

**** Revised ****

CITY OF REDLANDS

PLANNING COMMISSION

A G E N D A
August 25, 2026

KARAH SHAW
CHAIR

EMILY ELLIOTT
VICE CHAIR

RICH SMITH
COMMISSIONER

MARK STANSON
COMMISSIONER



ALICIA GYLLENHAMMER
COMMISSIONER

KAWA SHWAISH
COMMISSIONER

ROSA DOMINGUEZ
COMMISSIONER

4:00 p.m.

* * *

Suite 2

Civic Center, 35 Cajon Street, Redlands, California

AGENDA

The following information comprises the agenda for the regular 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 884 6352 1324**, 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 884 6352 1324**

Should the City lose connectivity on Zoom, we will halt the meeting until it can be restored. To check on the status of remote connectivity in the event of an outage, go to the City's website at www.cityofredlands.org or to the City's Facebook page at @CityofRedlands or the Instagram page at @CityofRedlands_CityHall.

In the event the City cannot reestablish Zoom connectivity in a reasonable amount of time, the Mayor will adjourn the meeting to a future date.

PLEASE NOTE: Anyone desiring to speak on an agendized item at this meeting may do so during the consideration of that time. Due to time constraints and the number of persons who may wish to give oral testimony, public comments will be limited to three (3) minutes.

- **To provide comment while participating from Council Chambers:**
 - Although it is not required, speakers are encouraged to submit a "Speaker Sign Up Sheet" before the meeting is convened. Forms are available in the Office of the City Clerk or in Council Chambers.
 - After the meeting has convened, you may place the speaker form in the basket at the table along the north wall of the Chambers. Please do not disturb the City Clerk while the meeting is in progress.
- **To provide comment through Zoom (on a computer, laptop, or smart device)**
 - Click the "Raise Hand" button and the moderator will unmute you when it is your turn to speak
- **To provide comment via audio only (cell phone or landline)**
 - Dial *9 to "Raise Hand". The moderator will identify you by your area code and last 3 numbers of your telephone number when it is your turn to speak.

PLEASE SILENCE CELL PHONES, PAGERS AND OTHER ELECTRONIC COMMUNICATION DEVICES UPON ENTERING THE CHAMBERS

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 Dobey of Municipal Utilities & Engineering Department, 909-798-7584 Ex. 2. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II).

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

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

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

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

2. PRESENTATIONS

None

3. CONSENT CALENDAR

A. Approval of June 23, 2026 Planning Commission Meeting Minutes

B. EXTENSION OF TIME NO. 3 FOR COMMISSION REVIEW AND APPROVAL NO. 918

APPLICANT: HOMES4ALL, LLC

(PROJECT PLANNER: JAZMIN SERRATO, ASSOCIATE PLANNER)

1. Consideration of a request for a one-year Extension of Time to the expiration date for Commission Review and Approval No. 918 for the construction of a 12,585 square-foot supportive housing facility (assisted living for seniors) with 28 beds, and related on-site improvements including driveways, parking lot, landscaping, and lighting on a one-acre property. The project site is a vacant lot located on the north side of North Place (APN: 0173-011-39-0000), approximately 400 feet east of S. Center Street, in the Residential Suburban (R-S) District.

2. Consideration of an exemption from environmental review pursuant to Section 15162(a) of the California Environmental Quality Act (CEQA) Guidelines.

C. COMMISSION SIGN REVIEW NO. 500

APPLICANT: JIMMY FULLER C/O RNF SIGNS
(PROJECT PLANNER: ROSEMARY MONTOYA, ASSOCIATE PLANNER)

1. Consideration of a request for Commission Sign Review No. 500 to construct a 25-foot-tall Freeway Oriented Sign with a sign face area of 120 square feet and a 12-foot-tall Pedestal sign with a sign face area of 50 square feet, for an automotive dealership and reconditioning facility (CarMax). The project site is located at 1125 New York Street (APNs: 0169-011-38-0000 and 0169-011-39-0000) within the General Commercial (EV/CG) District of the East Valley Corridor Specific Plan.
2. Consideration of an exemption from environmental review pursuant to Section 15311(a) of the California Environmental Quality Act (CEQA) Guidelines.

4. OLD BUSINESS

None

5. NEW BUSINESS

A. COMMISSION REVIEW AND APPROVAL NO. 985

APPLICANT: KAISER FOUNDATION HOSPITALS
(PROJECT PLANNER: KEVIN BEERY, SENIOR PLANNER)

1. Consideration of a request to construct a 113,000 square-foot, three-story medical office building and related site improvements (Phase 1 of Planned Development No. 6), located at 1301 California Street within the Medical Facilities District of Concept Plan No. 1 (APN: 0167-441-07-0000).
2. Determination that the proposed project is consistent with the previously adopted and certified a Program Environmental Impact Report ("Program EIR"), State Clearinghouse No. 2025010666 and exempt from further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162.

6. ANNOUNCEMENTS/COMMISSIONERS' COMMENTS

7. DIRECTOR'S UPDATES

8. ADJOURN TO THE

September 8, 2026, Planning Commission Meeting.

Date Posted: August 21, 2026



Planning Commission

AGENDA ITEM NO. CA.

DATE: August 25, 2026

TO: Honorable Chair and Planning Commission

SUBJECT: Approval of June 23, 2026 Planning Commission Meeting Minutes (Development Services Director Reilly)

MOTION:

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

"I move to approve the Planning Commission meeting minutes of June 23, 2026."

RECOMMENDATION:

Staff recommends approval of June 23, 2026, Planning Commission meeting minutes.

SUBMITTED BY:

Katherine Coleson, Sr. Admin Assistant.

Attachments

[Attachment A - PC_Min_62326.pdf](#)

MINUTES

Regular meeting of the City Council of the City of Redlands held in the Council Chambers, Civic Center, 35 Cajon Street, on Tuesday, June 23, 2026 at 5:00 P.M.

Present: Emily Elliott, Vice Chair
Rich Smith, Commissioner
Mark Stanson, Commissioner
Kawa Schwaish, Commissioner
Rosa Dominguez, Commissioner

Sean Reilly, Director
Staff: Kevin Beery, Senior Planner
Jazmin Serrato, Associate Planner

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

The meeting came to order at 4:00 p.m. with a quorum of Commission members

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

2. PRESENTATIONS

None.

3. CONSENT CALENDAR

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

Vote: 5 Yes, 0 No, 2 Absent. Motion Passed to approve the Consent Calendar.

A. Approval of May 12, 2026 Planning Commission Meeting Minutes

B. Extension of Time No. 1 for Commission Review and Approval No. 955

4. OLD BUSINESS

None.

5. NEW BUSINESS

A. Commission Review and Approval No. 823, Revision No. 2

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

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

Vice Chair Elliott asked if the Commissioners had any questions for staff.

Commissioner Shwaish asked staff whether the review included any analysis regarding a potential increase in the need for storing additional ion batteries for vehicles. Ms. Serrato responded that the Fire Department had submitted comments on this matter and that a condition of approval requires the applicant to provide additional information. She noted that this will be further evaluated during the project review process.

Vice Chair Elliott opened the Public Comment period for in-person attendees, Zoom participants, and written comments. There were no comments forthcoming and the public comment period was closed.

Commissioner Shwaish requested clarification on the location of the proposed car wash, noting that it appears to be situated to the northeast, and asked whether it would abut any residential areas. Ms. Serrato stated that the site will be adjacent to the new CarMax facility, that commercial uses are located across the way, and that the freeway lies to the west. She confirmed that no residential areas abut the site.

Commissioner Stanson stated that, based on the cost-benefit study, it appeared the dealership does not pay any property taxes to the City of Redland's and asked staff to confirm whether that was correct. Ms. Serrato responded that she did not believe that was accurate. Vice Chair Elliott added that in such studies, figures may be shown in a reduced format, where a value such as '1' may represent 1,000 or another scaled factor. Paul Smith, owner of the Toyota of Redland's dealership, clarified that the property is held under a separate entity and that property taxes are paid.

On motion of Commissioner Stanson, seconded by Commissioner Dominguez move that the Planning Commission adopt Resolution No. 1751 to approve Revision No. 2 for Commission Review and Approval No. 823, based on the findings contained in the staff report, and subject to the attached Conditions of Approval.

Vote: 5 Yes, 0 No, 2 Absent, Motion Passed.

B. PUBLIC HEARING to consider and make a recommendation to the City Council on the following matters concerning a proposed ordinance revising the alcohol beverage sales regulations under Redlands Municipal Code Title 18: 1. A determination that the proposed action is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Sections 15061(b)(3) and 15378(b)(5); and 2. Ordinance Text Amendment No. 373 - A proposal to amend Title 18 (Zoning Regulations) of the Redlands Municipal Code, Chapter 18.190 (Alcohol Beverage Sales Establishment Regulations), to amend the definition of Alcohol Beverage Sales Activity and to establish the allowable hours for serving alcohol beverages for on-site consumption to between 6:00 a.m. to 12:00 a.m. (midnight) of the same day. (This item is to be continued to a date uncertain)

Vice Chair Elliott stated that the item will not be presented or discussed at the meeting of June 23, 2026, and will be continued to a future meeting date to be determined.

Vice Chair Elliott opened the Public Comment period for in-person attendees, Zoom participants, and written comments.

Daniel Towels, operator of September Restaurant and Bar, stated that while he agrees problematic businesses should be held accountable, he is concerned that the proposal applies a one-size-fits-all approach that penalizes responsible business owners for the actions of a few. He stated that, under the proposal, restaurants in good standing would face the same restrictions as those with repeated calls for service. He suggested implementing a more targeted approach rather than a blanket policy, noting that the proposal could significantly affect many businesses and result in lost revenue.

Baron Bowman, operator of Redlands Underground, stated that he was surprised to see on the City of Redlands website that crime has been decreasing over the past three years, according to the published Redlands Police Department crime

reports. He noted that the most recent report shows crimes against persons down 15%, crimes against property down 22%, and crimes against society down 43%. He added that year-to-date 2026 data indicates nighttime crime peaks between 11:00 p.m. and 12:00 a.m. and is almost nonexistent after 1:00 a.m., while DUI incidents occur from daytime through midnight. Mr. Bowman stated that if bars closing at midnight were a cause of crime, there would be a spike in crime after 2:00 a.m., which the data does not show. He expressed his belief that earlier closing times would not address irresponsible bar owners and could instead increase issues, as patrons may consume more alcohol earlier and be out on the streets by midnight. He also noted that some businesses that do not serve alcohol remain open until 2:00 a.m. and benefit from the current hours; these businesses would also be affected by the ordinance. He concluded that the proposed ordinance would not solve the identified problems.

Nick Robinson, owner and operator of The Three Stags Irish Pub, stated that the business would lose an estimated 6–7% of its revenue if the proposal were approved, and that such a loss could make it difficult for the business to remain open. He expressed that the proposal would not resolve the issues identified and believed that patrons would simply consume alcohol earlier in the day. He stated that he would be forced to cut staff, resulting in financial impacts to employees, and noted that the proposal represents a drastic decision that would not achieve its intended outcomes

There were further comments forthcoming and Vice Chair Elliott closed the Public Hearing period.

Vice Chair Elliott asked Director Sean Reilly whether a specific date had been set for the continued hearing. Mr. Reilly stated that the item has been continued to a date uncertain and that it will be re-noticed once a new date is established. Commissioner Shwaish asked Mr. Reilly why the ordinance was being continued. Mr. Reilly responded that staff is still working on the details of the ordinance before it can be presented.

On motion by Commissioner Shwaish, seconded by Commissioner Smith move to continue Ordinance Text Amendment No. 373 to a date to be determined.

Vote: 5 Yes, 0 No, 2 Absent, Motion Passed.

6. ANNOUNCEMENTS/COMMISSIONERS' COMMENTS

None.

7. DIRECTOR'S UPDATES

There were no major announcements. Director Reilly noted that the Warehouse Ordinance was presented to the City Council at the last meeting and was continued to the first meeting in September, at which time it will be heard

8. ADJOURN TO THE

Vice Chair Elliott adjourned the meeting at 4:23 pm To the July 14, 2026, Planning Commission Meeting.



Planning Commission

AGENDA ITEM NO. CB.

DATE: August 25, 2026

TO: Honorable Chair and Planning Commission

SUBJECT: EXTENSION OF TIME NO. 3 FOR COMMISSION REVIEW AND APPROVAL NO. 918

APPLICANT: HOMES4ALL, LLC

(PROJECT PLANNER: JAZMIN SERRATO, ASSOCIATE PLANNER)

1. Consideration of a request for a one-year Extension of Time to the expiration date for Commission Review and Approval No. 918 for the construction of a 12,585 square-foot supportive housing facility (assisted living for seniors) with 28 beds, and related on-site improvements including driveways, parking lot, landscaping, and lighting on a one-acre property. The project site is a vacant lot located on the north side of North Place (APN: 0173-011-39-0000), approximately 400 feet east of S. Center Street, in the Residential Suburban (R-S) District.

2. Consideration of an exemption from environmental review pursuant to Section 15162(a) of the California Environmental Quality Act (CEQA) Guidelines. (Development Services Director Reilly)

BACKGROUND:

The Redlands Planning Commission approved Commission Review and Approval No. 918 on September 13, 2022, and the Conditions of Approval were included in Resolution No. 1588 (see Attachment D). On July 16, 2024, the City Council approved the first Extension of Time extending the entitlement for one year. On July 15, 2025, the City Council approved the second one-year Extension of Time. An application requesting the third Extension of Time was received on June 15, 2026.

ANALYSIS:

The approved project includes the construction of a 12,585 square-foot supportive housing facility (assisted living for seniors) with 28 beds and related site improvements, including driveways, parking lot, landscaping, and lighting on a one-acre property. The project is located on the north side of North Place (APN: 0173-011-39-0000) within the Residential Suburban (R-S) District. See Attachment A – Location Map, Attachment B – Approved Project Plans, and Attachment C – Planning Commission Staff Report.

Approval of the Extension of Time would provide a new expiration date of September 13, 2027, for the entitled project subject to the original conditions of approval. No changes to the project are proposed, and the original Conditions of Approval remain applicable for the project. The applicant has indicated the approval of a one-year time extension will provide additional time to complete the permit review process in plan check and coordinate with consultants.

Pursuant to Redlands Municipal Code Section 18.12.130 (Commission Review and Approval), the developer may request a one-year extension of time prior to expiration, not to exceed a total of three (3) extensions. This is the third request for an extension for CRA No. 918.

ENVIRONMENTAL REVIEW:

The project was originally approved with an exemption pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines. Approval of this Extension of Time request is exempt from further environmental review pursuant to Section 15061(b)(3) as there is no possibility of any potentially significant environmental effects as a result of the Extension of Time.

RECOMMENDATIONS:

Staff recommends that the Planning Commission adopt Resolution No. 1754 to approve a one-year Extension of Time for Commission Review & Approval No. 918.

MOTION:

If the Planning Commission deems it appropriate, staff recommends the following motion:

"I move to adopt Resolution No. 1754 and approve a one-year Extension of Time for Commission Review and Approval No. 918."

