by a system of private streets and “motor courts”. The specific plan provides the planning framework for the development of the project site while ensuring compatibility with the surrounding area, through cohesive design and planning of architectural design, landscaping, circulation, and screening. The specific plan establishes custom development standards and design guidelines for the project site, shown in Table 1 below.

Table 1: Property Development Standards

Max. Coverage	80% (55% proposed)
Max. Building Height	35'
Building Setbacks	Front Yard - 25' (from public streets) Side Yard – N/A Rear Yard - 5' Motorcourt - 3'

Design, Landscaping, and Open Space: The Specific Plan establishes conceptual architectural design for buildings within the Specific Plan area. The development consists of two-story homes 1,544 square feet to 1,858 square feet in size, with four "neo-traditional" architectural styles in three different floor plans, depicted in Attachment H. Building elevations facing areas viewable to the public streets, trails, parks and private open space areas will be further enhanced with window surrounds and treatments similar to those found on the front elevations. Plotting and maintenance responsibilities are shown on Attachment I. Common landscaped areas, parks, and parkways are provided throughout the development (see Conceptual Landscaping Plans in Attachment J). Landscaped areas in the interior of the development and exterior landscape areas adjacent to the right of way will be required to be maintained by a Home Owner’s Association. Two community parks are proposed: a centrally located 0.64-acre community park, and a pocket park located in the southwest corner of the development. Private open space areas are also provided for each home. In total, the 3.68 acres of open space represents 43% of the project site excluding areas adjacent to public streets. Additional site design and development analysis is provided within the Planning Commission staff report.

Fences & Walls: The Specific Plan includes a fence and wall exhibit (Attachment K). A split-face masonry wall with top cap, 6 feet in height is proposed at the perimeter of the residential development, with 24-inch square stucco pilasters placed at right angles and at regular intervals in areas visible from the public right-of-way. Privacy walls screen rear yards along the internal streets. Fencing between each of the residences will be tan vinyl, 5'6" feet high. The stormwater capture basins will be fenced with tubular steel fencing 5 feet in height. Where fence and wall locations conflict with required Fire Access and hose pull locations, access gates will be provided for emergency access only (see Attachment L - Fire Access Plan).

Retaining walls will be constructed along the west and north sides of the project site. On the west

side, the proposed retaining wall height varies from 4'6" to 5'0" maximum. On the north side, the proposed retaining wall height varies from 3'0" to 3'6" maximum (see Attachments M-1 and M-2). This does not include the above-ground perimeter wall consisting of 6'0" split-face CMU block, which is placed directly atop the retaining wall in those areas. The neighboring properties have existing walls and fences approximately 6 feet high along their rear property lines, and will view the additional new wall height up to 9 feet to 11 feet high (height will vary), however, the new wall design will be decorative with split-face CMU block and cap rock. A condition of approval requires that a Minor Exception Permit approval be obtained prior to building permit issuance for any wall or fence combination exceeding six feet high.

Circulation & Access: Proposed access into the project site will be from West Colton Avenue to the south, and from North Wabash Avenue to the east. Three internal private streets 32 feet in width provide access to the private community park and access to the alleys, or "auto-courts". The auto courts provide direct access to the residential dwellings and have a 24-foot pavement width.

Both Colton and Wabash Avenue are fully improved adjacent to the project site, with paving, curb and gutter and sidewalks. Implementation of the project will include changing the sidewalk configuration from curb adjacent sidewalks to right-of-way adjacent sidewalks, to allow for a parkway to separate the travel lanes and the sidewalk. Additional improvements could include the repair or reconstruction of any street facilities that are damaged during construction.

D) Tentative Tract Map

Tentative Tract Map 20571: The proposed tentative tract map (Attachment M-1) would subdivide the 9.01-acre project site for condominium purposes, into a total of 102 lots, and sets forth the lot configuration, street design, easements and overall site planning for the project. As described earlier in this report, the primary access will be from two driveways, one on Wabash Avenue (east side of project site) and another on Colton Avenue (south side of project site). Interior private streets and alleys within the project will provide vehicular access into the motor courts. The tentative map (Attachment M-1) shows finished pad elevations to indicate how the subdivision will be graded, and includes sections that provide greater detail on the retaining walls around the perimeter of the site.

E) Inclusionary Housing

In accordance with the City's adopted Inclusionary Housing Program, Chapter 18.230 of the Redlands Municipal Code, the applicant has submitted an Inclusionary Housing Plan in conjunction with their applications for discretionary approvals, for review and approval by the City Council (see Attachment N). The applicant proposes to comply with the inclusionary housing requirement through the by-right payment of an in-lieu fee, totaling approximately \$1,572,916.80). The fee must be paid prior to the issuance of building permits for the project.

G) Socio-Economic Cost/Benefit Study

In accordance with the provisions of the Principles of Management Development within the

Redlands General Plan, the project was required to undergo a Socio-Economic Cost Benefit study (Attachment O). The study recommends that the project will not create an unmitigable physical blight or overburden public services in the community because project design features as well as mitigation measures described in the Initial Study/Mitigated Negative Declaration, and incorporated in the Socio-Economic Cost Benefit Study and Conditions of Approval will reduce effects to a less than significant level. In addition, the project will result in a positive annual revenue/cost ratio of 2.33, with annual residential revenues anticipated to be approximately \$160,030 to the City upon project completion and annual ongoing costs of approximately \$68,552. This results in an annual positive balance of approximately \$91,478 (or ratio +2.33).

H) Rezoning Prior Agricultural Land

The entitlements require a majority vote (3/5) to approve the project. However, Measure "U" limits residential density to the "Residential Estate R-E)" standards for any land that was in active agricultural production on November 3, 1986, regardless of zoning. The R-E zoning district has a maximum density of three (3.0) units per acre, and the project proposes 11.3 units per acre. The City Council is authorized to approve rezoning to higher densities with a 4/5 vote of the total authorized membership of the City Council, upon making the mandatory findings. These findings are contained in Attachment N-2.

Two motions are provided the first motion for the project entitlements (which require a 3/5 vote for the approval) and the second motion to approve the Measure "U" findings (which requires a 4/5 vote for approval).

J) Findings

The appropriate findings supporting approval for each entitlement are included within the attached resolutions (Attachments N-1 through N-5).

ENVIRONMENTAL REVIEW:

The City retained an environmental consultant to fully analyze the project and prepare an Initial Study in accordance with the California Environmental Quality Act (CEQA). Pursuant to the CEQA Guidelines, the Initial Study/Mitigated Negative Declaration (IS/MND) was made available for public review and comment for 30 days (State Clearinghouse No. 2023100328). A Notice of Intent was filed with the County Clerk on October 12, 2023, and with the State Clearinghouse, and the IS/MND was circulated for 30 days between October 12, 2023, and November 14, 2023. The Public Review Draft of the Initial Study and Mitigated Negative Declaration is attached to this staff report as Attachment P-1. All environmental documents were also made available via the City's website (www.cityofredlands.org/post/environmental-documents).

One public comment was received during the public comment period. The comment raises concerns about air quality, the project's potential to displace common species, and traffic safety. The comments did not identify any significant effects that have not already been studied. Therefore, no further analysis is required. Additionally, the San Manuel Band of Mission Indians commented on the project shortly after the public comment period ended, clarifying the nature of the tribe's participation in the tribal consultation process. Their changes have been addressed in the Final Mitigated Negative Declaration.

The Initial Study recommends a Mitigated Negative Declaration with 15 mitigation measures pertaining to Air Quality, Biological Resources, Cultural Resources, Tribal Cultural Resources, Geology & Soils, and Noise & Vibration. All mitigation measures will ensure that any potential effects will remain less than significant. After mitigation, no significant effects were identified as a result of the project, and the recommended mitigation measures will be incorporated into the project as mandatory Conditions of Approval.

The City's consultant has prepared a Final IS/MND that includes the errata, response to comments and a Mitigation Monitoring & Reporting Program (MMRP), included with the IS/MND as Attachment P-2. The full ISMND and all technical studies is available at the City's website (www.cityofredlands.org/post/environmental-documents).

ALTERNATIVES:

1. The City Council may continue the public hearing and direct staff to address any issues or bring back additional information; or
2. The City Council may continue the public hearing and direct staff to prepare findings supporting denial of this request.

SUBMITTED BY:

Brian Desatnik, Development Services Director

RECOMMENDED BY:

Charles M. Duggan Jr., City Manager

REVIEWED BY:

Yvette M. Abich Garcia, City Attorney
Christopher Boatman, Assistant City Manager
Danielle Garcia, Management Services/Finance Director

PREPARED BY:

Ryan Murphy, Senior Planner

Attachments

Attachment A - Location Map and Aerial Photo

Attachment B - Site Plan

Attachment C - PC Staff Report 3.12.2024

Attachment D-1 - Existing General Plan Land Use Map

Attachment D-2 - Proposed Amendment - General Plan

Attachment E - Table of General Plan Policies

Attachment F - Existing Zoning Map

Attachment G - Specific Plan 66 - proposed

Attachment H - Floor Plans and Elevations

Attachment I - Plotting and Private Ownership Exhibit

Attachment J - Conceptual Landscape Plan

Attachment K - Wall and Fence Plan

Attachment L - Fire Master Plan

Attachment M-1 - Tentative Tract Map No. 20571

Attachment M-2 - Preliminary Grading Plan

Attachment N - Inclusionary Housing Plan

Attachment O - Socio-Economic Cost/Benefit Study

Attachment P-1 - Initial Study/Mitigated Negative Declaration

Attachment P-2 - Public Comments, Responses to Comments, Errata, and MMRP

Attachment N-1 - Resolution 8576 (CEQA and SECB)

Attachment N-2 - Resolution 8577 (Measure U for Agricultural Land)

Attachment N-3 - Resolution 8578 (General Plan Amendment)

Attachment N-4 - Resolution 8579 (Specific Plan No. 66)

Attachment N-5 - Resolution 8580 (TTM No. 20571 and CRA No. 965)

RESOLUTION NO. 8580

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS APPROVING TENTATIVE TRACT MAP NO. 20571 AND COMMISSION REVIEW & APPROVAL NO. 965 FOR THE SUBDIVISION OF 9.01 ACRES FOR CONDOMINIUM PURPOSES FOR 102 SINGLE FAMILY HOMES (CONDOMINIUM AIRSPACE UNITS PLUS COMMON LOTS), AND THE CONSTRUCTION OF A 102-UNIT RESIDENTIAL DEVELOPMENT, LOCATED ON THE EAST SIDE OF INTERSTATE 210, NORTH SIDE OF DOMESTIC AVENUE, AND APPROXIMATELY 625 FEET WEST OF TEXAS STREET.

WHEREAS, Vanita Soni Puri (the “Applicant”), has filed applications for General Plan Amendment No. 147, Specific Plan No. 66 (Madera at Citrus Trail Specific Plan), Tentative Tract Map No. 20571 and Commission Review and Approval No. 965 for a 102-unit single family residential development located at the northwest corner of Colton Avenue and Wabash Avenue (APN: 0168-291-02-0000) (the “Project” or “Project Entitlements”); and

WHEREAS, the City Council has the authority per Chapter 17.07 of the Redlands Municipal Code to take action on Tentative Tract No. 20571 to subdivide approximately 9.01 acres for condominium purposes for 102 single family residential homes; and

WHEREAS, on March 12, 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 March 12, 2024, the Planning Commission recommended approval to the City Council for Tentative Tract Map No. 20571 and Commission Review & Approval No. 965; and

WHEREAS, on or about April 26, 2024, notice of the City Council’s public hearing for the Project was published in a newspaper of general circulation by the City Clerk; and

WHEREAS, on May 7, 2024, the City Council held a duly noticed 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, on May 7, 2024, the City Council adopted a Resolution approving and adopting a Mitigated Negative Declaration for the proposed project including a Mitigation Monitoring & Reporting Program in accordance with the applicable provisions of the California Environmental Quality Act; and

WHEREAS, following the public hearing, the City Council determined that adoption of the Project Entitlements 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 a resolution certifying and adopting the Mitigated Negative Declaration and related Mitigation Monitoring & Reporting Program for the project in accordance with the applicable provisions of the California Environmental Quality Act.

Section 2. Findings for Approval of Tentative Tract Map No. 20571. The City Council of the City of Redlands hereby approves Tentative Tract Map No. 20571 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 is consistent with the Redlands General Plan, Madera at Citrus Trail Specific Plan (Specific Plan No. 66) and the Redlands Municipal Code. The project's proposed Medium Density Residential land use designation allows for 8-15 units per acre and the project has been designed at 11.3 units per acre. The tentative tract map is also consistent with policies 2-A.4, 2-A.17, 2-A.19, 4-A.150, 4-P.8, 4-P.10, 4-A.6, 4-A.7, 4-A.8, 4-P.16 contained within the General Plan Livable Community Chapter. The proposed map will be consistent with the Madera at Citrus Trail Specific Plan (Specific Plan No. 66), which is being processed concurrently, and the Specific Plan's design guidelines and development standards will support development of the project. The proposed map will also be consistent with the applicable provisions of the Redlands Municipal Code.

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

The project site is physically suitable for the type of development. The site has a relatively flat grade with a very gradual fall towards the southwest over distance, and the design of the subdivision will generally follow the grade of the site, and will not require excessive grading. All on-site and on-site improvements proposed as part of the project's design will meet all City standards and provide a safe environment for existing and future residents. and is large enough at 9.01 acres to be subdivided into 102 residential condominium units, and the construction of the necessary on-site circulation, on-site landscaping and private on-site open space. On-site and off-site improvements proposed as part of the project's

design will ensure the property is compatible with adjacent developments and mitigate potential impacts to traffic and other environmental factors to a less than significant level.

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

The maximum density allowed within the Medium Density Residential Land Use Designation is fifteen (15) units per acre. The project is designed at 11.3 units per acre. The project site is relatively flat in topography, and the design of the subdivision will generally follow the grade of the site without the need for excessive grading. All on-site and on-site improvements proposed as part of the project's design will meet all City standards and provide a safe environment for existing and future residents. As such, the site is physically suitable for the density of development proposed.

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

The design of the subdivision and proposed improvements is not likely to cause substantial environmental damage or injure fish or wildlife or their habitat. Based on the Initial Study that has been prepared for the project, there are no environmental factors that cannot be mitigated to a level of less than significant. The Initial Study/Mitigated Negative Declaration lists mitigation measures for Biological Resources, regarding pre-construction surveys for sensitive species. As such, the project is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

5. *The design of the subdivision or 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 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. An Air Quality Analysis was prepared for project and the project will be required to comply with all local, state, and federal laws addressing air quality impacts. The memorandum found that the project would cause a less than significant impact to air quality and health risks. The nature of the residential use does not involve any substantial amounts of hazardous materials, and 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. 965. The City Council of the City of Redlands hereby approves Commission Review & Approval No. 965 and related Inclusionary Housing Plan 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 will be developed with 102 single-family dwellings, private open space and will provide the necessary on-site improvements including parking, landscaping, lighting, and utility connections. The project site complies with the applicable development standards as proposed by the Madera at Citrus Trail Specific Plan (Specific Plan 66) including requirements for setbacks, and lot coverage. The proposed use will also be compatible with the surrounding uses such as the existing mobile home parks to the south and west, located adjacent to the project site and will be consistent with the low density residential development on parcels to the north, as it consists of single family condominium homes.

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

The site is designed to carry the type and quantity of traffic generated by the proposed use. The site will provide new improved access from Colton Avenue and Wabash Avenue. These improvements are designed to carry the volume of residential traffic anticipated to be generated by the project and implement the project's portion of the roadways designated for the area by the General Plan as well as additional roadway necessary to facilitate required access.

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


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

ADOPTED, SIGNED AND APPROVED this 7th day of May, 2024.