Attachments

[Attachment A - Location Map and Aerial.pdf](#)

[Attachment B - Project Plans.pdf](#)

[Attachment C - PC Staff Report of September 13 2022.pdf](#)

[Attachment D - Resolution No 1588 with Conditions of Approval.pdf](#)

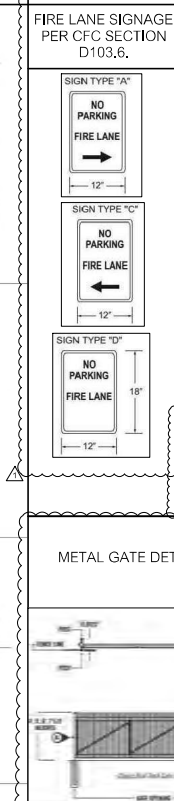
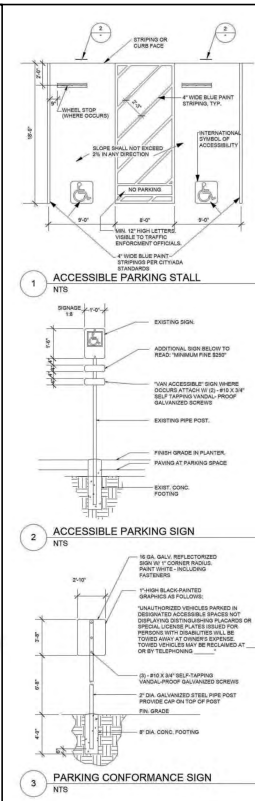
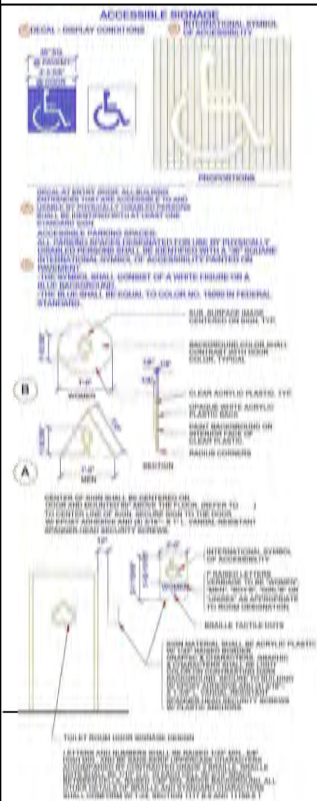
[Attachment E - Resolution No 1754 Time Extension.pdf](#)

ARCHITECTURAL GENERAL NOTES

1. THESE DRAWINGS AND OTHER CONTRACTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE. NEVERTHELESS, THEY ARE THE PROPERTY OF MCNAUGHTON ARCHITECTURE, INC. THESE CONTRACT DOCUMENTS MAY NOT BE USED WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT.
2. CONSTRUCTION OF THIS PROJECT SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF THE JURISDICTION IN WHICH IT IS TO BE CONSTRUCTED.
3. ALL LABOR, MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. IF ANY DISCREPANCIES OCCUR ON THESE DRAWINGS, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.
4. CONTRACTOR AND SUBCONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND PRIVATE PROPERTIES NEARBY FROM ANY DAMAGE AS A RESULT OF ACTIVITIES IN CONNECTION WITH THE CONSTRUCTION OF THIS PROJECT.
5. IN THE CASE OF CONSTRUCTION IN TOPOGRAPHICALLY OR ENVIRONMENTALLY DELICATE AREAS, THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONARY MEASURES TO PROTECT AND PRESERVE SUCH AREAS. ALL EXISTING TREES, VEGETATION, AND OTHER PHYSICAL FEATURES EXISTING WITHIN THE PROJECT SHALL BE PROTECTED FROM DAMAGE DURING THE EXECUTION OF THE WORK ON THIS PROJECT UNLESS SPECIFICALLY INDICATED TO BE REMOVED. IF ANY UNDESIRABLE OR UNSPECIFIED CONDITIONS SUCH AS UNDERGROUND FUEL STORAGE TANKS, OR HAZARDOUS WASTES OF ANY SORT ARE ENCOUNTERED DURING THE CONSTRUCTION OF THE PROJECT THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT.
6. OWNER & CONTRACTOR TO COORDINATE LOCATION OF ARE AVAILABLE TO CONTRACTOR FOR ADMINISTRATION & STAGING OF THE PROJECT THROUGHOUT THE CONSTRUCTION PROCESS.
7. THE CONTRACTOR AND SUBCONTRACTORS SHALL TAKE ALL PRECAUTIONS POSSIBLE TO CONTROL DUST RAISED DUE TO EARTHWORK AND OTHER ACTIVITIES THROUGHOUT THE CONSTRUCTION PROCESS. PROPER DUST ABATEMENT MEASURES ARE CRITICAL TO AVOID POSSIBLE DIRT AND PRECIPITATION DAMAGE TO THE EXISTING BUILDINGS ON THE SITE AND TO SUBSURROUNDINGS.
8. CONTRACTOR AND SUBCONTRACTORS SHALL KEEP CONSTRUCTION AND MATERIAL STORAGE AREAS IN A NEAT AND ORDERLY CONDITION FREE FROM ACCUMULATION OF DEBRIS.
9. IF CONTRACTOR OR SUBCONTRACTORS DISCOVER ANY DISCREPANCIES, ERRORS, OR OMISSIONS IN THESE DRAWINGS, OR QUESTIONS REGARDING THEIR INTENT, THE ARCHITECT SHALL BE NOTIFIED AT ONCE FOR CLARIFICATION.
10. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND CONDITIONS SHOWN ON THE PLANS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING SITE UTILITIES AND UTILITY ELEMENTS. ALL COORDINATION FOR UTILITY DEVELOPMENT (ELECTRICAL, WATER, GAS, SEWER, AND TELEPHONE, ETC.)
12. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A WEATHERTIGHT BUILDING - DETAILS AND OMISSIONS FROM DRAWINGS NOTWITHSTANDING. ALL DRAWING CONFLICTS OR CONDITIONS CONTRARY TO THE CREATION OF A WEATHERTIGHT BUILDING ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. IF A CONFLICT AMONG CONSTRUCTION DRAWINGS SHOULD OCCUR, THE LARGEST SCALE DRAWING SHALL GOVERN.
13. DO NOT ATTEMPT TO DETERMINE ANSWERS TO DIMENSIONAL QUESTIONS FROM THE ISSUE PRINTS OF THIS PROJECT. REFER QUESTIONS REGARDING DIMENSIONS TO THE ARCHITECT.
14. ALL FINISHES, COLORS, TEXTURES, AND PATTERNS ARE TO BE SELECTED BY THE ARCHITECT AND SAMPLES SUBMITTED FOR ARCHITECT'S APPROVAL PRIOR TO INSTALLATION AND/OR APPLICATION.
15. ALL FINISH GRADES SHALL SLOPE DOWNWARD A MINIMUM OF 1% FOR A DISTANCE OF TEN FEET FROM THE BUILDING TO ENSURE PROPER DRAINAGE AWAY FROM THE BUILDING. FINISHING FLOOR SHALL BE A MINIMUM OF SIX INCHES ABOVE GRADE AT CONCRETE SLABS.

CITY OF REDLANDS STANDARD CONSTRUCTION NOTES:

- BUSINESS LICENSE REQUIREMENT FOR ARCHITECTS, ENGINEERS, CONTRACTORS AND SUB CONTRACTORS PER CITY OF REDLANDS ORDINANCE 54000 BUSINESS LICENSE REQUIREMENT**
- IT IS UNLAWFUL FOR ANY PERSON, WHETHER AS PRINCIPAL, OR AGENT, CLERK OR EMPLOYEE, EITHER FOR HIMSELF OR FOR ANY OTHER PERSON, OR FOR ANY BODY CORPORATE, OR AS AN OFFICER OF ANY CORPORATION, OR OTHERWISE TO COMMENCE OR CARRY ON ANY LAWFUL BUSINESS, TRADE, CALLING, PROFESSION OR OCCUPATION IN THE CITY OF REDLANDS WITHOUT HAVING FIRST OBTAINED A LICENSE FROM THE CITY SO TO DO OR WITHOUT COMPLYING WITH ANY AND ALL REGULATIONS OF SUCH TRADE, CALLING, PROFESSION OR OCCUPATION CONTAINED IN THE CHARTER AND ORDINANCES OF THE CITY (PUBLIC CODE 2115)
- "NEW CONSTRUCTION SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE CALIFORNIA BUILDING CODE 2019 EDITIONS THAT INCLUDE THE RESIDENTIAL, PLUMBING, MECHANICAL, ELECTRICAL, FIRE, GREEN BUILDING STANDARDS AND FINISHES COMMISSION SERIES. IN CASES WHERE THE CODES MAY CONFLICT WITH THE PROVISIONS IN THESE PLANS OR SPECIFICATIONS, THE MORE RESTRICTIVE PROVISIONS SHALL GOVERN. CALL FOR ALL REQUIRED INSPECTIONS PRIOR TO COMMENCING WORK."
- "ANYONE WHO IS INVOLVED WITH THE CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH ALL APPLICABLE BEST MANAGEMENT PRACTICES (BMP) TO CONTROL OR PREVENT ANY ILLEGAL DISCHARGES OR STORMWATER POLLUTION WITHIN THE PROJECT BOUNDARY UNTIL THE PROJECT IS COMPLETED AND ACCEPTED BY THE PUBLIC WORKS INSPECTOR OF THE CITY."
- "RECYCLING OF CONSTRUCTION AND DEMOLITION DEBRIS IS REQUIRED AS MANDATED BY AB 939 AND SB 1066 AND AS AMENDED BY CITY OF REDLANDS ORDINANCE 2544."
- "CONSTRUCTION ACTIVITY MUST BE LIMITED TO THE HOURS BETWEEN 7:00 AM AND 6:00 PM, MONDAY THROUGH SATURDAY, 9:00 AM TO 5:00 PM."
- "EVERY PERMIT ISSUED UNDER THE PROVISIONS OF THESE PLANS SHALL EXPIRE BY LIMITATION AND BECOME NULL AND VOID IF THE BUILDING OR WORK AUTHORIZED BY SUCH PERMIT IS NOT COMMENCED WITHIN 180 DAYS FROM DATE OF SUCH PERMIT OR IF THE BUILDING OR WORK AUTHORIZED BY SUCH PERMIT IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS OR MORE DAILY AFTER WORK IS COMMENCED."
- THE CHIEF BUILDING OFFICIAL MAY EXTEND THE TIME FOR COMMENCEMENT OF WORK FOR A PERIOD NOT EXCEEDING 180 DAYS UPON WRITTEN REQUEST BY THE PERMITTEE PROVIDING EVIDENCE OF THE CIRCUMSTANCES BEYOND THE CONTROL OF THE PERMITTEE WHICH HAVE PREVENTED WORK FROM COMMENCING.
- "IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO SHOW EVIDENCE OF "START OF CONSTRUCTION" BY ARRANGING FOR BUILDING INSPECTIONS WITHIN 180 DAYS AFTER ISSUANCE OF PERMIT. FAILURE TO COMPLY WITH ANY OF THE ABOVE OR ABANDONMENT OF WORK BY ARRANGING FOR BUILDING INSPECTIONS WITHIN 180 DAYS AFTER ISSUANCE OF PERMIT SHALL BE CAUSE FOR THE PERMIT TO BE REVOKED."



NORTH PL. RESIDENTIAL CARE FACILITY FOR THE ELDERLY



1 PERSPECTIVE	PROJECT INFORMATION
PROJECT DESCRIPTION	SHEET INDEX
PROJECT SUMMARY	T-1.0 TITLE SHEET / ARCHITECTURAL NOTES / PROJECT SUMMARY / PERSPECTIVE
LANDSCAPE CALCULATION	T-1.1 ARCHITECTURAL SITE PLAN - FIRE LANE
METAL GATE DETAIL	A-1.0 ARCHITECTURAL SITE PLAN
	A-1.1 ARCHITECTURAL FLOOR PLAN
	A-1.2 ROOF PLAN
	A-1.3 EXTERIOR ELEVATIONS
	A-1.4 PERSPECTIVE RENDERINGS
	PG-01 PRELIMINARY GRADING PLAN 01/03
	PG-02 PRELIMINARY GRADING PLAN 02/03
	PG-03 PRELIMINARY GRADING PLAN 03/03
	CLP-1 CONCEPTUAL LANDSCAPE PLAN

MCNAUGHTON ARCHITECTURE, INC.
 390 E. STATE STREET, SUITE 200
 REDLANDS, CA 92373
 PHONE: (909) 857-2558
 WWW.MCNAUGHTON.COM

Architect: **MCNAUGHTON ARCHITECTURE, INC.**

Owner: **KIERSTEN VANCE**

Job Title: **RESIDENTIAL CARE FACILITY FOR THE ELDERLY**

Sheet Title: **TITLE SHEET / ARCHITECTURAL NOTES / PROJECT SUMMARY / PERSPECTIVE**

Revisions:

NO.	DATE	DESCRIPTION
1	12/23/20	CITY COMMENTS 2/26/20
2	12/23/20	CITY COMMENTS 6/5/20
3	12/23/20	CITY COMMENTS 2/11/21

Scale: AS NOTED

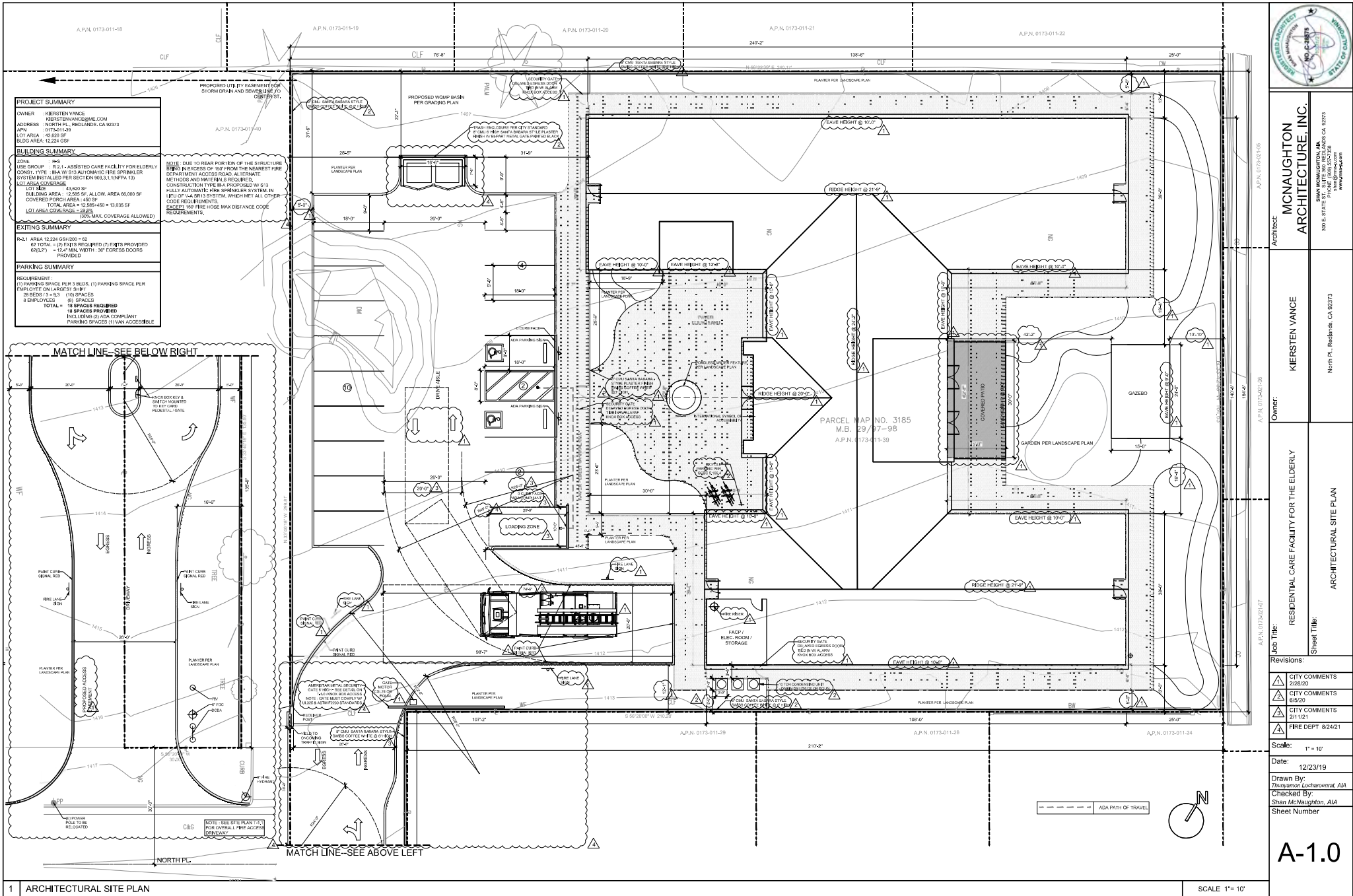
Date: 12/23/19

Drawn By: **Therese Lacharner, AIA**

Checked By: **Shan McNaughton, AIA**

Sheet Number

T-1.0



PROJECT SUMMARY	
OWNER	KIERSTEN VANCE
ADDRESS	NORTH PL, REDLANDS, CA 92373
APN	0173-011-18
LOT AREA	43,820 SF
BUILDING AREA	12,224 GSF
BUILDING SUMMARY	
ZONE	R-3
USE GROUP	R-21 - ASSISTED CARE FACILITY FOR ELDERLY
CONSTR. TYPE	IR-4A W/513 AUTOMATIC FIRE SPRINKLER SYSTEM
LOT AREA COVERAGE	28.2%
LOT AREA	43,820 SF
BUILDING AREA	12,224 GSF
COVERED PORCH AREA	450 SF
TOTAL AREA	13,124 SF
LOT AREA COVERAGE	29.9%
DATA MAX. COVERAGE ALLOWED	30%
EXITING SUMMARY	
REQUIREMENT	(1) PARKING SPACE PER 3 BEDS, (1) PARKING SPACE PER 20 BEDS OR LARGER SHUTTLE
20 BEDS	10 SPACES
20 EMPLOYEES	10 SPACES
TOTAL	20 SPACES REQUIRED
INCLUDING (2) ADA COMPLIANT PARKING SPACES (1) VAN ACCESSIBLE	
PARKING SUMMARY	
REQUIREMENT	(1) PARKING SPACE PER 3 BEDS, (1) PARKING SPACE PER 20 BEDS OR LARGER SHUTTLE
20 BEDS	10 SPACES
20 EMPLOYEES	10 SPACES
TOTAL	20 SPACES REQUIRED
INCLUDING (2) ADA COMPLIANT PARKING SPACES (1) VAN ACCESSIBLE	



MCNAUGHTON ARCHITECTURE, INC.
SHAN MCNAUGHTON, AIA
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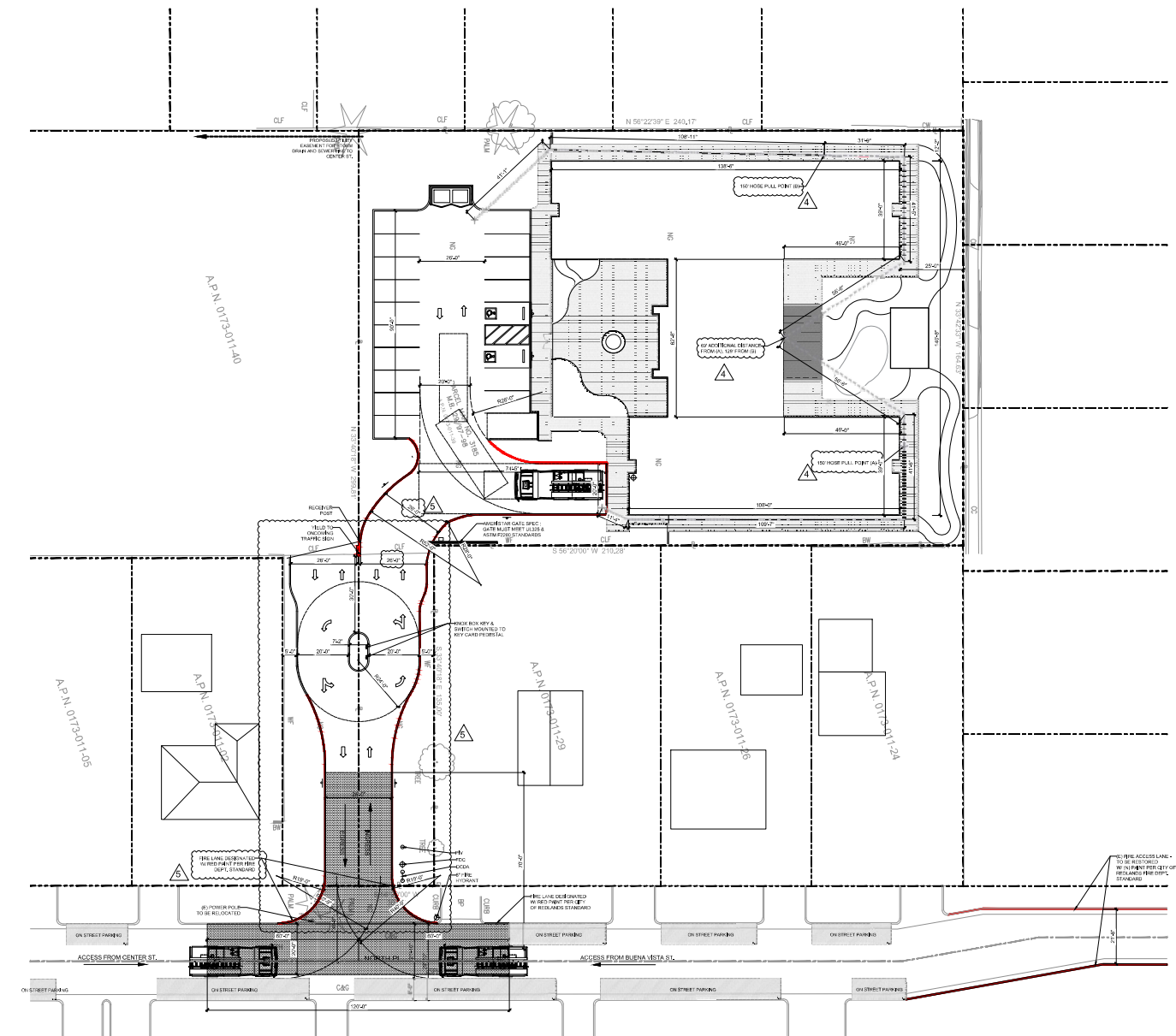
RESIDENTIAL CARE FACILITY FOR THE ELDERLY
ARCHITECTURAL SITE PLAN

Job Title: ARCHITECT
Sheet Title: ARCHITECTURAL SITE PLAN

Revisions:	
1	CITY COMMENTS 2/28/20
2	CITY COMMENTS 6/2/20
3	CITY COMMENTS 2/11/21
4	FIRE DEPT 8/24/21

Scale: 1" = 10'
Date: 12/23/19
Drawn By: Thompson Lockwood, AIA
Checked By: Shan McNaughton, AIA
Sheet Number

A-1.0



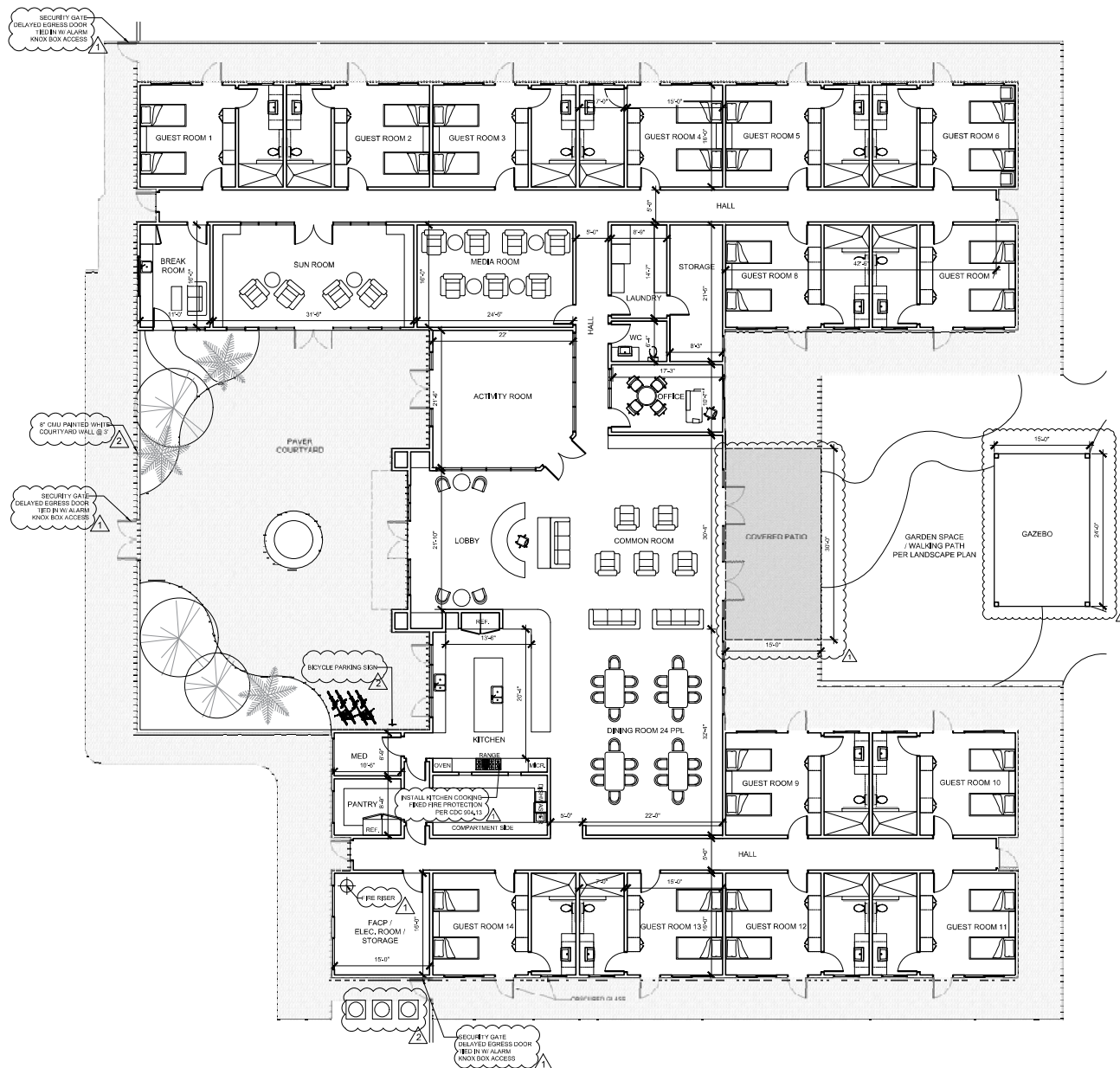
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Job Title:
 RESIDENTIAL CARE FACILITY FOR THE ELDERLY
 Sheet Title:
 ARCHITECTURAL SITE PLAN

Revisions:
 4 FIRE DEPT 8/24/21
 5 FIRE DEPT 4/13/22
 Scale: 1" = 20'
 Date: 09/20/21
 Drawn By:
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 Sheet Number

T-1.1



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Job Title:
 RESIDENTIAL CARE FACILITY FOR THE ELDERLY
 Architectural Floor Plan
 Sheet Title:

Revisions:

△	CITY COMMENTS 2/28/20
△	CITY COMMENTS 6/2/20

Scale: 1/8" = 1'-0"
 Date: 12/23/18
 Drawn By:
 Thompson Lochorensat, AIA
 Checked By:
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 Sheet Number

A-1.1



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Job Title:
Sheet Title:
ELEVATIONS

Revisions:

△	CITY COMMENTS
	2/28/20

Scale: 1/8" = 1'-0"
Date: 12/23/19
Drawn By: Thanyasen Locharoenrat, AIA
Checked By: Shari McNaughton, AIA
Sheet Number

A-1.3



3	NORTHWEST EXTERIOR PERSPECTIVE
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4	NORTHEAST EXTERIOR PERSPECTIVE
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1	INTERIOR PERSPECTIVE (DINING AND COMMON ROOM)
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2	INTERIOR PERSPECTIVE (KITCHEN)
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Job Title: RESIDENTIAL CARE FACILITY FOR THE ELDERLY

Sheet Title: PERSPECTIVES AND RENDERINGS

Revisions:

△	CITY COMMENTS
	2/28/20

Scale: NO SCALE

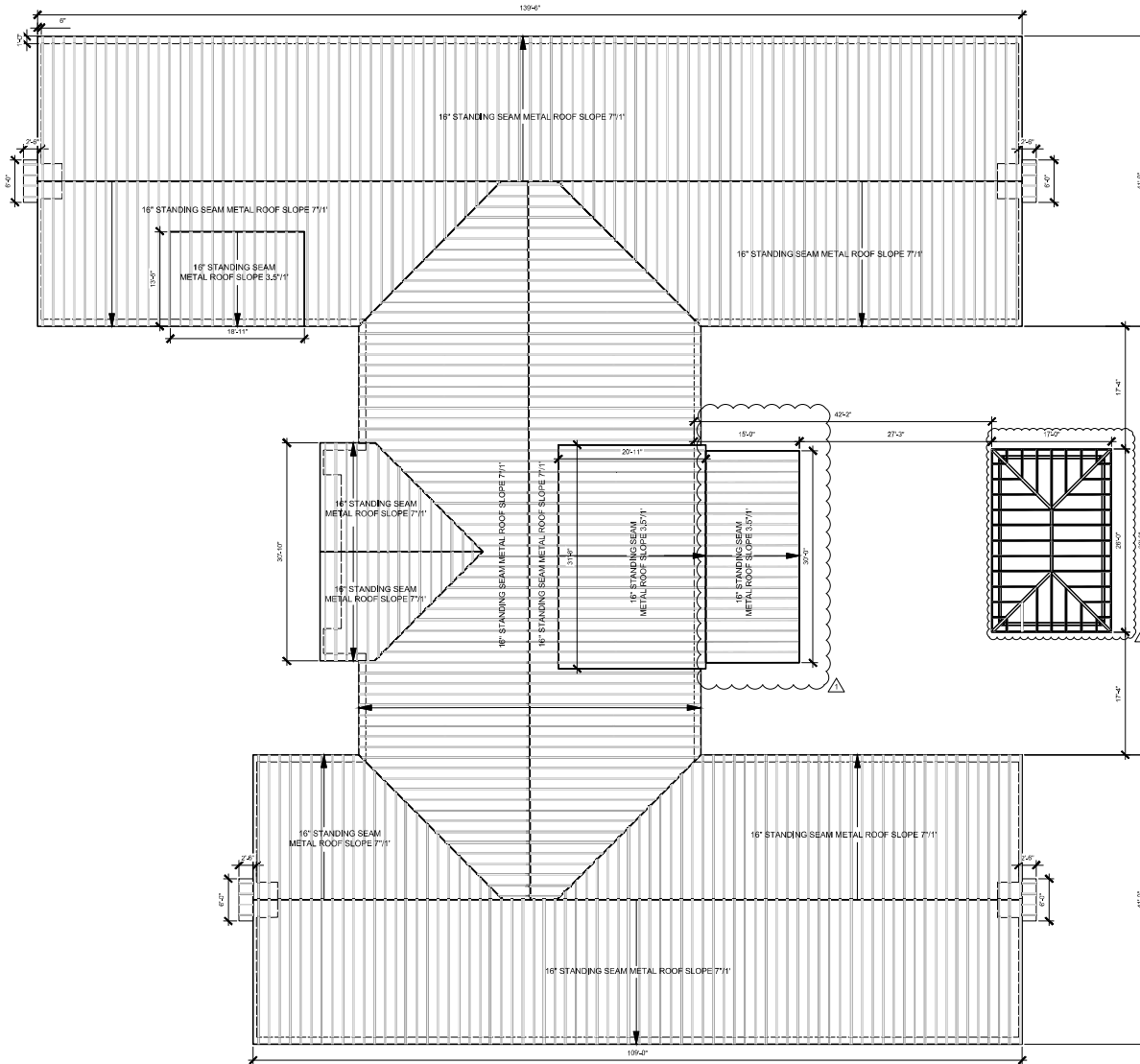
Date: 12/23/19

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A-1.4



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Job Title:
RESIDENTIAL CARE FACILITY FOR THE ELDERLY
Sheet Title:
ARCHITECTURAL ROOF PLAN