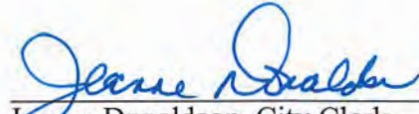

Eddie Tejada,

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 7th day of May, 2024, by the following vote:

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



Jeanne Donaldson, City Clerk

EXHIBIT “A”
DEVELOPMENT SERVICES DEPARTMENT
CONDITIONS OF APPROVAL
(Tentative Tract Map No. 20571 and Commission Review & Approval No. 965)

Planning Division

1. This permit/approval is for Tentative Tract Map No. 20571 and Commission Review & Approval No. 965, for the “Madera at Citrus Trail Project” generally described as the following:
 - a. The subdivision of the project site for condominium purposes, to be utilized for 102 residential condominium units.
 - b. Construction of a 102-unit townhouse development with frontage on Colton Avenue and Wabash Avenue. The Project also includes onsite parking and recreation areas, with access provided via one driveway on Colton Avenue and one driveway on Wabash Avenue.
 - c. Common recreational open space (privately-owned with private access) outdoors for use by the project’s residents and residential guests.
 - d. 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 May 7, 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 December 15, 2023 ("the plans") on file with the Development Services Department.
7. Prior to issuance of building permits for the project, the applicant and/or developer shall provide payment of In -lieu Fees in accordance with the approved Inclusionary Housing Plan provided with the application.
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. The final maps shall substantially conform to the tentative maps as approved by the Planning Commission.

13. A copy of the approved Conditions of Approval shall be included on the cover page of the construction plans submitted to the Building Division.
14. The applicant shall comply with all applicable federal, state, and local laws. Violations or convictions of any of those laws in connection with the use may be cause for revocation of this permit.
15. All off-site and on-site utilities shall be placed underground. Prior to approval of the final map the applicant shall submit plans to be approved by the Municipal Utilities and Engineering Director and the Development Services Director, that detail undergrounding of all utilities for the project.
16. Transformer cabinets and gas meters shall not be located within required setbacks and/or adjacent to public streets, and shall be screened from public view either by architectural treatment or with landscaping. Multiple electrical meters and panels shall be fully enclosed and incorporated into the overall architectural design of the building(s). Backflow preventers shall be enclosed with landscaping that will provide complete screening upon maturity. The location and method of enclosure or screening of this equipment shall be shown on the construction plans and landscape plans prior to building permit issuance. Location of said equipment shall be coordinated with appropriate utility company (i.e., Southern California Gas Company or Southern California Edison Company). The applicant shall submit plans showing details of screening subject to review and approval by the Development Services Director, prior to issuance of building permits
17. 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.
18. 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).
19. 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.

20. 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.
21. 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.
22. 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.
23. 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.
24. 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.

25. 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.
26. 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.
27. 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.
28. 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.
29. Each condominium unit shall have two (2) covered parking spaces as required by the Redlands Municipal Code.
30. Any landscaping and amenities in common areas within Tract Map No. 20571 shall be maintained by a Homeowner's Association.
31. Streetscape and front yard landscaping Tentative Tract Map No. 20571 shall be planted and installed prior to occupancy of the unit.
32. The applicant shall not make any modifications or changes during construction that are in conflict or contrary to the project's approved site design, or building elevations without first consulting with the Development Services Director or designee.
33. Any graded slopes greater in height than three feet (3') shall be provided with irrigation systems and planted with groundcover, shrubs, and trees as approved by the Development Services Department and Municipal Utilities and Engineering Department, to prevent erosion.
34. 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.

35. 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.
36. 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).
37. 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.
38. The project site shall be kept in a weed and dust free condition throughout all periods of development.
39. 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. 20571):

40. Tentative Tract Map No. 20571 authorizes the subdivision of 9.01 acres for condominium purposes, to be utilized for 102 residential units, located at the southwest corner of Colton Avenue and Wabash Avenue.
41. 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).
42. 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.
43. 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).
44. 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.

45. 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.
46. 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. 20571). 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 methods of compliance with the project's approved Parking Management Plan. *** Added by the Planning Commission on March 12, 2024.*
 - f. CC&Rs shall include compliance with the project's approved Final Fire Protection Plan.

- g. Fire Access requirements shall be monitored, enforced, and maintained by the HOA. *** Added by the Planning Commission on March 12, 2024.*
47. 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.
48. Building plans submitted for the project shall clearly indicate the structures are condominiums for the applicable dwelling units.

CEQA Mitigation Measures:

49. Air Quality Mitigation Measure 1 (AIR-1):

To reduce potential short-term adverse health risks associated with PM10 exhaust emissions, including emissions of diesel particulate matter (DPM), generated during project construction activities, the City shall require the applicant and/or its designated contractors, contractor's representatives, or other appropriate personnel to comply with the following construction equipment restriction for the project:

- All construction equipment with a rated power-output of 50 horsepower or greater shall meet U.S. EPA and CARB Tier IV Interim Emission Standards. This may be achieved via the use of equipment with engines that have been certified to meet Tier IV Interim emission standards, or through the use of equipment that has been retrofitted with a CARB-verified diesel emission control strategy (e.g., oxidation catalyst, particulate filter) capable of reducing exhaust PM10 emissions to levels that meet Tier IV standards.

As an alternative to using equipment that meets Tier IV Interim Emissions Standards for off-road equipment with a rated power-output of 50 horsepower or greater, the applicant may prepare and submit a refined construction health risk assessment to the City once additional project-specific construction information is known (e.g., specific construction equipment type, quantity, engine tier, and runtime by phase). The refined health risk assessment shall demonstrate and identify any measures necessary such that the proposed project's incremental cancerogenic health risk at nearby sensitive receptor locations is below the applicable SCAQMD threshold of 10 cancers in a million.

50. Biological Resources Mitigation Measure 1 (BIO-1):

Pre-Construction Burrowing Owl Surveys: Preconstruction surveys for burrowing owl should be conducted. The surveys should follow the methods described in the CDFW's Staff Report on Burrowing Owl Mitigation (California Department of Fish and Game

[CDFG] 2012). Two surveys should be conducted, with the first survey being scheduled between 30 and 14 days before initial ground disturbance (grading, grubbing, and construction), and the second survey being conducted no more than 24 hours prior to initial ground disturbance. If burrowing owls and/or suitable burrowing owl burrows are identified on the project site during the survey, the project should consult with CDFW and follow the methods listed in the CDFW's Staff Report on Burrowing Owl Mitigation (CDFG 2012) for avoidance and/or passive relocation. If burrowing owls or suitable burrowing owl burrows with sign (e.g., whitewash, pellets, feathers, prey remains) are identified on the project site during the survey, these features must be completely avoided. If impacts to those features are unavoidable then the project proponent must also develop an owl mitigation plan in consultation with CDFW. Mitigation methods may include passive relocation conducted outside of the owl breeding season (between September 1 and February 28). If an active owl burrow is identified, and construction is to proceed, then a qualified biologist (with two or more years of burrowing owl experience) can establish an appropriate disturbance-limit buffer around the burrow using flagging or staking. Construction activities shall not occur within any buffer zones until the burrow is deemed inactive by the qualified biologist.

51. Biological Resources Mitigation Measure 2 (BIO-2):

Pre-Construction Nesting Bird Survey: If construction or other project activities are scheduled to occur during the nesting bird season (February 1 through August 31), a preconstruction nesting bird survey shall be conducted by a qualified avian biologist to ensure that active bird nests shall not be disturbed or destroyed. The survey shall be completed no more than three days prior to initial ground disturbance. The nesting bird survey shall include the project site and adjacent areas where project activities have the potential to affect active nests, either directly or indirectly, due to construction activity, noise, human activity, or ground disturbance. If an active nest is identified, a qualified avian biologist shall establish an appropriately sized non-disturbance buffer around the nest using flagging or staking. Construction activities shall not occur within any non disturbance buffer zones until the nest is deemed inactive by the qualified avian biologist. If initial ground-disturbing activities are scheduled to occur during the nesting bird season, then a biological monitor shall be present during all vegetation removal activities to ensure no impacts to nesting birds occur.

52. Cultural Resources Mitigation Measure 1 (CUL-1):

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

disturbing activities to allow identification, evaluation, and potential recovery of cultural resources.

53. Cultural Resources Mitigation Measure 2 (CUL-2):

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

54. Cultural Resources Mitigation Measure 3 (CUL-3):

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

55. Cultural Resources Mitigation Measure 4 (CUL-4):

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

56. Cultural Resources Mitigation Measure 5 (CUL-5):

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

The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.

57. Cultural Resources Mitigation Measure 6 (CUL-6):

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

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

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

58. Cultural Resources Mitigation Measure 7 (CUL-7):

Inadvertent Discovery of Human Remains. The Morongo Band of Mission Indians requests the following specific conditions to be imposed in order to protect Native American human remains and/or cremations. No photographs are to be taken except by the coroner, with written approval by the consulting Tribe[s].

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

59. Cultural Resources Mitigation Measure 8 (CUL-8):

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

60. Geological Resources Mitigation Measure 1 (GEO-1):

Inadvertent Discovery of Paleontological Resources. If paleontological materials are uncovered during grading or other earth moving activities, the contractor shall be required to halt work in the immediate area of the find, and to retain a professional paleontologist to examine the materials to determine whether it is a significant paleontological resource.

If this determination is positive, the resource shall be left in place, if determined feasible by the project paleontologist. Otherwise, the scientifically consequential information shall be fully recovered by the paleontologist. Work may continue outside of the area of the find; however, no further work shall occur in the immediate location of the find until all information recovery has been completed and a report concerning it filed with the Development Services Director. The applicant shall bear the cost of implementing this mitigation.

61. Noise Mitigation Measure 1 (NOI-1):

Reduce Potential Project Construction Noise Levels. To reduce potential noise levels from project construction activities, the applicant shall:

- a. Notify Residential Land Uses of Planned Construction Activities. This notice shall be provided at least two (2) weeks prior to the start of any construction activities, describe the noise control measures to be implemented by the project, and include the name and phone number of the designated contact for the applicant/project representative and the City of Redlands responsible for handling construction-related noise complaints (per action #5 below). This notice shall be provided to the owner/occupants of residential dwelling units that border the project site to the north and west and that are directly across Colton Avenue from the project site.
- b. Restrict Work Hours: All construction-related work activities, including material deliveries, shall be subject to the requirements of City Municipal Code Section 8.06.120(G). Construction activities, including deliveries, shall occur only during the hours of 7 AM to 6 PM Monday to Saturday and shall not occur any time on Sundays and holidays. The applicant/project representative and/or its contractor shall post a sign at all entrances to the construction site informing contractors, subcontractors, other workers, etc. of this requirement.
- c. Construction Equipment Selection, Use, and Noise Control Measures: The following measures shall apply to construction equipment used at the project site:
 - i. Contractors shall use the smallest size equipment capable of safely completing work activities.
 - ii. Construction staging shall occur as far away from residential land uses as possible given site and active work constraints.
 - iii. Electric hook-ups shall be provided for stationary equipment (e.g., pumps, compressors, welding sets). This measure shall be subject to the approval of the local electric utility. If electric service is denied, the applicant shall ensure actions 3a, 3b, and 3d are implemented.
 - iv. All stationary noise generating equipment shall be shielded and located as far as possible from residential land uses given site and active work constraints. Shielding may consist of a three-or four-sided enclosure

provided the structure/enclosure breaks the line of sight between the equipment and the receptor and provides for proper ventilation and equipment operation.

- v. Heavy equipment engines shall be equipped with standard noise suppression devices such as mufflers, engine covers, and engine/mechanical isolators, mounts, and be maintained in accordance with manufacturer's recommendations during active construction activities.
 - vi. Pneumatic tools shall include a suppression device on the compressed air exhaust.
 - vii. No radios or other amplified sound devices shall be audible beyond the property line of the construction site.
- d. Install Construction Noise Barrier: The following measures shall apply to project construction activities:
- i. Site Preparation, Grading, and Foundation Work: During all site preparation, grading, and structure foundation work activities, a physical noise barrier shall be installed and maintained around the north, south, and western site perimeter to the maximum extent feasible given site constraints and access requirements. The noise barrier shall extend to a height of six (6) feet above grade. Potential barrier options capable of reducing construction noise levels could include, but are not limited to:
 - A plywood or other barrier installed at-grade (or mounted to structures located at-grade, such as a K-Rail), and consisting of a solid material (i.e., free of openings or gaps other than weep holes) that has a minimum rated transmission loss value of 20 dB.
 - Commercially available acoustic panels or other products such as acoustic barrier blankets that have a minimum sound transmission class (STC) or transmission loss value of 20 dB.
 - Any combination of noise barriers and commercial products capable of achieving required construction noise reductions during site preparation, grading, and structure foundation work activities.
 - The noise barrier may be removed following the completion of building foundation work (i.e., it is not necessary once framing and typical vertical building construction begins provided no other grading, foundation, etc. work is still occurring on-site).
 - ii. The noise barrier shall not be required if the perimeter concrete masonry unit wall included in the project's site plan is fully constructed prior to the start of substantial site preparation and grading activities at the site (i.e., only clearing and grubbing and grading necessary to access the site and install the perimeter wall may occur).

- e. Prepare a Construction Noise Complaint Plan: The applicant shall prepare a Construction Noise Complaint Plan that shall:
 - i. Identify the name and/or title and contact information (including phone number and email) for a designated project and City representative responsible for addressing construction-related noise issues.
 - ii. Includes procedures describing how the designated project representative shall receive, respond, and resolve construction noise complaints.
 - iii. At a minimum, upon receipt of a noise complaint, the project representative shall notify the City contact, identify the noise source generating the complaint, determine the cause of the complaint, and take steps to resolve the complaint.

62. Noise Mitigation Measure 2 (NOI-2):

Reduce Potential Project HVAC Noise Levels. To reduce potential noise levels from project heating, ventilation, and air conditioning (HVAC) equipment, the City shall prohibit the installation of HVAC systems that generate a noise level greater than 76 dBA at three (3) feet. In addition, for HVAC systems located in the rear or side yards of residential units along the project's northern property line, the applicant shall, prior to the release of the grading or building permit that authorizes the construction of any such unit, submit evidence of one the following:

- A. The HVAC units to be installed shall be located at least 25 feet from the northern property line (as measured from the edge of the HVAC compressor/condenser equipment) and shall not generate a noise level in excess of 74.6 dBA at three (3) feet from the unit. The City may accept a manufacturer's specifications or other information, such as actual empirical noise measurements, as evidence of the noise levels that may be generated by the final proposed HVAC system(s).
- B. If the HVAC units to be installed generate a noise level between 74.6 dBA and 76 dBA at three (3) feet they shall be located a minimum of 34 feet from the northern property line (as measured from the edge of the HVAC compressor/condenser equipment).
- C. If the HVAC units to be installed generate a noise level between 74.6 dBA and 76 dBA at three (3) feet and they are located closer than 34 feet from the northern property line (as measured from the edge of the HVAC compressor/condenser equipment), then the height of the planned northern perimeter concrete masonry unit wall shall be increased from six (6) feet to eight (8) feet in height above the planned finished surface elevation.

63. Noise Mitigation Measure 3 (NOI-3):

Prohibit Vibratory Construction Equipment. To reduce potential vibration levels associated with construction of the proposed project, the applicant and/or its designated contractor,

contractor's representatives, or other appropriate personnel shall use tamper and drum/wheel style rollers during project construction. The use of large vibratory rollers or other vibratory equipment shall be prohibited during construction unless geotechnical evaluations indicate the use of this equipment is specifically required to address compaction or other building requirements, in which case the use of vibratory rollers and equipment shall be limited to the area/conditions specified in the geotechnical report.

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.

Facilities and Community Services Department

65. 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.
66. 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

67. 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.
68. Any gates shall be designed for emergency access, and incorporate Knox Rapid Access System, subject to approval by the Redlands Fire Department.
69. 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:

70. 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. 20571 and Commission Review & Approval No. 965)

[Attached]

**REDLANDS DEVELOPMENT SERVICES DEPARTMENT
LAND USE ENGINEERING
DEVELOPMENT REQUIREMENTS
TENTATIVE TRACT NO. 20571 AND CONDITIONAL USE PERMIT NO.1171**

Date of P.C. Meeting: March 12, 2024
Applicant: Vanita Suri Puri
Location: Northwest Corner off. Colton Avenue and N. Wabash Avenue
Project Description: Construct 103 Single-Family Dwellings and Private Streets

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. RS-2010-0036)

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

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

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

4. All support documentation shall be submitted with the plans to be checked. Submission shall include:
 - a. Hydrology Report and Hydrologic Calculations; (RMC 17.07.030)
 - b. Geotechnical Report; (RMC 17.07.040)
 - c. Easement Documents. (RMC 17.09.050)
5. A final WQMP that is in substantial conformance with the preliminary WQMP and in full conformance with the WQMP Guidance Document shall be submitted and approved prior to the approval of precise grading plans.
6. Cash cleanup deposit shall be submitted (\$3,000.00). Deposit will be reimbursed after the work is completed and accepted by the City upon written request. (RMC 12.16.290)
7. Truck route permit is required for all construction vehicles 5 tons and over gross vehicular weight (e.g. concrete trucks) using streets other than established truck routes. (RMC 10.54)

NOTE: Cash cleanup deposit and truck route permit submitted during the grading process could be transferred to be used during building construction or off-site improvement construction if it is within the time limit specified in the truck route permit, otherwise a new truck route permit must be issued.