Revisions:
△ CITY COMMENTS 2/28/20

Scale: 1/8" = 1'-0"
Date: 12/23/19
Drawn By:
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Checked By:
Shan McNaughton, AIA
Sheet Number

A-1.2

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUAN.	SPACING	WUOLS#	NOTES/	CALIPER SIZE/	MATURITY (YRS)
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EVERGREEN TO DECIDUOUS TREE TABULATION
TOTAL TREE: 58
EVERGREEN: 36 = 62%
DECIDUOUS: 22 = 38%

City of Redlands
REQUEST FOR PLANNING COMMISSION ACTION

Planning Commission

Agenda Item NO. 5. B.

Meeting Date: 09/13/2022

APPLICANT:

REDLANDS ASSISTED LIVING, LLC

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

PUBLIC HEARING for a **Socio-Economic Cost/Benefit Study** and **Commission Review & Approval No. 918** - A request to construct a 12,585 square-foot supportive housing facility (assisted living for seniors) with 28 beds, and related on-site improvements including driveways, parking lot, landscaping, and lighting on a one-acre property. The project site is a vacant lot located on the north side of North Place (APN: 0173-011-39-0000), and approximately 400 feet east of S. Center Street and 415 feet west of S. Buena Vista Street, in the Residential Suburban (R-S) District. The project qualifies for exemption from environmental review in accordance with Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

SYNOPSIS

1. General Plan Designation:	Low Density Residential	
2. Existing Zoning:	Residential Suburban (R-S)	
3. Surrounding Zoning:	North, East, South, West: Residential Suburban (R-S) district	
4. Existing Land Use:	The subject property is currently vacant and unimproved.	
5. Surrounding Land Use:	North, East, South, West: Single-family residential neighborhood	
6. Area / Topography:	The project site is flat and level, and slopes approximately 3.3% to the northwest.	
7. Environmental Determination:	Exempt from CEQA pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines.	
8. Socio-Economic Cost / Benefit Study:	A Socio-Economic Cost/Benefit Study was prepared and found a positive cost/benefit ratio of +1.03 for the project.	
9. Planning Commission Submittal Dates:	(A) Date Submitted: (B) Date Accepted As Complete: (C) Planning Commission Meeting:	January 29, 2020 February 11, 2021 September 13, 2022

PROPOSAL

The applicant proposes to construct a 12,585 square foot assisted living senior care facility for residents age 60 and older with associated on-site improvements including driveways, parking lot, landscaping, and lighting on a one acre site. The project site is located on the north side of North Place and approximately 400 feet east of Center Street in the R-S, Residential Suburban District (see Attachment A – Location Map). The proposed facility will contain 28 beds and will provide assistance and level of care as needed to residents including assistance with bathing, meal preparation, arrangements with transportation, and assistance with daily life activities (see

Attachment B – Project Plans). The facility will provide 24-hour non-medical care and supervision to its residents, and any medical care will be arranged through licensed agencies and professionals. The facility will have staff present 24 hours daily, seven days per week to provide personal and supportive services to its residents.

BACKGROUND

Property History: There is no entitlement history related to the subject property. The project site is currently vacant and unimproved. The historic aerial photographs from 1938 showed the project site with orchards, which were removed sometime before 1959. The historic aerial photograph from 1959 shows the project site vacant and unimproved.

Housing Crisis Act of 2019: The "Housing Crisis Act of 2019" (SB 330 and SB 8) is applicable to the proposed project. The proposal for an assisted living facility for seniors is defined as "Supportive Housing" according to the Housing Crisis Act of 2019. State law was amended so that Supportive Housing and Transitional Housing facilities, as defined, could be built and operated in various residential land use districts, but with fewer zoning restrictions imposed by local agencies that had historically discouraged such facilities in residential areas (including single-family neighborhoods).

Government Code section 65589.5(h) defines a "housing development project" to include "transitional housing or supportive housing." The term *supportive housing* means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. The term *target population* means persons with low incomes who have one or more disabilities, and includes adults, elderly persons, emancipated minors, families with children, young adults aging out of the foster care system, veterans, and homeless people (among other populations).

Current State law also now imposes a higher standard upon a local agency if a qualified housing project is being considered for denial by the decision-making body. Government Code section 65589.5(j) states:

"When a proposed housing development project complies with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete, but the local agency proposes to disapprove the project or to impose a condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by a preponderance of the evidence on the record that both of the following conditions exist:

(A) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(B) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density."

It should be noted that the required findings needed for approval of a Commission Review & Approval permit pertain to the site plan and proposed improvements needed for site development (and do not consider the proposed land use itself). In this case, the proposed residential care facility for seniors qualifies as a Supportive Housing project and is considered a permitted use in a residential zone, according to current State law.

ANALYSIS

A) General Plan Consistency

The project site is located within the 'Low Density Residential' land use designation of the General Plan, which allows for up to 6.0 dwelling units per acre (see Attachment C – General Plan Land Use Map). The intent of this land use category is to provide for areas of single-family residential development. The proposed facility will be developed as a one-story structure and is designed to blend with the surrounding neighborhood characteristics. The proposed use is consistent with the following General Plan policies (Chapter 4: Livable Community).

4-P.16: Promote a variety of housing types to serve the diverse needs of the community.

4-A.10: Promote availability of senior and independent assisted living facilities to meet the needs of the community's aging population, distributed equitably throughout the community.

2021-2029 Housing Element: The city's updated Housing Element was recently adopted by the City Council in February 2022 (although the document is not yet certified and is still undergoing review by the California Department of Housing & Community Development for certification). The new Housing Element encourages new construction and the provision of supportive housing for target populations, as defined. Supportive and transitional housing is to be treated similarly to other types of residential uses.

B) Zoning

The project site is located within the R-S, Residential Suburban District (see Attachment D), which is intended to provide an environment conducive to the development of low density single-family homes. The proposed facility will meet all applicable development standards of the R-S district as summarized in Table 1 (next page). A detailed list of R-S development standards is provided in Attachment E, Table of R-S Development Standards.

Table 1. Summary of Development Standards for the R-S District

<i>Development Standards</i>	<i>Requirement</i>	<i>Proposed</i>	<i>Complies?</i>
Lot Area	10,000 sq. ft. min.	43,620 sq. ft.	Yes
Lot Width	85 ft. min.	164'8"	Yes
Lot Depth	100 ft. min.	240'2"	Yes
Building Height	2 ½ stories or 35 ft. max.	24'2"	Yes
Front Setback	25 ft. min, and 40 ft. max.	Exceeds 40 ft. (flag lot)	N/A
Rear Setback	25 ft. min.	25 ft.	Yes
Side Setback	10 ft. min.	North: 12'2" and South: 12'0"	Yes
Lot Coverage	30% max.	29.8%	Yes
Parking Lot Landscaping	7% min.	28%	Yes

C) Commission Review & Approval

Proposed Land Use: The proposed land use as a residential care facility with 28 beds for clients (e.g., seniors) qualifies as a Supportive Housing project under current State law, and therefore is considered a permitted use in the existing Residential Suburban (R-S) zone. Characteristics of the proposed use are primarily residential (i.e., a long-term assisted living facility). While there are some employees that will work in shifts at the proposed facility, the clients will be seniors that reside there permanently on a long-term basis yet need various levels of assistance to perform their activities of daily living.

Operational Characteristics: The facility will contain 28 beds and have eight employees present on the largest shift. Staff will be available on-site every day, 24 hours daily, to provide assistance with daily living activities and care activities. The facility will not provide any medical care; any medical care or treatment will be coordinated through licensed agencies and professionals.

Staff will arrange daily activities for residents and will have a published monthly calendar for families to join. Any planned activities for the residents will take place during daytime hours. The proposed visiting hours are encouraged from 10:00 a.m. to 8:00 p.m. daily. However, residents may receive visits at any time. The applicant has stated that they expect two visitors per day on average.

Parking: The proposed use is similar to a convalescent hospital/nursing home which requires one (1) space per three (3) beds and one (1) space per each employee on the largest shift. The applicant has indicated that during the largest shift there will be eight (8) employees present at the facility. The proposed project meets the minimum parking requirements as shown on the table below.

Table 2. Parking Summary

<i>Proposed Use</i>	<i>Parking Ratio</i>	<i>Requirement</i>	<i>Provided</i>
Convalescent hospital/nursing home	1 space per 3 beds	10 spaces	10
Facility employees	8 employees	8 spaces	8
TOTAL:		18 spaces	18

Vehicle Access & Circulation: The subject property and the neighboring property located on APN: 0173-011-40-0000 are both located on a flagged shaped lot. Access to the project site will be provided via a shared access driveway with the adjacent neighboring property (APN: 0173-011-40-0000). The property owner for the adjacent property (located on APN: 0173-011-40-0000) has reviewed the project plans and is okay with improvements that are shown on their property including the shared access driveway, the curb and gutter, and the landscaping planters. The proposed access easement will provide a combined 26-foot driveway for both properties for ingress and egress. Vehicles that enter the driveway on North Place will have access to the project site via the two-way driveway that merges into the project site.

At the front entrance of the facility there is a six (6') foot tall security gate proposed to secure the property and monitor the individuals who enter the facility. A six (6') foot CMU block wall in the style Santa Barbara and the color Swiss coffee white is proposed throughout the property to screen the proposed use and the parking lot from the adjacent neighboring properties.

Landscaping: Perimeter landscaping is proposed throughout the project site (see Attachment F – Landscaping Plans). As shown on the landscaping plans, the project site will be providing landscaping improvements on the adjacent flagged shaped property that is located on APN: 0173-011-40-0000. The landscaping improvements that are located along the shared access driveway will provide a cohesive entrance to the proposed assisted care facility.

The proposed plant palette will consist of a combination of trees, shrubs, and ground cover. The landscaped plan includes a total of 58 trees consisting of Dwarf Naval Orange (24" box), Australian Willow (15 gallon and 24" box), Maidenhair tree (24" box and 36" box), Muskogee Crape Myrtle (24" box), Samuel Somer Magnolia (36" box), Saucer Magnolia (24" box), and Japanese Black Pine (24" box) trees. The landscaping plans provides approximately 5,163 square feet of landscaping within the parking lot area (or approximately 28%) of landscaping within the parking lot area, which exceed the minimum 7% parking lot area landscaping requirement. Overall the site provides 9,771 square feet of landscaping (or 22.4%) utilizing a combination of trees, shrubs, perennials, accept plans, and ground cover.

Elevation and Design: The proposed assisted care facility will be a one-story facility that is designed to resemble a residential structure. The property is located on a flagged shape lot and will be screened from view. The proposed building will have a synthetic smooth stucco finish in the color dove gray with aluminum clad windows (in the color charcoal gray) and a standing seam metal roof (in the color charcoal gray). Throughout the building, a wide variety of windows are proposed to provide natural lighting for each room within the facility. In addition, each room has an exterior door for ingress and egress purposes. Below the roof pitch, the building will have horizontal metal louvers (in the color black) to add texture and character to the overall design of the building. Along the front entrance of the building, a courtyard area and a pondless water feature is proposed to create a welcoming environment for the residents or visitors. At the rear of the property (east side of the building), an attached covered patio cover is proposed, a garden space, and a lattice gazebo to provide a tranquil outdoor recreation area.

D) Architectural Review Criteria

RMC Section 18.12.170 provides that the Planning Commission shall review the aspects of the design based on the criteria listed below. In addition, the city has adopted Architectural Design Guidelines (see Attachment G - Table of Architectural Design Guidelines) to provide additional guidance to developers. It is intended that design submittals be compatible with the character of

adjacent and surrounding developments, and that they be of comparable composition, materials, textures, and colors. The proposal will be consistent with the code requirements as well as the applicable Architectural Design Guidelines.

1. Site layout, orientation, location of structures and relationship to one another, as well as open spaces and topography.

The proposed development consists of the construction of a 12,585 square foot assisted care facility on a 1-acre parcel. Access to the project site will be provided via a shared access driveway on North Place Drive that will be shared with the adjacent property located on APN: 0173-011-40-0000. The proposed assisted care facility will be screened from view as the project site is located on a flagged shaped lot. The project is consistent with the development standards for the R-S (Residential Suburban) zoning district in terms of lot coverage, setbacks, building height, etc. The proposed assisted care facility has been designed to resemble a single-family residential structure to be compatible with the residential structures that are located within the vicinity of the project site.

2. Harmonious relationship of building with existing and proposed adjoining developments.

The project site is located within the R-S (Residential Suburban) zoning district which is primarily intended for the construction of single-family residential uses. The properties to the north, east, south, and west are also located within the R-S zoning district and are developed as single-family residential structures. The proposed assisted care facility will be a one-story building that will utilize exterior materials and finishes that are compatible with the characteristics of the surrounding neighborhood. The proposed building will be screened from the public right-of-way as the subject property is located on a flag-shaped lot.

3. Maximum height, area, setbacks and overall mass of building, as well as other structures such as walls, screens, towers or signs, and effective concealment of all mechanical equipment.

The proposed development meets the development standards for the R-S (Residential Suburban) zoning district and is consistent with the General Plan land use designation. The height of the proposed assisted care facility is approximately 24 feet to the pitch of the roof. The maximum height within the R-S District is two and one-half (2 ½) stories or thirty-five feet (35'), and the proposed facility is consistent with the building height of the adjacent residential homes. The proposed project complies with the setback requirements and the lot coverage requirements for the R-S District. The project site will be secured through a six (6') foot CMU Santa Barbara style block wall in the color Swiss coffee white to screen the parking lot and project site from the surrounding uses.