8. For all development requiring coverage under the state of California General Storm Water Permit, in effect at the time of permit issuance, and whom have filed with the State Board a Notice of Intent (NOI), a copy of the Waste Discharge Identification Number (WDID) and NOI shall be submitted for review and file. Call (866) 563-3107. (RMC 13.54)
9. The Final WQMP shall also include a site trash plan detailing the installation, operation, and maintenance of a Full Capture System (FCS) for loose trash. The intent of the FCS is to capture loose trash preventing the trash from entering the site storm drains and basins. BMPs or devices used as FCS devices shall require acceptance by the City Engineer. Full Capture Systems are defined as treatment controls (either a single device or a series of devices) capable of trapping all particles 5 mm or greater. In addition, the FCS shall trap trash from the greater of:
 - a. A flow not less than the peak flow rate, Q, resulting from a one-year, one-hour, storm. Precipitation intensity shall be determined using the NOAA ATLAS 14 Point Precipitation Frequency Estimates web site; or
 - b. A flow rate equal to the on-site storm water conveyance system including pipes, channels, and swales.

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

1. Pay plan check fee as established per resolution. The amount will be determined at plan check submittal.
2. Plans required to be submitted shall include (RMC 17.17.060):

- a. Tract Map;
- b. Pavement Striping and Signage Plans (including reflectorized pavement markers);
- c. Street Tree Installation - Street trees shall be provided as per the approved Street Tree List;
- d. 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;
- e. Potable Water Main Installation; and
- f. Sewer 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 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. Pay the required development impact fees per ordinance in effect at time of approval of Final Tract Map. The exact amount will be determined based upon the review of the final building plans and project information. Development Impact Fees shall include;
Water Source Acquisition Charge (RMC 13.40);
Water/Sewer Frontage Charges; (RMC 13.44 and 13.12) and
Remaining Development Impact Fees will be due at time of building permit issuance or water meter installation (RMC 13.48.030 and Redlands Ordinance No. 2830).
6. 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).
7. 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.
8. Final City approved mylars for all public improvements shall be on file with the Municipal Utilities and Engineering Department.

9. Requirements for Wabash Avenue (RMC 17.15 and 17.17):
 - a. Dedicate to provide for corner cutoffs at the property line return to accommodate a 30 foot radius curb return and pedestrian ramp at Streets "B" and "C";
 - b. Repair/replace altered, broken or substandard existing off-site improvements to the project boundary. This shall include, but limited to the replacement of altered or broken curb and gutter;
 - c. Provide full depth construction/reconstruction consistent with the City standard or alternative method of street rehabilitation as accepted by the City Engineer between the new curb and gutter to the street centerline verified through a geotechnical report;
 - d. Construct standard property line adjacent sidewalk along the entire street frontage and ramps at all curb returns;
 - e. Install LED ornamental streetlight(s) with the equivalent illumination of a 150 watt sodium vapor street light. Streetlight spacing shall be determined by the City of Redlands design specifications. Location of the light(s) will be determined at time of plan preparation. Coordinate with City staff for guidance. Prepare and submit a separate street lighting plan for City approval;
 - 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 underwalk drain, if necessary;
 - h. Use traffic index of 9.0; and
 - i. Install residential fire hydrants as required by the Redlands Fire Department.

10. Requirements for Colton Avenue RMC 17.15 and 17.17):
 - a. Dedicate to provide for corner cutoffs at the property line return to accommodate a 30 foot radius curb return and pedestrian ramp at Streets "A";
 - b. Repair/replace altered, broken or substandard existing off-site improvements to the project boundary. This shall include, but limited to the replacement of altered or broken curb and gutter;
 - c. Provide full depth construction/reconstruction consistent with the City standard or alternative method of street rehabilitation as accepted by the City Engineer between the new curb and gutter to the street centerline verified through a geotechnical report;
 - d. Construct standard property line adjacent sidewalk along the entire street frontage and ramps at all curb returns;
 - e. 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 9.0; and
 - h. Install residential fire hydrants as required by the Redlands Fire Department.

11. Requirements for "Private" Interior Streets and Alleys (RMC 17.15 and 17.17):
 - a. Dedicate for a private street, public utility, solid waste, sewer, and water easement as accepted by the City Engineer;
 - b. Construct standard street section between new curb and street centerline consistent with the City Standard verified through a geotechnical report;

- c. Construct standard sidewalk along the "Private" street frontages and ramps at all curb returns as shown on the approved tentative tract map and as accepted by the City Engineer;
 - d. Construct underwalk drain, if necessary;
 - e. Use traffic index of 5.0;
 - f. Install an eight_ inch minimum diameter potable water main including necessary valves and appurtenances as accepted by the City Engineer;
 - g. Install residential fire hydrants as required by the Redlands Fire Department; and
 - h. Install an eight_ inch minimum diameter sewer main with manholes and appurtenances as accepted by the City Engineer.
12. Provide for adequate drainage facilities as accepted 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 (RMC 17.17).
 13. Dedicate to provide for a water facilities easement for the existing water main/facilities at the southeast corner of the site as shown on the approved tentative tract map and as accepted by the city Engineer.
 14. Provide a sight distance study for ingress and egress turning movements at the site entries for review and accepted by the City Engineer;
 15. 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.**"
 16. 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.

17. 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.
18. Install reduced pressure principle backflow devices as required by City Engineer. (RMC 13.20)
19. 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.

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

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

* 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. Submit recycling plans for site demolition/construction for review and approval in accordance with Chapter 13.66 of the Redlands Municipal Code.
6. 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 Water Source Acquisition Charge*; (RMC 13.40)
3. Water Frontage Charges*; (RMC 13.44) and
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 (\$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.

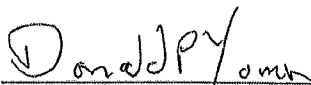
F. The following items are required prior to issuance of CERTIFICATE OF OCCUPANCY.

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 Certification for all grading and improvements relating to the project development.
4. Owner's Licensed Land Surveyor shall reset survey points, monuments, record corners, and centerline ties that were destroyed during construction and shall file Corner Records for those points prior to completion of the project with San Bernardino County Surveyor. Copies of information shall be furnished to the Municipal Utilities and Engineering Department. [California B&P Code 8762, 8767, 8768, 8771, and 8773(b)]
5. One mylar copy of recorded tract map shall be furnished to the Municipal Utilities and Engineering Department.
6. A list of as-built infrastructure improvement quantities shall be provided in the Excel format provided by the City showing quantities for each street segment (i.e. pavement, curb and gutter, sidewalk, etc.)

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

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

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


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


Initial

FILE: TM 20571

RESOLUTION NO. 1742

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDLANDS APPROVING A ONE-YEAR EXTENSION OF TIME TO THE EXPIRATION DATE FOR TENTATIVE TRACT MAP NO. 20571 AND COMMISSION REVIEW & APPROVAL NO. 965 FOR THE SUBDIVISION OF 9.01 ACRES FOR RESIDENTIAL DEVELOPMENT AND CONSTRUCTION OF 102 SINGLE-FAMILY HOMES LOCATED AT THE NORTHWEST CORNER OF COLTON AVENUE AND WABASH AVENUE (APN: 0168-291-02-0000).

WHEREAS, the applicant, Vanita Soni Puri, has submitted an application for Extension of Time No. 1 for the subdivision of 9.01 acres for residential development and condominium purposes, as well as site plan approval and architectural design review to construct a total of 102 single-family detached motorcourt homes up to two stories high within the Madera at Citrus Trail Specific Plan; and

WHEREAS, on May 7, 2024, the Redlands City Council adopted Resolution No. 8580 and approved Tentative Tract Map No. 20571 and Commission Review & Approval No. 965; and

WHEREAS, Redlands Municipal Code section 17.07.120 permits an applicant to request an extension of the expiration date of an approved or conditionally approved tentative map provided the total number of such one-year extensions do not exceed six; and

WHEREAS, Redlands Municipal Code section 18.12.130 permits an applicant to request a one-year extension of time to extend the expiration date for a Commission Review & Approval, provided the total number of such one-year extensions do not exceed three; and

WHEREAS, the applicant intends to develop the project approved by Tentative Tract Map No. 20571 and Commission Review & Approval No. 965, and requests the extension to allow more time to secure grading permit approval and submit construction plans for plan check; and

WHEREAS, following the consideration for the extension of time to Tentative Tract Map No. 20571 and Commission Review & Approval No. 965, the Planning Commission determined that the approval of the requested one-year 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. California Environmental Quality Act. Approval of this Resolution is exempt from further environmental review pursuant to Section 15061(b)(3) of the State Guidelines implementing the California Environmental Quality Act, as there is no possibility of any potentially significant environmental effects as a result of the Extension of Time. In accordance with the California Environmental Quality Act (CEQA), the City Council previously adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project. No subsequent environmental review is required pursuant to CEQA Guidelines Sections 15162

(Subsequent EIRs and Negative Declarations) and 15164 (Addendum to an EIR or Negative Declaration), as no substantial changes to the project or surrounding circumstances have occurred and no new information of substantial importance has been identified.

SECTION 2. Approval of Extension of Time. The proposed one-year extension of time for Tentative Tract Map No. 20571 and Commission Review & Approval No. 965 is hereby approved in accordance with Redlands Municipal Code Sections 17.07.120 and 18.12.130.

SECTION 3. Expiration Date. The new expiration date for Tentative Tract Map No. 20571 and Commission Review & Approval No. 965 shall be May 7, 2027. The project shall remain subject to all original Conditions of Approval (contained in City Council Resolution No. 8580).

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

ADOPTED, SIGNED AND APPROVED this 10th day of March, 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 March, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Katherine Coleson
Secretary to the Planning Commission

City of Redlands
REQUEST FOR PLANNING COMMISSION ACTION

Planning Commission

4. B.

Meeting Date: 03/10/2026

APPLICANT:

CITY OF REDLANDS, FACILITIES AND COMMUNITY SERVICES DEPARTMENT
(PROJECT PLANNER: SEAN REILLY)

A finding of General Plan conformity for the potential sale of real property by the City of Redlands of an approximately 0.12-acre vacant parcel (APN: 0171-089-13-0000) located at 21 North Church Street. The proposed General Plan conformity determination is exempt from environmental review in accordance with the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3).

BACKGROUND

The subject property is currently vacant, although a single-family residence had previously occupied the site as recently as of 2002. Historic aerials show one house (approximately 1,600 square feet) on the lot and a detached garage (approximately 400 square feet) with access from Church Street. The perimeter improvements remain in place (including the driveway on Church Street), although the interior of the lot is now dirt and loose rock.

On October 21, 2025, the City Council declared the subject property as surplus land and authorized the City Manager to send notices of availability for the surplus property. In an effort to address the housing crisis throughout the state, the State Legislature revamped the Surplus Land Act (SLA) in 2019 to strengthen the right of first refusal for affordable housing developers to bid on local agency-owned surplus land. The SLA requires public agencies to comply with certain procedures when disposing of real property. The SLA requires all local agencies to prioritize affordable housing, as well as parks and open space, when disposing of surplus land.

SUMMARY

Prior to sale or acquisition of real property by a local agency, Government Code Section 65402 requires a finding of General Plan conformity by the Planning Commission as to the location, purpose, and extent of such sale or acquisition.

The Facilities & Community Services Department is considering selling the subject property. Intended future use would likely be for single-family residential development, given the small area of the lot (approximately 5,355 square feet according to County Assessor records), and consistent with surrounding residential homes along State Street.

The General Plan land use designation is "Transit Village" which permits residential and mixed uses. The zoning designation is Neighborhood General 2 (NG2) within the Transit Villages Specific Plan. Residential uses are permitted in the NG2 district, including detached single-family residences, and the likely future development of the subject property (as

residential) by a private developer would be allowable and consistent with the General Plan.

The proposed sale of the property would implement the following policies and actions in the 2035 General Plan.

CHAPTER 4. LIVABLE COMMUNITY

Action 4-A.8 Promote the development of a greater variety of housing types, including single-family homes on small lots, accessory dwelling units, townhomes, lofts, live-work spaces, and senior and student housing to meet the needs of future demographics and changing family sizes.

Action 4-A.11 Ensure that opportunities exist for the development of housing types that are affordable to all segments of the Redlands community and are distributed equitably throughout the community.

Action 4-A.12 Support new residential development in Downtown, the Transit Villages, and other focused infill sites accessible to transit and in central parts of the community.

Policy 4-P.48 Provide development and infill opportunities as alternatives to building at the edges of the city.

ENVIRONMENTAL REVIEW

A finding of conformity with the Redlands General Plan is exempt from environmental review in accordance with Section 15061(b)(3) of the California Environmental Quality Act, as there is no possibility of any potentially significant environmental effects.

RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution No. 1744 (Attachment D) and find that the potential sale of the subject property will be in conformity with the General Plan.

MOTION

“I move that the Planning Commission adopt Resolution No. 1744 and determine that the potential sale of a 0.12-acre property located at 21 North Church Street is in conformance with the Redlands General Plan.”