4. Harmony of construction materials and colors in relation to all exterior elevations.

The proposed assisted care facility has been designed as a rustic modern house will have a synthetic smooth stucco finish in the color dove gray with aluminum clad windows in the color charcoal gray. The building will have a standing seam metal roof in the color charcoal gray and underneath the pitch of the roof the building incorporates black metal louvers. The building provides a variety of windows and doors that provide internal and external access to the bedrooms. Overall, the building has a simple design with a hipped roof, varying roof lines, and double hung windows.

5. Location and type of planting, with due regard for the preservation of specimen trees upon a site.

The proposed development provides perimeter landscaping throughout the project site, including along the shared access driveway. The project will include a combination of trees, shrubs, groundcover, and accent plants. The site is required to provide at least 7% of landscaping within the parking area and the site provides 5,163 square feet of landscaping (or 28% of parking lot landscaping). Overall, the site provides 9,771 square feet of landscaping, which is approximately 22.4% of landscaping throughout the project site. The landscape plan consists of a combination of 15-gallon, 24" box, and 36" box trees, 5-gallon size shrubs, and a combination of perennials and ground cover. A total of 58 trees are proposed throughout the site and approximately 19 trees are located within the parking lot consisting of Dwarf Navel Orange, Australian Willow, Maidenhair tree, Muskogee Crape Myrtle, Samuel Sommer Magnolia, Saucer Magnolia, and Japanese Black Pine. An underground retention basin is located along the northwest corner of the project site which will be filled with gravel and will have a combination of trees, shrubs, and groundcover surrounding the underground retention basin. Overall, the landscaping plan shows a wide range of plant materials such as trees, shrubs, perennials, and ground cover to provide a variety of accent plants.

6. Design and appropriateness of signs in relation to the architectural style of the building.

The proposed assisted care facility is located within the R-S (Residential Suburban) zoning district and any proposed signage will utilize the sign code criteria for the A-P (Administrative and Professional Office) District which applies to nonresidential uses within any residential district where permitted by a conditional use permit. Any future signage will be reviewed administratively and would require a sign permit application. A Commission Sign Review application would be required for any future monument signs and would require separate Planning Commission approval.

7. Glazing or image reflective surfaces (specular reflectance) shall be limited to a maximum reflectance value of twenty five percent (25%). "Specular reflectance" means any mirror like reflection, as contrasted to diffused reflection from such surfaces as concrete or vegetation.

The proposed project includes a variety of windows to provide natural lighting to the building. However, the specifications on the specular reflectance is not provided. A condition of approval requiring that the image reflective surface to be limited to a maximum reflectance value of 25% has been incorporated.

E) Socio-Economic Cost/Benefit Study

Measure U requires a socioeconomic cost/benefit study for projects involving structures larger than 5,000 square-feet, and a Socio-Economic Cost/Benefit Study (see Attachment H) has been prepared for this project. According to the cost/benefit model used by the City, the proposed project will result in annual revenue totaling \$8,208.50 and annual costs totaling \$7,944.30; therefore, annual revenue generated by the project is anticipated to be approximately \$264.20 and results in a positive cost/benefit ratio of +1.03. The proposed project will not create any physical blight or overburden public services in the community, and no additional information or evaluation is needed.

F) Public Comments

The project had been contemplated to go to the Planning Commission for a public hearing in summer 2021, but was not reviewed due to pending site access and design issues at that time (all of which have been satisfactorily resolved with City departments that reviewed the project plans). The mailed public notice generated numerous public comments from neighbors and

residents living near the project site, most of which were opposed (see Attachment I for the written public comments). A total of 28 emails are included, and one petition with nine names. Many of the comments identify concerns about on-site parking, street parking (off-site), traffic and trip generation, vehicular access along a narrow street (North Place), increase in noise, decrease in property values, neighborhood quality, and neighborhood character.

As previously explained in the Background section above, current State law (the Housing Crisis Act of 2019) allows "supportive housing" as a permitted use in residential zoning districts by right, and is designed to lower barriers to building new housing projects (particularly supportive housing, transitional housing, affordable housing, etc., for "target populations" as defined). State law imposes the burden of proof on the City's decision-making body to make specific findings before any qualifying housing project can be denied. To consider a potential denial, a project must have a "a specific, adverse impact upon the public health or safety" that is articulated, and "there is no feasible method to mitigate or avoid the adverse impact" upon public health or safety. In this case, there are no known or identified specific adverse effects in terms of public health or safety. The design problem identified last year during development review (prior to the public hearing) has been resolved. In addition, Conditions of Approval are attached to the Resolution that will ensure the project is constructed and operated in compliance with applicable local zoning regulations, California Building Code, California Fire Code, State regulations pertaining to healthcare facilities, etc.

ENVIRONMENTAL REVIEW

In accordance with the provisions of the California Environmental Quality Act (CEQA), the project qualifies for exemption from environmental review pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines. Section 15332 pertains to infill development sites and the proposal meets all five criteria for this exemption (listed below). The proposed project will not have any potentially significant effects on the environment, and qualifies for exemption from further environmental review.

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- (c) The project site has no value as habitat for endangered, rare or threatened species;
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and,
- (e) The site can be adequately served by all required utilities and public services.

Several of the written public comments (Attachment I) stated concerns about utilizing an exemption as provided in CEQA for infill development projects. There is no evidence known at this time indicating the possibility or likelihood of any potentially significant environmental effects as a result of the project (either directly or indirectly), and the Section 15332 exemption is the appropriate determination.

FINDINGS

As explained in the Background section previously, current State law imposes a higher standard upon a local agency if a qualified housing project is being considered for denial by the decision-making body. To consider potential denial, a project must have a "a specific, adverse impact upon the public health or safety" that is articulated, and "there is no feasible method to mitigate or avoid the adverse impact" upon public health or safety. In this case, there are no known or identified specific adverse effects in terms of public health or safety.

Findings for Commission Review & Approval:

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

The proposed project includes the construction of a one-story 12,585 square-foot assisted living senior care facility and related site improvements on approximately one acre. The subject property is adequate in size and shape to accommodate the proposed use, including setbacks, walls, driveways, landscaping, lighting, utilities, and other required improvements necessary to serve the proposed use and structure. A six-foot high perimeter block wall will be constructed around the subject property to buffer the proposed use from surrounding residences (visually and acoustically) and many surrounding properties have large rear yards to provide further separation from the proposed use. The proposed project complies with the development standards for the Residential Suburban (R-S) zone and will be compatible with the surrounding residential uses that surround the project site.

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

The subject property will take access from an improved City street, and a new driveway will be constructed to serve the proposed use and accommodate the expected type and quantity of motor vehicle traffic to and from the proposed project. The existing roadway is designed to carry the type and quantity of traffic generated by the proposed use (a residential care facility) including the existing single-family residences along North Place. The site for the proposed use relates to streets that are properly designed and improved to carry the type and quantity of traffic that will be generated by the proposed residential facility.

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

The conditions of approval for the project will protect the public health, safety, and general welfare. Conditions are provided from the Planning Division, Building & Safety Division, and the Land Use Engineering Division, as well as from the Facilities & Community Services Department. The project has been conditioned to comply with the applicable provisions of the Redlands Municipal Code as well as the applicable California Building Code, California Fire Code, and any other applicable regulations.

RECOMMENDATIONS

Staff recommends the Planning Commission adopt Resolution No. 1588, adopt the Socio-Economic Cost Benefit Study for the project, and approve Commission Review & Approval No. 918 based on the analysis and findings in this staff report, and subject to the Conditions of Approval included in Resolution No. 1588.

MOTIONS

If the Planning Commission concurs with Staff's recommendation, the following motions have been provided:

"I move that the Planning Commission adopt Resolution No. 1588, adopt the Socio-Economic Cost/Benefit Study for the project, and approve Commission Review & Approval No. 918 subject to the attached Conditions of Approval."

Attachments

Attachment A: Location Map & Aerial Photo
Attachment B-1: Site Plan
Attachment B-2: Floor Plan
Attachment B-3: Elevation & Color Renderings
Attachment C: General Plan Land Use Map
Attachment D: Zoning Map
Attachment E: Table of R-S Development Standards
Attachment F: Landscaping Plans
Attachment G: Table of Architectural Guidelines
Attachment H: Socio-Economic Cost/Benefit Study
Attachment I: Public Comment Letters
Attachment J-1: Resolution No. 1588
Attachment J-2: Engineering Conditions of Approval
Attachment J-3: Fire Dept. Conditions of Approval

RESOLUTION NO. 1588

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDLANDS APPROVING COMMISSION REVIEW & APPROVAL NO. 918 TO CONSTRUCT 12,585 SQUARE-FOOT ASSISTED LIVING SENIOR CARE FACILITY AND RELATED ON-SITE IMPROVEMENTS INCLUDING DRIVEWAYS, PARKING LOT, LANDSCAPING, AND LIGHTING ON A ONE ACRE PARCEL. THE PROJECT SITE IS A VACANT LOT LOCATED ON THE NORTH SIDE OF NORTH PLACE, AND APPROXIMATELY 400 FEET EAST OF S. CENTER STREET AND 415 FEET WEST OF S. BUENA VISTA STREET IN THE RESIDENTIAL SUBURBAN (R-S) DISTRICT (APN: 0173-011-39-0000).

WHEREAS, Redlands Assisted Living, LLC, has submitted an application for Commission Review & Approval No. 918 to construct a 12,585 square foot assisted living senior care facility for residents ages sixty (60) years and over with 28 beds, and related on-site improvements including driveways, parking lot, landscaping, and lighting on one-acre site. The project site is a vacant lot located on the north side of North Place, and approximately 400 feet east of S. Center Street and 415 feet west of S. Buena Vista Street, in the Residential Suburban (R-S) District (APN: 0173-011-39-0000); and

WHEREAS, on or about September 2, 2022, notice of the Planning Commission's public hearing for Commission Review & Approval No. 918 was published in the Redlands Daily Facts; and

WHEREAS, on September 13, 2022, the Planning Commission held a public hearing and considered the staff report, oral report, the testimony and the written evidence submitted by and on behalf of the applicant and by members of the public; and

WHEREAS, the proposed project qualifies for exemption from environmental review pursuant to California Environmental Quality Act Guidelines Section 15332 (In-Fill Development Projects); and

WHEREAS, following the hearing for Commission Review & Approval No. 918, the Planning Commission determined that approval of the requested entitlement is in the best interests of the public health, safety and general welfare.

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

SECTION 1. CALIFORNIA ENVIRONMENTAL QUALITY ACT. The proposed project is exempt from environmental review in accordance with the California Environmental Quality Act, Section 15332 (In-Fill Development Projects) of the CEQA Guidelines.

SECTION 2. FINDINGS FOR APPROVAL OF COMMISSION REVIEW & APPROVAL NO. 918. Commission Review & Approval No. 918 is hereby approved based upon the following findings, and subject to the Conditions of Approval attached hereto as Exhibit "A," Exhibit "B," Exhibit "C."

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

The proposed project includes the construction of a one-story 12,585 square-foot assisted living senior care facility and related site improvements on approximately one acre. The subject property is adequate in size and shape to accommodate the proposed use, including setbacks, walls, driveways, landscaping, lighting, utilities, and other required improvements necessary to serve the proposed use and structure. A six-foot high perimeter block wall will be constructed around the subject property to buffer the proposed use from surrounding residences (visually and acoustically) and many surrounding properties have large rear yards to provide further separation from the proposed use. The proposed project complies with the development standards for the Residential Suburban (R-S) zone and will be compatible with the surrounding residential uses that surround the project site.

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

The subject property will take access from an improved City street, and a new driveway will be constructed to serve the proposed use and accommodate the expected type and quantity of motor vehicle traffic to and from the proposed project. The existing roadway is designed to carry the type and quantity of traffic generated by the proposed use (a residential care facility) including the existing single-family residences along North Place. The site for the proposed use relates to streets that are properly designed and improved to carry the type and quantity of traffic that will be generated by the proposed residential facility.

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

The conditions of approval for the project will protect the public health, safety, and general welfare. Conditions are provided from the Planning Division, Building & Safety Division, and the Land Use Engineering Division, as well as from the Facilities & Community Services Department. The project has been conditioned to comply with the applicable provisions of the Redlands Municipal Code as well as the applicable California Building Code, California Fire Code, and any other applicable regulations.

SECTION 3. EXPIRATION DATE. Commission Review & Approval No. 918 shall expire and on September 13, 2024, unless a building permit is issued or an extension of time is requested prior to the expiration date in accordance with the conditions of approval.

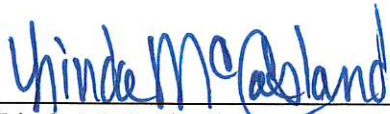
SECTION 4. EFFECTIVE DATE. This Resolution shall become effective upon adoption.

ADOPTED, SIGNED AND APPROVED this 13th day of September, 2022.



Steven Frasher, Chair
Planning Commission

ATTEST:



Linda McCasland, Secretary to the Planning Commission

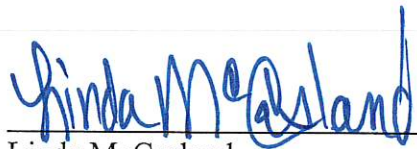
I, Linda McCasland, Secretary to the Planning Commission of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the Planning Commission at a regular meeting thereof held on the 13th day of September, 2022, by the following vote:

AYES: 7

NOES: 0

ABSENT: 0

ABSTAIN: 0



Linda McCasland
Secretary to the Planning Commission

EXHIBIT A
CONDITIONS OF APPROVAL
DEVELOPMENT SERVICE DEPARTMENT
PLANNING DIVISION

COMMISSION REVIEW & APPROVAL NO. 918

1. This approval is for Commission Review & Approval No. 918 to construct a 12,585 square-foot assisted living senior care facility (i.e., supportive housing according to the Housing Crisis Act of 2019) and related on-site improvements including driveways, parking lot, landscaping, and lighting on a one acre site. The project site is a vacant lot located on the north side of North Place, and approximately 400 feet east of S. Center Street and 415 feet west of S. Buena Vista Street, in the Residential Suburban (R-S) District (APN: 0173-011-39-0000).
2. Unless construction has commenced pursuant to the issuance of a building permit, or a time extension is granted in accordance with Code, this approval shall expire two (2) years from the date of Planning Commission approval (will expire on September 13, 2024).
3. The issuance of any permits shall comply with all applicable provisions of the Redlands Municipal Code, the California Building Code, and the California Fire Code currently in effect.
4. All plans submitted to the City shall reflect the Planning Commission approval and any other changes required by the Commission and/or staff. This condition applies to the site plan, landscape plans, building elevations and materials, and all other illustrations, text, or plans submitted to the City in connection with this project.
5. The applicant shall not make any modifications or changes during construction that are in conflict or contrary to the project's approved site design, grading plan, landscaping plan, or building elevations without first consulting with the Development Services Director or designee.
6. A copy of the approved Conditions of Approval shall be included on the cover page of the construction plans submitted to the Building Division.
7. No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied.
8. 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.