Attachments

Attachment A: Location Map and Aerial Photograph

Attachment B: General Plan Land Use Map

Attachment C: Zoning Map

Attachment D: Resolution No. 1744



City of Redlands Location Map

Author: Redlands GIS Date: 3/4/2026

W State St

STOP

Church St



017108909

017108910

017108911



017108912

017108913

017023120



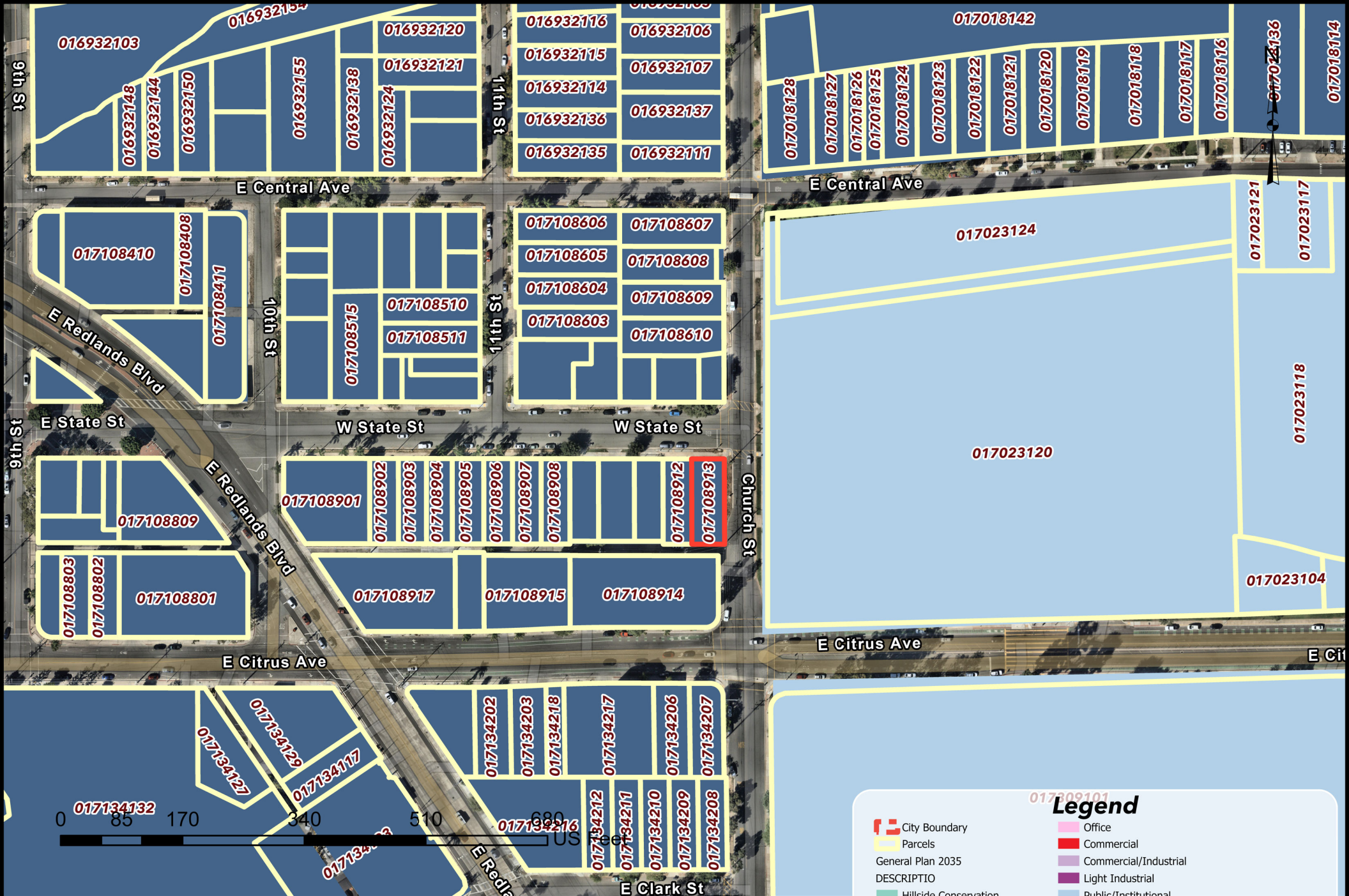
Legend

-  City Boundary
-  Parcels
- APN



City of Redlands Aerial Photograph

Author: Redlands GIS Date: 3/4/2026



City of Redlands Map Title Topic

Author: Redlands GIS Date: 3/4/2026

Legend

City Boundary	Office
Parcels	Commercial
General Plan 2035	Commercial/Industrial
Hillside Conservation	Light Industrial
Rural Living	Public/Institutional
Resource Preservation	Agriculture
Very Low Density Residential	Parks/Golf Courses
Low Density Residential	Open Space
Low Medium Density Residential	Transit Village
Medium Density Residential	APN
High Density Residential	

RESOLUTION NO. 1744

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDLANDS FINDING THAT THE POTENTIAL SALE OF REAL PROPERTY BY THE CITY OF REDLANDS, FOR ONE PARCEL LOCATED AT THE SOUTHWEST CORNER OF STATE STREET AND CHURCH STREET (APN: 0171-089-13-0000) WOULD BE IN CONFORMITY WITH THE REDLANDS GENERAL PLAN.

WHEREAS, property owner City of Redlands wishes to sell certain real property located at 21 North Church Street (APN: 0171-089-13-0000), currently vacant and unimproved; and

WHEREAS, the subject property (APN: 0171-089-13-0000) is a total of approximately 5,355 square feet (or 0.12 acre) and is designated as “Transit Village” on the 2035 General Plan Land Use Map; and

WHEREAS, prior to sale or acquisition of real property by a local agency, California Government Code Section 65402 requires a finding of General Plan conformity by the Planning Commission as to the location, purpose, and extent of such sale or acquisition; and

WHEREAS, on March 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 concerning a General Plan conformity finding for the subject property; and

WHEREAS, a determination of General Plan conformity is exempt from review under the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15061(b)(3) which provides that CEQA applies only to projects which have the potential for causing a significant effect on the environment. There is no possibility that this determination may have a significant effect on the environment. Any future development proposed on the subject property will be subject to CEQA.

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

SECTION 1. CALIFORNIA ENVIRONMENTAL QUALITY ACT. The determination of General Plan conformity for the sale of Assessor’s Parcel No. 0171-089-13-0000 is exempt from environmental review in accordance with CEQA Guidelines Section 15061(b)(3), as there is no possibility of significant environmental effects from the sale of real property.

SECTION 2. FINDING OF GENERAL PLAN CONFORMITY. The Planning Commission hereby finds that the sale of 21 N. Church Street (Assessor’s Parcel No. 0171-089-13-0000) is in conformity with Redlands General Plan.

SECTION 3. EFFECTIVE DATE. This Resolution shall become effective upon adoption.

ADOPTED, SIGNED AND APPROVED this 10th day of March, 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 March, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Katherine Coleson,
Secretary to the Planning Commission

Planning Commission

6. A.

Meeting Date: 03/10/2026

SUBJECT

Overview of legal requirements related to Land Use Decision-Making and the California Environmental Quality Act provided by Todd R. Leishman of Best Best & Krieger.

MOTION

None required. This is a special workshop for the Planning Commission. Outside counsel from Best Best and Krieger, LLP, will provide an overview presentation of the legal requirements related to land use decision-making and the California Environmental Quality Act.

MINUTES

Regular meeting of the Planning Commission Meeting of the City of Redlands held Tuesday, February 10, 2026, at 4:00 p.m. are as follows:

Present: Karah Shaw, Chair
Rich Smith, Commissioner
Mark Stanson, Commissioner
Alicia Gyllenhammer, Commissioner
Rosa Dominguez, Commissioner

Absent: Emily Elliott, Commissioner
Kawa Shwaish, Commissioner

Staff: Chris Boatman, Assistant City Manager
Brian Foote, Planning Manager
Kevin Beery, Senior Planner
Nylsen Escajeda, Assistant Planner

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)

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

2. PRESENTATIONS - None

3. CONSENT CALENDAR

On motion of Commissioner Mark Stanson, seconded by Commissioner Rich Smith move to approve the Consent Calendar.

Vote: 5 - 0 Passed

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.

On motion of Commissioner Rosa Dominguez, seconded by Commissioner Mark Stanson motion to continue the item to the February 24, 2026, Planning Commission meeting date.

Vote: 5 - 0 Passed

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."

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.

Commissioner Stanson asked whether the project site is located within a flood zone.

Mr. Escajeda responded that it is not; while a flood zone is nearby, the project site itself is outside of it.

Commissioner Gyllenhammer asked about requirements for underground utilities, noting an existing overhead power line and nearby businesses with underground service.

Don Young, One Stop Manager, confirmed that underground utilities are required by Engineering as part of the standard municipal code requirements.

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.

Commissioner Stanson commented that no additional conditions were necessary but asked that staff work with the applicant on revising the color palette to include alternative earth tone options.

On motion of Commissioner Mark Stanson, seconded by Commissioner Alicia Gyllenhammer 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 as amended.

Vote: 5 - 0 Passed

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

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

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

Chair Shaw asked the Commissioners if they wished to make any nominations or nominate themselves to serve on the Minor Exception Permit Committee. Commissioner Stanson nominated himself as a committee member, and Commissioner Gyllenhammer nominated herself as an alternate.

On motion of Commissioner Rich Smith, seconded by Commissioner Rosa Dominguez move to nominate Commissioner Stanson as a Minor Exception Permit Committee member and Commissioner Gyllenhammer as an alternate.

Vote: 5 - 0 Passed

6. ANNOUNCEMENTS/COMMISSIONERS' COMMENTS - None

7. DIRECTOR'S UPDATES

Assistant City Manager informed the Commission that the Kaiser Project is scheduled for the next Planning Commission meeting and that materials will be provided early to allow sufficient time for review.

8. ADJOURN TO THE FEBRUARY 24, 2026, PLANNING COMMISSION MEETING.

Chair Shaw adjourned the meeting at 4:46 p.m. to the February 24, 2026, Planning Commission Meeting.

Katherine Coleson
Senior Administrative Assistant

Brian Foote
Planning Manager

MINUTES

Regular meeting of the Planning Commission Meeting of the City of Redlands held Tuesday, February 24, 2026, at 4:00 p.m. are as follows:

Present: Karah Shaw, Chair
Emily Elliott, Commissioner
Rich Smith, Commissioner
Mark Stanson, Commissioner
Alicia Gyllenhammer, Commissioner
Kawa Shwaish, Commissioner
Rosa Dominguez, Commissioner

Staff: Chris Boatman, Assistant City Manager
Brian Foote, Planning Manager
Kevin Beery, Senior Planner
Jazmin Serrato, Associate Planner
Rosemary Montoya, Associate Planner

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)

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

2. PRESENTATIONS - None

3. CONSENT CALENDAR

On motion of Commissioner Mark Stanson, seconded by Commissioner Rich Smith move to approve the Consent Calendar.

Vote: 7 - 0 Passed

A. PLUM LANE PLAZA, LLC

(PROJECT PLANNER: JAZMIN SERRATO, ASSOCIATE PLANNER)

1. **Extension of Time No. 1 for Commission Review & Approval No. 966** - Consideration of a request to approve a one-year extension to the entitlement expiration date for a two-story office building totaling approximately 16,768 square-feet on a vacant one-acre lot, including surface parking lot, subterranean parking garage, landscape, and related site improvements. The project site is located at 1741 Plum Lane (APN: 0292-341-25-0000) in the Office/Industrial District of Specific Plan No. 25.