9. The property owner and applicant and their successors and assigns, shall defend, by paying for the defense costs of the City of Redlands (for counsel retained by the City), indemnify and hold harmless the City of Redlands, and its elected officials, officers, employees, and agents, from and against any and all claims, actions, and proceedings (collectively "Claims") to attack, set aside, void or annul the approval of this Conditional Use Permit by the City, or Claims brought against the City due to acts or omissions in any way connected to the applicant's project that is the subject of this permit. This indemnification shall include, but not be limited to, damages, fees, costs, liabilities, and expenses incurred in such actions or proceedings, including damages for the injury to property or persons, including death of a person, and any award of costs or attorneys' fees. In the event any such action is commenced to attack, set aside, void or annul all, or any, provisions of this permit, or is commenced for any other reason against the City for acts or omissions relating to the applicant's project, within fourteen (14) City business days following notice of such action from the City, the applicant shall file with the City a performance bond or irrevocable letter of credit, or other form of security satisfactory to the City (the "Security") in a form satisfactory to the City, and in the amount of \$300,000, to ensure applicant's performance of its defense and indemnity obligations under this condition. The Security amount shall not limit the total indemnity obligation of the applicant pursuant to this condition. The failure of the applicant to provide the Security shall be deemed an express acknowledgement and agreement by the applicant that the City shall have the authority and right, without objection by the applicant, to revoke all entitlements granted for the project pursuant to this permit. The City shall have no liability to the applicant for the exercise of City's right to revoke this permit.
10. Plans submitted by Developer with building permit applications shall show on the building elevation sheets all exterior building materials and colors, including product and finish manufacturer name, color name and number, and surface finish type (such as: stucco with sand finish, plaster with smooth finish) to be used in construction.
11. Transformer cabinets and commercial gas meters shall not be located within required setbacks and shall be screened from public view either by architectural treatment or with landscaping. Multiple electrical meters and panels shall be fully enclosed and incorporated into the overall architectural design of the building(s). Backflow preventers shall be enclosed with landscaping that will provide complete screening upon maturity. The location and method of enclosure or screening of this equipment shall be shown on the construction plans and landscape plans prior to building permit issuance. Location of said equipment shall be coordinated with appropriate utility company (e.g., Southern California Gas Company or Southern California Edison Company). The applicant shall submit plans showing details of screening subject to review and approval by the Development Services Director, prior to issuance of building permits.
12. Ground mounted equipment shall be screened from public view on all sides subject to review and approval by the Development Services Director, prior to issuance of building permits.
13. During the plan check review process, the Developer shall provide a lighting plan that provides design details (light standards, bollards, wall mounted packs, etc.) and illumination site information within pathways, streetscapes, and open spaces proposed throughout the

development. An electrical engineer shall prepare the site lighting and/or photometric plan 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. The illumination within the parking lot shall be a minimum of 0.5-foot candle and illumination along all property lines of the project site shall not exceed 0.5-foot candle. Walkway lighting shall have a maximum height of 10 feet, all parking lot lighting shall have a maximum height of 20 feet, and such light fixtures shall include shielding permanently attached to fixtures to contain illumination and prevent glare overspill onto abutting or nearby residential properties.

14. 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.
15. All lighting shall be shielded, and no light or glare shall impact the surrounding properties.
16. Prior to issuance of building permits, Developer shall demonstrate that light standards will not conflict with tree locations. Developer shall submit a plan showing both the lighting and landscape on the same sheet.
17. Prior to the issuance of any permits, the applicant/developer shall obtain an easement from neighboring properties for the purpose of storm drainage.
18. Prior to the issuance of any permits, the applicant/developer shall obtain an easement from neighboring properties for the purpose of providing sewer line access, construction, and operation.
19. Prior to the issuance of any permits, applicant/developer shall obtain a shared driveway easement from the adjacent vacant property located on APN: 0173-011-40.
20. The project shall be operated to comply with the City's Noise Ordinance as contained in RMC Chapter 8.06 (Community Noise Control).
21. All landscaped areas noted on the site plan shall be permanently maintained with healthy planting material, and whenever necessary shall be replanted with suitable vegetation.
22. Landscape and Irrigation Plans shall provide water use calculations on the submitted plans, and Developer shall demonstrate compliance with the Model Water Efficient Landscape Ordinance prior to permit issuance. The plans shall be prepared by a California-licensed landscape architect.
23. The Final Landscape Plans shall incorporate the following:
 - a. The landscape plan shall comply with all requirements for landscaping in pursuant to the Redlands Municipal Code.
 - b. The landscape plans shall be detailed and show the specific distribution, size, and amount of each species of trees, shrubs, and groundcover;

- c. All plant material shall be sized so that the landscaping has an attractive appearance at the time of installation and a mature appearance within three (3) years;
 - d. Trees with a trunk height of not less than six feet (6') shall be installed in the planters at each end of an aisle, at three (3) space intervals throughout the parking area, and at twenty-foot (20') intervals along the periphery of the parking area. Within parking areas, trees may be clustered in groups to achieve a more natural setting provided the total number of trees meets the previous planting requirements;
 - e. At least fifty percent (50%) of the trees shall be an evergreen variety and shall be evenly distributed throughout the parking area;
 - f. At least fifty percent (50%) of the trees shall be fifteen (15) gallon in size, twenty five percent (25%) shall be twenty-four-inch (24") box size, and twenty five percent (25%) shall be thirty-six-inch (36") box in size. All trees shall meet the following minimum caliper sizes. If the caliper size cannot be met at the container size, then the developer shall increase the container size to meet the required caliper;
 - g. All trees identified on the landscape plan are to be maintained and the trimming or maintenance of them shall serve the purpose to bring them into a full canopy type configuration. If applicant/developer fails to maintain and trim said trees to allow for full canopy type configuration, applicant/developer shall be in violation of its conditions of approval and subject to enforcement as allowed by law;
 - h. All landscape planters that are ten feet (10') or less in width shall utilize measures such as root barriers or other deep watering system to minimize heaving of parking area pavement and curbs by tree roots; and
 - i. An automatic irrigation system shall be utilized to irrigate the site's approved landscape design;
 - j. Where automobile bumpers overhang landscaped planters, two feet (2') of clear areas unobstructed by trees or shrubs shall be provided for overhang.
24. The landscape architect responsible for the design of the project's landscape plan shall review and certify, prior to a request by the applicant for a final occupancy inspection, that the installed landscaping meets the specifications of the approved landscape plan, except as modified in the conditions of approval.
25. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City and comply with the applicable sign code criteria. Sign locations and illumination are subject to review and approval by the Planning Division under separate permit.
26. 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.
27. Prior to issuance of any building permits, ground mounted equipment shall be screened from public view on all sides subject to review and approval by the Development Services

Director.

28. In the event of an accidental discovery or recognition of any human remains or funerary objects, Public Resource Code Section 5097.98 must be followed. In this instance, once project-related earthmoving begins and if there is accidental discovery or recognition of any human remains, the following steps shall be taken:
- a. There shall be no further excavation or disturbance of the site or any nearby area (within a 100-foot buffer of the find), as reasonably suspected to overlie adjacent human remains, until the City of Redlands Police Department and San Bernardino County Coroner are contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the NAHC within 24 hours, and the NAHC shall identify the person or persons it believes to be the "most likely descendant" of the deceased Native American. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resource Code Section 11 5097.98; or
 - b. Where the following conditions occur, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendent or on the project area in a location not subject to further subsurface disturbance:
 - The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission;
 - The descendent identified fails to make a recommendation; or
 - The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the NAHC fails to provide measures acceptable to the landowner.
29. Prior to issuance of a building permit, the applicant shall be required to obtain approval of a construction site safety plan by the Redlands Police Department providing adequate security measures such as lights, video cameras, vehicle transponders, locks, alarms, trained security personnel, fencing etc. The nature of the measures will depend on the specific requirements of the site and may vary with the different stages of construction. The applicant shall be responsible for the compliance of all sub-contractors working on the site.
30. The project site shall be kept in a weed and dust free condition throughout all periods of development.

Other City Departments/Divisions

31. Conditions of Approval from the following City Departments/Divisions are applicable to the project, and are hereby incorporated by reference:

- a. Municipal Utilities & Engineering Department (Exhibit B)
- b. Fire Department (Exhibit C)

Brian Desatnik
Development Services Director

Exhibit B

Land Use Engineering Division
Conditions of Approval

[Attached]

**DEVELOPMENT SERVICES DEPARTMENT
LAND USE ENGINEERING
DEVELOPMENT REQUIREMENTS
CONDITIONAL USE PERMIT NO. 1145**

Date of P.C. Meeting: September 13, 2022
Applicant: Redlands Assisted Living, LLC
Location: North Side of North Place and East of South Center Street
(APN 0173-011-39)
Project Description: Construct an Approximately 12,224 Square Foot Resident Care Facility

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

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

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

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

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

3. Submission of plan sets shall be complete and include all required engineering designs and drawings listed in No. 2 above. All plans submitted shall be substantially complete, and no plan check queue place-holder plans will be accepted. An incomplete plan submittal will not be accepted for plan check.
4. All support documentation shall be submitted with the plans to be checked. Submission shall include:
 - a. Hydrology Report and Hydrologic Calculations; (RMC 18.192.050)
 - b. Geotechnical Report; (RMC 15.04)
 - c. Easement Documents. (RMC 18.192.050)
5. The post-construction stormwater discharge rate (Q) into the open channel along the northeasterly property line from a 100 year storm event shall not be greater than the pre-construction stormwater discharge rate (Q). The post-construction stormwater discharge along all other property boundaries from a 100 year storm event shall not be greater than the pre-construction stormwater discharge as measured by both rate and volume along any part of the property boundary.
6. A final WQMP that is in substantial conformance with the preliminary WQMP and in full conformance with the WQMP Guidance Document shall be submitted and approved prior to the approval of precise grading plans.
7. Cash cleanup deposit shall be submitted (\$1,000.00). Deposit will be reimbursed after the work is completed and accepted by the City upon written request. (RMC 12.16.290)
8. Truck route permit is required for all construction vehicles 5 tons and over gross vehicular weight (e.g. concrete trucks) using streets other than established truck routes. (RMC 10.54)

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

9. For all development requiring coverage under the state of California General Storm Water Permit, in effect at the time of permit issuance, and whom have filed with the State Board a Notice of Intent (NOI), a copy of the Waste Discharge Identification Number (WDID) and NOI shall be submitted for review and file. Call (866) 563-3107. (RMC 13.54)

10. The Final WQMP shall also include a site trash plan detailing the installation, operation, and maintenance of a Full Capture System (FCS) for loose trash. The intent of the FCS is to capture loose trash preventing the trash from entering the site storm drains and basins. BMPs or devices used as FCS devices shall require acceptance by the City Engineer. Full Capture Systems are defined as treatment controls (either a single device or a series of devices) capable of trapping all particles 5 mm or greater. In addition, the FCS shall trap trash from the greater of:
 - a. A flow not less than the peak flow rate, Q, resulting from a one-year, one-hour, storm. Precipitation intensity shall be determined using the NOAA ATLAS 14 Point Precipitation Frequency Estimates web site; or
 - b. A flow rate equal to the on-site storm water conveyance system including pipes, channels, and swales.
11. Provide a private sewer and drainage easement over APN(s) 0173-011-12 and 0173-011-40, or other location, as accepted by the City Engineer. Alternatively, a private sewer pump capable of discharging all onsite sewer effluent into the City owned sewer main in North Place shall be submitted for review and approval by the City Building Official.
12. Provide a reciprocal access easement over APN(s) 0173-011-12 and 0173-011-39 as accepted by the City Engineer.
13. Easement documents, if required, shall be prepared by a licensed Land Surveyor or registered Civil Engineer (registered prior to January 1982) and a recorded copy must be submitted prior to grading plan approval.

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

No map is required for this application.

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

1. Pay plan check fee as established per resolution. The amount is to be determined at plan check submittal.
2. Plans required to be submitted shall include:
 - a. Grading; and
 - b. Erosion Control.

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. All support documentation shall be submitted with the plans to be checked. Submission shall include:
 - a. Hydrology Report and Hydrologic Calculations; (RMC 18.192.050)
 - b. Geotechnical Report; (RMC 15.04)
 - c. Easement Documents. (RMC 18.192.050)
4. The approximate locations of existing underground utilities shall be shown on the improvement/site/grading plans. The utilities shall be plotted from record and field data. The City of Redlands and the Engineer assume no liability as to the exact location of said lines where locations are not shown.
5. Provide pad certification and compaction report to the Building and Safety Department.
6. 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)
 - 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 Frontage Charges. (RMC 13.44 and 13.12.)
7. Final City approved mylars for all public improvements shall be on file with the Municipal Utilities and Engineering Department.
8. 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)
9. Requirements for North Place Lane (RMC 18.192.050):
 - a. Construct City standard driveway approach.
 - b. Repair/replace altered, broken or substandard existing off-site improvements to the project boundary. This is to include, but is not limited to the replacement of damaged curb & 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 sidewalk along the entire street frontage and ramps at all curb returns;
 - e. Coordinate with SCE to replace the existing sodium vapor street light on power pole with a LED luminaire with the equivalent illumination of a 100 watt sodium vapor street light;
 - f. Use traffic index of 5.0; and
 - g. Install residential/commercial fire hydrants as required by the Redlands Fire Department.
- 11. Provide for adequate drainage facilities. (RMC 192.050)
 - 12. Install reduced pressure principle backflow devices as required by City Engineer. (RMC 13.20)
 - 13. Install onsite fire line with double detector check valve backflow devices at service connection satisfactory to the City Fire Department. (RMC 13.20)
 - 14. Comply with the Solid Waste Recycling Access Act of 1991 (AB 1327) and install double solid waste bin enclosure(s). Submit a plan prepared by a licensed engineer showing bin enclosure(s) location on the site plan with solid waste truck turning and/or turnaround track template superimposed.
 - 15. Submit recycling plans for site demolition/construction for review and approval in accordance with Chapter 13.66 of the Redlands Municipal Code.

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 Water Source Acquisition Charge; (RMC 13.40)
- 3. Pay Water Frontage Charges. (RMC 13.12.)
- 4. Pay the Water Meter Charge. (Redlands Ordinance No. 2830)

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

- 1. Cash cleanup deposit shall be submitted (\$1,000.00). Deposit will be reimbursed after the work is completed and accepted by the City upon written request. (Required unless previously submitted under Sections A, B or C.) (RMC 12.16.290)

2. Truck route permit is required for all construction vehicles 5 tons and over gross vehicular weight (e.g. concrete trucks) using streets other than established truck routes. (RMC 10.54)
3. Section 4216/4217 of the Government Code requires a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert Identification Number, call Underground Service Alert toll free, 1-800-227-2600, two (2) working days prior to conducting any excavation. (RMC 12.20.120)
4. Encroachment Permit application and two (2) sets of City approved plans must be submitted for all off-site improvements. Encroachment Permit fees shall be paid prior to issuance of Encroachment Permit. (RMC 12.16.010)
5. A California OSHA Permit Number for all work that is 5 feet deep or deeper shall be provided. Call (909)383-4321. (RMC 12.16.040)
6. A copy of soils report is required with recommendation for the final pavement structural section to be submitted prior to placing of the street pavement. The report shall include test results and boring/sampling locations.
7. A traffic control plan shall be prepared in accordance with the latest revision of CA MUTCD or W.A.T.C.H. manual, submitted and accepted by the City Engineer prior to issuance of an encroachment permit. The plan shall show all required construction signage, warning devices, road closures, detours, delineation, phasing schedules and anticipated durations of closures and detours for any work within the public right-of-way. The plans shall provide names and 24-hour phone numbers of individuals who can be contacted regarding traffic control measures.

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

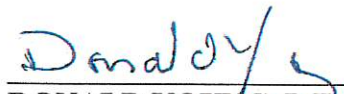
1. All requirements as described in Sections A, B, C, D and E of these conditions of approval shall be met.
2. All work shall be completed to the satisfaction of the City Engineer. All as-built plans shall be delivered to the Municipal Utilities and Engineering Department for review and approval.
3. 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. 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.
6. Resurface existing roadway as directed by the City Engineer due to utility installations and construction damage.
7. Existing striping shall be removed and replaced as necessary. New striping and pavement markings shall be installed as required by the City Engineer.
8. 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. 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

Exhibit C

Fire Department
Conditions of Approval

[Attached]



Redlands Fire Department

35 Cajon Street, Ste 12 • Redlands, CA 92373
(909) 798-7601 Office • (909) 798-7602 Fax

6/8/2022

City of Redlands

Jocelyn Torres, Associate Planner

- ☐ Special Reports/Comments needed
☐ DRAFT Conditions of Approval
☒ FINAL Conditions of Approval

Reference Number: North Place Residential Care Facility

The following conditions have been applied to the above reference project pursuant to the City of Redlands Fire Department adopted codes and standards, the 2019 California Fire Code and applicable rules, regulations and standards. Conditions must be complied with as directed by Redlands Fire Department and shall be reviewed, permitted, inspected, tested and approved in accordance with the requirements set forth.

Required	Not Required	Reports and Comments
☐	☒	Special Reports or Comments - Prior to final conditions.

☐ Draft Conditions ☒ Final Conditions

PRIOR TO MAP

Required	Not Required	Condition
☐	☒	Minimum road width for fire apparatus in Planned Residential Developments is ☐ 20 ft. ☐ 26 ft. ☐ 28 ft. ☐ ____ ft., if no parking is allowed, 30 feet if parking allowed on one side and 40 feet if parking is allowed on both sides.
☐	☒	The applicant shall grant an easement for the fire lane on the tentative tract map.
☐	☒	The applicant shall submit covenants or CC&Rs for review and approval by the Community Development Department, Engineering Division and Fire Department. The covenants or CC&Rs shall be recorded concurrently with the final map, and shall provide for the following: A. The maintenance of the required fire lane, with no obstructions, within an area that is a minimum of ☐ 20 ft. ☐ 26 ft. ☐ 28 ft. ☐ ____ ft. wide and 13.6 ft. in height. Designated fire apparatus roads, streets, cul-de-sacs and turn-around (hammerhead) and/or any other emergency access within the development shall be maintained accessible and usable by emergency vehicles. Usable conditions include but are not limited to the following: 1. An all-weather road surface shall be maintained, first lift of asphalt minimum. 2. Road shall support imposed loads of fire apparatus at 75,000 pounds.

		3. No parking-fire lane signs shall be repaired or replaced as needed. 4. A monument entry sign with required address numbers shall be provided. 5. Fire lanes, streets and roads or other areas designated no parking-fire lane at time of development shall remain free at all times of any obstruction including but not limited to: vehicles, storage, debris, etc. B. The provision and maintenance of fire resistive trees for the project. Trees shall not overhang or grow into the fire lane or hammerhead turn-around. Trees shall not grow within five feet of any proposed chimneys. Vegetation, other than ground cover, shall not be permitted within five feet of fire protection systems. C. Dwellings constructed with required fire and life safety features including fire sprinklers, ignition resistant construction, smoke and carbon monoxide detectors and fire resistive landscaping shall maintain these features in accordance with state and local codes in use and applicable at the time of construction or installation. These codes include the California Fire Code, California Building Code, California Vehicle Code (fire lanes), City of Redlands Municipal Code and any other applicable codes, standards and law.
☐	☒	Private residential, public residential, commercial and industrial fire access roads shall provide an access roadway with a minimum unobstructed width of ☐ 20 ft. ☐ 26 ft. ☐ 28 ft. ☐ ____ft., wide and a minimum 13'6" vertical clearance. Additional width requirements may be applied to individual projects as determined by the Fire Marshal.
☐	☒	Roadways shall be extended to within one hundred and fifty feet (150) feet of all portions of the exterior walls as measured by an approved path of travel. An approved turn around shall be provided when the roadway exceeds one hundred and fifty (150) feet as directed by Redlands Fire Department. Fire Department turn around requirements shall be installed as directed, pursuant to the California Fire Code, Appendix D.
☐	☒	Grades for driveway and fire apparatus access roads shall not exceed 12%. Fire Department approval and additional conditions are required for grades above 12% maximum. Angle of approach and departure for driveways shall not exceed 7 degrees. Grades exceeding 12% shall be concrete with a deep broom finish perpendicular to the access roadway.
☐	☐	

PRIOR TO ISSUANCE OF A BUILDING OR GRADING PERMIT

Required	Not Required	Condition
☒	☐	A hazardous materials inventory and disclosure shall be provided with a complete listing of SDS sheets, storage locations, how they are stored, and types of containers. A technical report and opinion prepared by an approved consultant shall be submitted for review and approval prior to or as part of the submission for a building permit. Operational permits may be required and must be applied for prior to certificate occupancy. Application and permits shall be made to San Bernardino County Fire Department for CUPA compliance. Compliance with disclosure and requirements placed on the project for the CUPA shall be complied with prior to certificate of occupancy.
☐	☒	The building has the potential for storage of combustible stock in excess of ☐ 6 ft. ☐ 12 ft. (rubber tires) in height, meeting the requirements of high-piled combustible storage as defined in Chapter 32 of the California Fire Code. Significant modifications to the structure, including but not limited to, smoke and heat vents or mechanical ventilation, draft curtains, special access doors, upgraded sprinkler systems and hose connection requirements must be achieved in

PRIOR TO ISSUANCE OF A BUILDING OR GRADING PERMIT

Required	Not Required	Condition
		compliance with the California Fire Code Chapter 32 should such storage occur. Minimum design densities for fire sprinkler systems within spec. buildings shall be 0.33/3000. If high-piled combustible storage is proposed then plans, specifications, and a technical opinion and report shall be submitted from an approved consultant with the construction drawings to ensure fire protection requirements. High piled combustible storage requires an annual operational permit pursuant to the California Fire Code with appropriate fees paid prior to issuance and renewal.
☐	☒	To determine the acceptability of technologies, processes, products, facilities, materials and uses attending the design, operation or use of a building or premises subject to inspection by the fire code official, the fire code official is authorized to require the owner or agent to provide, without charge to the jurisdiction, a technical opinion and report. The opinion and report shall be prepared by a qualified engineer, specialist, laboratory, or fire safety specialty organization acceptable to the fire code official and shall analyze the fire safety properties of design, operation or use of the building or premises and the facilities and appurtenances situated thereon, to recommend necessary changes. The fire code official is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.
☒	☐	Redlands Fire Department at time of plan or permit submission will charge certain fees for plan review and inspections. Fees will be determined at time of plan review and/or inspections.
☒	☐	Redlands Fire Department at time of operational permit application will charge certain fees for permit issuance which will have, at a minimum, annual fees charged. Failure to pay required annual fees will be cause to issue a "Cease and Desist" order.
☒	☐	The proposed project shall comply with the applicable codes and standards of Title 24, Part 1-12.
☒	☐	The proposed project shall pay all applicable development impact fees, pursuant to the City of Redlands Ordinances in effect at the time and that are amended from time to time.
☐	☒	A fire command center for fire department operations shall be provided for Factories, Mercantile, and storage occupancies that are greater than 50,000 square feet. The fire command center shall be a minimum of 200 square feet and meet the requirements of the California Fire Code as amended by Local Ordinance 2900 - RMC Section 15.20.500.
☒	☐	The required fire flow shall be 1,500 GPM for a 2-hour duration at 20 PSI residual operating pressure. Documentation is required from the Municipal Utilities & Engineering Department (MUED) or an approved third party verifying that the system is capable of meeting the required fire flow prior to conditions of approval being established. If a third party is being used they must be approved by the Fire Marshal. If the system is not capable of meeting the required fire flow documentation shall be provided showing financial arrangements have been made and water system improvement plans have been submitted and approved by Redlands Fire Department and MUED to upgrade the existing system prior to release of building permits.
☐	☐	

PRIOR TO CONSTRUCTION

Required	Not Required	Condition
☒	☐	Private residential, public residential, commercial and industrial fire access roads shall provide an access roadway with a minimum unobstructed width of ☐ 20 ft. ☒ 26 ft. ☐ 28 ft. ☐ ____ ft. and

PRIOR TO CONSTRUCTION

Required	Not Required	Condition
		a minimum 13'6" vertical clearance. Additional width requirements may be applied to individual projects as determined by the Fire Marshal. Project complies as shown on the site plan
☒	☐	Roadways shall be extended to within one hundred and fifty feet (150) feet of all portions of the exterior walls as measured by an approved path of travel. An approved turn around shall be provided when the roadway exceeds one hundred and fifty (150) feet as directed by Redlands Fire Department, pursuant to the California Fire Code, Chapter 5 & Appendix D and as amended locally. Fire Department turn around requirements shall be installed as directed and shall be inspected and approved prior to lumber drop. Project complies as shown on the site plan
☒	☐	All fire apparatus access roadways must be maintained unobstructed and drivable by fire apparatus throughout the construction process. Access roadways shall be hard surfaced (paved/concrete) and capable of holding an imposed load of 75,000 pounds including in adverse weather conditions.
☐	☒	Prior to combustible construction, grades for driveway and fire apparatus access roads shall not exceed 12%. Fire Department approval and additional conditions are required for grades exceeding 12% maximum. Angle of approach and departure for driveways shall not exceed 7 degrees. Grades exceeding 12% shall be concrete with a deep broom finish perpendicular to the access roadway along with other conditions as determined by the Fire Marshal.
☐	☒	The development and each phase thereof shall have a minimum of 2-points of vehicular access for fire and emergency equipment and for routes of safe egress of citizens regardless of the cul-de-sac length and shall be required as directed by Redlands Fire Department.
☒	☐	All required fire apparatus access roads, fire lanes, fire department turn-around and entry/exit drives shall have a minimum ☐ 20 ft. ☒ 26 ft. ☐ 28 ft. ☐ ____ft. turning radius for fire apparatus depending on size, location and type of project. Site plans shall provide a fire department turning radius template along the fire access roadway or within a detail confirming that the radius meets Redlands Fire Department requirements.
☒	☐	Fire Apparatus Access roads (all roads in project) shall be usable (paved), accessible and fire hydrant(s) shall be capable of flowing required GPM and shall be tested/accepted by Fire Dept. prior to dropping any lumber for construction.
☐	☒	Loading zones are required adjacent to loading doors and shall be designated on the Development Site or Plot Plan and shall be marked on the appropriate ground surface. Loading zones shall not interfere with required Fire Lanes or emergency egress capabilities.
☒	☐	Roadway design features (speed humps, bumps, speed control dips, etc.) which may interfere or delay emergency apparatus responses shall not be installed or allowed to remain on the emergency access roadways.
☒	☐	Any gate or barrier across a fire access roadway, whether manual or automatic, must meet the Redlands Fire Department requirements and have specific plans and permits approved prior to installation. Gates serving multi-family, assembly, educational, hazardous, institutional, or storage structures must be automatic and meet UL 325 and ASTM F 2200 standards. Knox brand key-operated electric key switch keyed to Redlands Fire Department specification are required. The Knox switch shall override all gate functions and open the gate. Other access control systems, such as Opticom, are required and must be installed as directed by the Fire Marshal.

PRIOR TO CONSTRUCTION

Required	Not Required	Condition
☒	☐	Water improvement plans shall be approved by Redlands Fire Department. The Developer shall furnish Redlands Fire Department with three (3) copies of the water improvement plans designed by a Registered Engineer and/or Licensed Contractor. On-site private fire service mains shall have a minimum of eight (8) inch water mains with six (6) inch laterals and risers. Larger pipes may be required to meet required fire flow requirements. Fire hydrants shall provide one 4" port and 2- 2 ½ ports and must be an approved fire hydrant type. The private fire hydrant system must be approved, installed, tested, and accepted, prior to combustible construction.
☐	☒	Fire hydrant water mains that supply two (2) or more fire hydrants shall be looped to provide adequate supply.
☐	☒	Buildings that exceed 200,000 square feet, or meet the requirements of the Municipal Utilities & Engineering Department, shall have at least two separate points of connection to a water supply, as approved by Redlands Fire Department.
☒	☐	The existing fire hydrant system is insufficient to provide the required fire flow. This system is required to be upgraded to meet the required fire flow as identified above. On-site FH required
☒	☐	Prior to combustibles being brought to the site, the developer shall provide written certification from Municipal Utilities & Engineering Department (MUED), dated within the last thirty days, that: A. All public fire hydrants or water purveyor connections required of the project have been installed, tested, and approved by MUED, and B. Are permanently connected to the public water main system, and C. Are capable of supplying the required fire flow as required by Redlands Fire Department.
☐	☒	Group R-3 and U Occupancies: An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 600 feet (122 mm) from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire private hydrants and mains capable of supplying the required flow shall be provided when required by the Fire Code official. The size of fire hydrant outlets shall be a minimum of one 4 inch and one 2-½ inch NST outlet or greater as required by the Fire Code official.
☒	☐	In multi-family zones and in commercial and industrial zones, fire hydrants shall be installed at intersections, at the beginning radius of cul-de-sacs, and every 300 feet of fire access roadways, regardless of parcel size. The size of fire hydrant outlets shall be a minimum of one 4 inch and two 2-½ inch NST outlet as required by the Fire Code official. Exception: When improved methods of fire protection are provided, beyond those required by the Code, and accepted by the Fire Code official, adjusted spacing of fire hydrants from those set forth above may be considered.
☒	☐	Fire hydrants shall be painted per Redlands Fire Department and Municipal Utilities & Engineering Department standards and be maintained free of obstructions. Blue reflective raised pavement markers shall be installed on the pavement at approved locations marking each fire hydrant location.
☒	☐	Public and private water utility mains must provide the level of reliability/redundancy determined necessary by Redlands Fire Department and the Municipal Utilities & Engineering Department.

PRIOR TO CONSTRUCTION

Required	Not Required	Condition
☒	☐	If any fire hydrant is taken "OUT OF SERVICE" – Redlands Fire Department shall be notified immediately and the hydrant marked, bagged, or otherwise identified as OUT OF SERVICE as directed by the Fire Marshal.
☒	☐	Buildings on easement shall have additional street number signs at the intersections of the easement and/or the roadway, and at additional locations as required by Redlands Fire Department.
☐	☒	Street signs meeting the requirements of the City Engineer standards shall be installed at all intersections prior to final occupancy approval. Temporary street signs may be required, during construction, at the discretion of the fire code official.
☐	☒	All flammable vegetation shall be removed from each building site with slopes less than 15% at a minimum distance of thirty (30) feet from all structures or to the property line, whichever is less.
☐	☒	A fuel modification or fire protection plan is required. An approved Fire Protection Consultant that specializes in these types of complex plans shall prepare the plan. Plans and specifications shall be submitted, reviewed and approved by Redlands Fire Department prior to issuance of building construction permits.
☐	☒	The minimum fire flow in the Very High Fire Hazard Severity Zone is 2,500 GPM at 20 PSI for two hours for new subdivisions, tracts, multi-family and commercial/industrial buildings.
☒	☐	All mitigation measures relating to fire access must be addressed through the construction plan review and fire protection system review and be installed, tested and accepted by Redlands Fire Department.