4. OLD BUSINESS - None

5. NEW BUSINESS

A. APPLICANT:

MARK GARDNER

(PROJECT PLANNER: ROSEMARY MONTOYA)

1. A **PUBLIC HEARING** to consider Tentative Parcel Map No. 21039 – A request to subdivide an approximately 2.14-acre parcel with one existing single-family residence into two parcels. The proposed new parcels would be approximately 41,817 square feet and 51,400 square feet in size. The subject property is located at 211 Elder Road (APN: [0294-133-01-0000](#)) within the Residential Estate (R-A) District. The proposal qualifies for exemption from environmental review in accordance with Section 15332 (Infill Development Projects) of the California Environmental Quality Act.

2. A **PUBLIC HEARING** to consider a Socio-Economic Cost/Benefit Study prepared for the proposed subdivision described above.

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

Rosemary Montoya, Associate Planner, gave an overview and presentation on the item.

Commissioners had no questions or comments for staff or the applicant.

Chair Shaw opened the Public Comment period for the in-person audience, Zoom or written.

Valerie, a neighboring resident, asked whether the proposed driveway would be shared by both residences or used solely by the applicant.

Ms. Montoya clarified that the driveway will be located on the northwestern corner of the property and will function as a separate driveway.

Chair Shaw closed the Public Comment period for the in-person audience, Zoom or written.

On motion of Commissioner Alicia Gyllenhammer, seconded by Commissioner Mark Stanson move that the Planning Commission adopt Resolution No. 1741, approve the Socio-Economic Cost/Benefit Study prepared for the project, and approve Tentative Parcel Map No. 21039 based on the findings in the staff report and subject to the attached Conditions of Approval.

Vote: 7 - 0 Passed

B. KAISER FOUNDATION HOSPITALS

(PROJECT PLANNER: KEVIN BEERY, SENIOR PLANNER)

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 on the west side of California Street between Lugonia and Almond Avenues:

1. A recommendation to certify an **Environmental Impact Report** prepared for the proposed project and to adopt related Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring & 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, subsection 'A' (Discretionary Actions) of section IV, to add an application procedure for review and approval of Development Plan entitlements.
3. A recommendation to the City Council to approve **Planned Development No. 6** — A request for a Development Plan entitlement to construct a medical center, including 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.

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

Kevin Beery, Senior Planner, gave an overview and presentation on the item.

In response to a clarification request from Commissioner Gyllenhammer, Mr. Beery confirmed the project name as the Kaiser Redlands Medical Center Project.

Commissioner Elliot asked if analysis of traffic level of service impacts is expected to occur as part of the analysis of future phases. Mr. Beery explained that the department prepared a traffic study, the recommendations of which have incorporated into the Development Plan and will be the responsibility of the applicant to complete prior to Phase 2.

Commissioner Stanson requested clarification on the status of the previously granted but now expired land use entitlements for the project site. Staff clarified that the current project is being processed as a new Planned Development application, since the previous approvals are expired.

Deborah Wong, Senior Land Use Manager for Kaiser Permanente, thanked the Commissioners for the opportunity to present the project and expressed appreciation to staff for their helpfulness and presentation. Ms. Wong provided a brief overview of the property, the current application, and planning approach for the phased development. Commissioner Stanson advised he sold Kaiser Permanente the land in question to Kaiser in 1991 and, as a Kaiser patient, he looked forward to the site development proceeding.

Chair Shaw asked Bob Reicher of UltraSystems, the City's contracted consultant and EIR preparer, to elaborate why the greenhouse gas (GHG) and vehicle miles traveled (VMT) impacts could not be mitigated to less-than-significant levels. Mr. Reicher explained that the expected impacts of the project, which are largely caused by vehicle traffic generation, exceed applicable thresholds, such as those set by the air quality management district emissions, and that the implementation of available, feasible mitigation measures would not reduce these impacts to a less-than-significant level.

Commissioner Stanson asked Bob Reicher of Ultra Systems, the City of Redlands' environmental consultant, to clarify at what phase the significant impacts become unmitigable. Mr. Reicher responded that it occurs at completion of the facility.

Commissioner Swaish inquired how the reductions in these impacts were quantified relative to the significance thresholds. Mr. Reicher responded that the environmental document quantified the reductions in impacts numerically and by percentage, but the analysis shows that even with mitigation the potential impacts would continue to exceed the thresholds.

Chair Shaw inquired if the VMT calculations take into account the parking space supply, noting that the project proposes a surplus amount of parking spaces relative to the zoning code requirements. Mr. Beery advised that the VMT calculations only take into account employee count and hospital bed count and not onsite parking supply according to the City's traffic consultant.

Chair Shaw, noting the Development Plan would have no expiration date, asked if the City would have an opportunity to require environmental studies during the individual phases if circumstances materially change. Mr. Beery explained that each phase will undergo review at the time of construction, requiring the applicant to file a development permit application. This will allow staff and the Planning Commission to conduct environmental review for each phase. He noted that if future phases remain generally consistent with the approved development plans and no major physical, environmental, or regulatory changes occur, they may qualify for streamlined environmental review. If changes do occur, additional review, such as a subsequent EIR or an addendum, may be required. In all cases, there will be opportunities for environmental review during each phase.

Chair Shaw asked whether the traffic study evaluated the impacts associated with the Phase 2 or Phase 4, including the proposed addition of a hospital wing. Mr. Beery affirmed the study evaluated Phase 4 conditions.

Commissioner Elliot, noting the requirement to mitigate significant impacts, asked if there is a monitoring and reporting mechanism to ensure whether the proposed transportation mitigation measures would be implemented on an ongoing basis. Mr. Beery introduced the City's traffic consultant, Delia Votsch, of Fehr and Peers to provide an overview of the VMT mitigation.

Mr. Boatman clarified the timing and responsibilities of implementing the mitigation measures which would be addressed through future conditions of approval during each phase.

Commissioner Swaish asked if the applicant has considered replacing Kaiser fleet vehicles with non-gas vehicles. Mr. Beery advised that regulation of vehicle emissions is a state-level issue and not within the City's purview.

Upon request by Commissioners Gyllenhammer, Dominguez, Stanson and Chair Shaw, Ms. Wong clarified various project details concerning the proposed microgrid, ambulance traffic during Phase 1, emergency room operations, siting of the hospital, anticipated timing of the overall development, and solar panels. Ms. Wong also clarified the proposed facility does not include a heliport.

Chair Shaw opened the Public Comment period for the in-person audience, Zoom or written.

Ferdinand Detres Jr., a representative from the Small Business Administration, submitted a written comment in support of the project.

A written comment was received from the Tribal Historic Preservation Office of the Agua Caliente Band of Cahuilla Indians requesting to be notified if any cultural resources are discovered. They also requested that, should an ARTP be prepared, the archaeologist submit it to their office for review.

Mr. Stanson asked for clarification regarding the biological mitigation measures. Mr. Beery clarified timing and responsibility of the mitigation.

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

During deliberation, Commissioners Elliot and Swaish stressed the importance of making sure the proposed mitigation and monitoring program is appropriately administered during project

implementation. The Commission unanimously expressed support for the proposed development.

On motion of Commissioner Mark Stanson, seconded by Chair Karah Shaw move that the Planning Commission adopt Resolution No. 1737 and recommend that the City Council adopt the Findings of Fact and Statement of Overriding Considerations, and certify and adopt the Final Environmental Impact Report including the Mitigation Monitoring & Reporting Program prepared for the Kaiser Redlands Medical Center Project.

move that the Planning Commission adopt Resolution No. 1738 to recommend that the City Council approve Amendment No. 8 to Concept Plan 1 and recommend that the City Council approve Planned Development No. 6.

Vote: 7 - 0 Passed

6. ANNOUNCEMENTS/COMMISSIONERS' COMMENTS - None

7. DIRECTOR'S UPDATES

Assistant City Manager Chris Boatman informed the Commissioners that the City Council approved the ordinance allowing chicken keeping.

8. ADJOURN TO THE MARCH 10, 2026, PLANNING COMMISSION MEETING.

Chair Shaw adjourned the meeting at 5:03 p.m. to the March 10, 2026, Planning Commission Meeting.

Katherine Coleson
Senior Administrative Assistant

Brian Foote
Planning Manager