PRIOR TO OCCUPANCY

Required	Not Required	Condition
☒	☐	Fire lane designations shall be required for all fire access roadways as determined by Redlands Fire Department. Posted signs which state "FIRE LANE, NO PARKING" shall be installed every 50 feet. Curbs shall be painted red and stenciled with white letters indicating the same on the face and top of any curb as directed by Redlands Fire Department. All Fire lanes shall be marked and identified prior to Certificate of Occupancy.
☒	☐	Prior to Fire Department clearance for occupancy, an automatic fire sprinkler system shall be installed. The system shall comply with NFPA #13 Standards for Automatic Fire Sprinkler Systems. Three sets of plans, two sets of hydraulic calculations, and two material specification's sheets for all equipment used in the system shall be submitted by a State of California Licensed C-16 Contractor for review, approval, and permits must be issued prior to commencing work. This is a mitigation measure and must meet these requirements
☐	☒	Prior to Fire Department clearance for occupancy, an automatic fire sprinkler system shall be installed. The system shall comply with NFPA #13-D Standard for Automatic Fire Sprinkler Systems-Single Family Dwelling. Three sets of plans, two sets hydraulic calculations, and two material specification's sheets for all equipment used in the system shall be submitted by a State of California Licensed C-16 Contractor for review, approval, and permits must be issued prior to commencing work.

PRIOR TO OCCUPANCY

Required	Not Required	Condition
☐	☒	Prior to Fire Department clearance for occupancy, and automatic fire sprinkler system shall be installed. The system shall comply with NFPA #13-R Standard for Automatic Fire Sprinkler Systems-Multi-Family Dwellings. Three sets of plans, two sets of hydraulic calculations, and two sets of material specification's sheets for all equipment used in the system shall be submitted by a State of California Licensed C-16 Contractor for review, approval, and permits must be issued prior to commencing work.
☐	☒	A class _____ standpipe system is required. A State of California Licensed C-16 Contractor shall submit three (3) sets of plans, specifications, and two sets of hydraulic calculations to the Fire Department for review, approval, and permits must be issued prior to commencing work.
☒	☐	Prior to Fire Department Clearance for occupancy, and automatic fire alarm system shall be installed. The system shall comply with NFPA #72 standard for Fire Alarm Systems. Three sets of plans, two sets of material specification's sheets for all equipment used in the system and California State Fire Marshal listings shall be submitted by a State of California Licensed C-7 and/or C-10 Contractor for review, approval, and permits must be issued prior to commencing work.
☒	☐	Prior to final inspection or occupancy, hand portable fire extinguishers are required to be installed as directed by Redlands Fire Department Community Risk Reduction staff. The size, location, and markings shall be illustrated on the floor plan of the construction documents. Prior to installation the client is directed to request a fire inspection to confirm the locations of the fire extinguishers due to field changes with business systems that could conflict with the construction documents.
☐	☒	An automatic smoke removal system is required. This system shall comply with the California Fire Code, NFPA and all other applicable standards. The applicant shall submit three (3) sets of detailed plans, two sets of specifications, and testing criteria to Redlands Fire Department for review, approval and permits must be issued prior to commencing work.
☐	☒	An automatic smoke removal ventilation system (fusible link type) is required. Roof vents, venting ratios and draft curtains shall be provided in accordance with the California Fire Code, NFPA and all other applicable standards. This information shall be provided in sufficient detail on the building construction drawings and submitted to Redlands Fire Department for review, approval and permits must be issued prior to commencing work.
☒	☐	An automatic hood and duct fixed fire suppression system is required. A State of California licensed C-16 Contractor shall submit three (3) sets of detailed plans and two sets of specifications to Redlands Fire Department for review, approval and permits must be issued prior to commencing work.
☒	☐	Permanent commercial/industrial three-dimensional street numbers, minimum 12 inches in height with a ½ inch stroke, shall be provided on the address side of the building at the highest point and furthest projection of the structure. The address shall be illuminated and be visible from the street and shall not be obstructed in any manner.
☐	☒	Permanent residential three-dimensional street numbers, minimum 4 inches in height, shall be provided on the address side of the building at the highest point and furthest projection of the structure. The address shall be illuminated and be visible form the street and shall not be obstructed in any manner.

PRIOR TO OCCUPANCY

Required	Not Required	Condition
☐	☒	Permanent Multi-family three-dimensional street numbers, minimum 12 inches in height, shall be provided on the address side of the building at the highest point and furthest projection of the structure. The address shall be illuminated and be visible from the street and shall not be obstructed in any manner. Building letter designations shall be a minimum of 12 inches in height and shall be installed as directed by Redlands Fire Department fire code official.
☐	☒	Address numbers and suite numbers are required to be installed or painted on the rear of access doors to multiple suite facilities. Numbers or letters shall be a minimum of four (4) inches in height and placed on a contrasting background and be durable for the weather conditions exposed.
☐	☒	A lighted directory (site map) meeting Redlands Fire Department specifications is required at each entrance to the complex as directed by Redlands Fire Department. A site plan with all building locations identified by a number or letter, space numbers, fire protection equipment, etc. and shall be reviewed and approved by Redlands Fire Department prior to installation.
☒	☐	Knox emergency access key box is required at each building, with specific mounting locations approved by Redlands Fire Department. Recessed mount key boxes are required. Premise keys for all buildings and areas shall be marked and placed in the box prior to final inspection to ensure emergency access. The building owner/occupants shall provide replacement keys whenever locks are changed.
☒	☐	An emergency responder radio coverage plan is required to be submitted, reviewed, approved and permits issued, prior to commencing work. Emergency responder radio coverage must meet the requirements of the California Fire Code, Chapter 5, Section 510 and Redlands Fire Department. Field tests are required prior to final inspection or occupancy. Requires field report to determine if required
☒	☐	A fire department operational permit is required for certain specific operations regulated by the California Fire Code. The permit is issued after application has been made to Redlands Fire Department and full compliance of the requirements for the operation has been adhered to. An annual fee is charged to the applicant for review and inspection of such permits on an annual basis. Some permits require additional inspections and permit compliance that may require additional fees to be paid semi-annually.
☒	☐	Provide plans as a PDF file for pre-fire planning use by the fire department. Information shall include locations of all exits, stairwells and roof access. Also, the location of fire hydrants, fire department connections, post indicator valves, backflow prevention, gas, electrical, water, fire sprinkler risers and standpipe valves and shutoffs, and elevator and electrical equipment rooms, fire alarm panels, and remote annunciators. The symbols used for the pre-fire plan must be obtained from Redlands Fire Department.
☒	☐	Final fire protection plans, hydraulics, specifications, and technical books shall be submitted in a PDF file and checked for quality control, prior to occupancy. The PDF must contain the approved plan stamps from Redlands Fire Department.
☐	☐	

Yours in Service,

Christopher P. Jensen

Christopher P. Jensen, Fire Marshal

RESOLUTION NO. 1754

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDLANDS APPROVING A ONE-YEAR EXTENSION OF THE EXPIRATION DATE FOR COMMISSION REVIEW & APPROVAL NO. 918 FOR THE CONSTRUCTION OF A 12,585 SQUARE-FOOT SUPPORTIVE HOUSING FACILITY (ASSISTED LIVING FOR SENIORS) WITH 28 BEDS, AND RELATED ON-SITE IMPROVEMENTS LOCATED ON THE NORTH SIDE OF NORTH PLACE (APN: 0173-011-39-0000).

WHEREAS, Homes4All, LLC, applicant and owner, has submitted an application for Extension of Time No. 3 to construct the project approved with Commission Review & Approval No. 918 for the construction of a 12,585 square-foot supportive housing facility (assisted living for seniors) with 28 beds, and related on-site improvements including driveways, parking lot, landscaping, and lighting on a one-acre property. The project site is a vacant lot located on the north side of North Place (APN: 0173-011-39-0000), and approximately 400 feet east of S. Center Street and 415 feet west of S. Buena Vista Street, in the Residential Suburban (R-S) District; and

WHEREAS, on September 13, 2022, the Redlands Planning Commission adopted Resolution No. 1588 to approve Commission Review & Approval No. 918 and the associated Socio-Economic Cost/Benefit Study for the project; and

WHEREAS, on July 16, 2024, the Redlands City Council approved a request for the first one-year Extension of Time for the project entitlements; and

WHEREAS, on July 15, 2025, the Redlands City Council approved a request for the second one-year Extension of Time for the project entitlements; 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 Commission Review & Approval No. 918, and requests the extension to allow more time to complete the permit review process in plan check and coordinate with consultants; and

WHEREAS, following the meeting for the extension of time to Commission Review and Approval No. 918, 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 time extension. Planning Commission Resolution No. 1588 was adopted on September 13, 2022, and determined the project was exempt from environmental review in accordance with the California Environmental Quality Act. There are no changes proposed to the approved project as part of the extension of time.

SECTION 2. Approval of Extension of Time. The proposed one-year extension of time for Commission Review and Approval No. 918 is hereby approved in accordance with Redlands Municipal Code Section 18.12.130.

SECTION 3. Expiration Date. The new expiration date for Commission Review & Approval No. 918 shall be September 13, 2027. The project shall remain subject to all original Conditions of Approval (contained in Planning Commission Resolution No. 1588).

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

ADOPTED, SIGNED AND APPROVED this 25th day of August, 2026.

Karah Shaw, Chair
Planning Commission

ATTEST:

Katherine Coleson, Planning Commission Secretary

I, Katherine Coleson, Secretary to the Planning Commission of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the City Council at a regular meeting thereof held on the 25th day of August, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Katherine Coleson,
Planning Commission Secretary



Planning Commission

AGENDA ITEM NO. CC.

DATE: August 25, 2026
TO: Honorable Chair and Planning Commission
SUBJECT: COMMISSION SIGN REVIEW NO. 500

APPLICANT: JIMMY FULLER C/O RNF SIGNS
 (PROJECT PLANNER: ROSEMARY MONTOYA, ASSOCIATE PLANNER)

1. Consideration of a request for Commission Sign Review No. 500 to construct a 25-foot-tall Freeway Oriented Sign with a sign face area of 120 square feet and a 12-foot-tall Pedestal sign with a sign face area of 50 square feet, for an automotive dealership and reconditioning facility (CarMax). The project site is located at 1125 New York Street (APNs: 0169-011-38-0000 and 0169-011-39-0000) within the General Commercial (EV/CG) District of the East Valley Corridor Specific Plan.

2. Consideration of an exemption from environmental review pursuant to Section 15311(a) of the California Environmental Quality Act (CEQA) Guidelines. (Development Services Director Reilly)

SYNOPSIS:

1. General Plan Designation:	Commercial/Industrial and Commercial
2. Existing Zoning:	General Commercial (EV/CG) District of the East Valley Corridor Specific Plan
3. Surrounding Zoning:	North: EV/CG District of the East Valley Corridor Specific Plan South: EV/CG District of the East Valley Corridor Specific Plan East: Light Industrial (M-1) District; Neighborhood General (NG1) and Village General (VG) districts of the Transit Villages Specific Plan West: Interstate 210 Freeway; EV/CG District
4. Existing Land Use:	Under construction pursuant to approved entitlements for an automotive dealership and reconditioning facility
5. Surrounding Land Use:	North: Home Depot and a shopping center consisting of one major commercial tenant and two drive-through restaurants under construction, South: Toyota of Redlands, East: Teledyne Battery facility, Bill & Wag's Towing, a multi-tenant office building, and vacant land, West: Interstate 210 Freeway right-of-way
6. Area / Topography:	Approximately 18 gross acres on a generally flat site
7. Environmental Determination:	Exempt from the California Environmental Quality Act (CEQA) per Section 15311(a) (On-Premises Signs) of the CEQA Guidelines.
8. Socio-Economic Cost / Benefit Study:	The proposal is exempt from Measure U, and no Socio-Economic Cost/Benefit Study is required.

9. Planning Commission Submittal Dates:	Date Submitted:	April 8, 2026
	Date Application Deemed Complete:	July 6, 2026
	Planning Commission Meeting:	August 25, 2026

PROPOSAL:

The applicant proposes to construct a Freeway Oriented Sign and a Pedestal Sign for an automotive dealership and reconditioning facility (CarMax). The project site is located at 1125 New York Street (APNs: 0169-011-38-0000 and 0169-011-39-0000) (see Attachment A - Location Map & Aerial Photo). The property is located within the General Commercial (EV/CG) District of the East Valley Corridor Specific Plan (see Attachment B - Zoning Map), which references the Commercial Highway (C-4) District for the applicable sign regulations.

The proposed Freeway Oriented Sign will be approximately 25 feet in height with a 120-square-foot sign face, and the proposed Pedestal Sign will be approximately 12 feet in height with a 50-square-foot sign face. The proposed signs are subject to Planning Commission review pursuant to Redlands Municipal Code (RMC) Sections 15.36.220 and 15.36.420.

The proposed Freeway Oriented Sign will be located within a landscaped area adjacent to the Interstate 210 Freeway right-of-way, placed approximately 61 feet from the property line. The Freeway Oriented Sign includes:

- 120-square-foot aluminum double-faced cabinet painted blue;
- Internally illuminated 2-foot-3-inch-tall acrylic channel letters constructed of translucent yellow and white acrylic;
- A 4-foot-3-inch-wide fabricated aluminum column painted light gray; and
- A 6-foot-wide by 4-foot-long by 3-foot-tall split-face CMU base constructed of 8-inch masonry units and painted to match the building.

The proposed Pedestal Sign will be located within the front landscaped setback area adjacent to New York Street, approximately 18 feet from the property line. The Pedestal Sign includes:

- 50-square-foot aluminum double-faced cabinet painted "CarMax blue";
- Internally illuminated 1-foot-3-inch-tall acrylic channel letters constructed of translucent yellow and white acrylic;
- A 3.5-foot-wide fabricated aluminum column painted light gray; and
- A 4-foot-4-inch-wide by 4-foot-long by 2-foot-tall split-face CMU base constructed of 8-inch masonry units painted to match the building.

BACKGROUND:

On July 16, 2024, the City Council approved Commission Review and Approval No. 962 for a pre-owned automobile sales and service/reconditioning facility. The subject project is currently under construction and there are no existing signs on-site. The request includes one new Freeway Oriented Sign and one freestanding Pedestal Sign. Wall sign permits are being requested separately through an administrative building permit.

The project site is located within the General Commercial (EV/CG) District of the East Valley Corridor Specific Plan (see Attachment B - Zoning Map), which references the Commercial Highway (C-4) District for the applicable sign regulations.

The C-4 District (RMC Section 15.36.220) allows one main identification sign per property. Freestanding signs exceeding 24 square feet are considered main identification signs, and sites between 10 and 35 acres are permitted up to 75 square feet of freestanding sign area.

Additionally, the property is identified as a freeway-oriented property pursuant to RMC Section 15.36.420, which allows automobile dealerships to install Freeway Oriented Signs, provided all applicable requirements are met.

ANALYSIS:

A) Freeway Oriented Sign

Pursuant to RMC Section 15.36.420, automobile dealerships located on designated freeway-oriented properties may install Freeway Oriented Signs. The proposed Freeway Oriented Sign has been reviewed for compliance with the applicable development standards of RMC Section 15.36.420, as summarized below:

Development Standard	Code Requirement	Proposal	Meets Requirement?
Quantity of Freeway Oriented Signs	Maximum one per property	One sign	Yes
Maximum Height	25 feet	25 feet	Yes
Maximum Sign Area	120 square feet	119.8 square feet	Yes
Vertical and Horizontal Text Dimension	Minimum 1 foot; maximum 3 feet	2 feet, 3 inches	Yes
Visibility	Shall not obscure another sign when viewed from the freeway	Placed approximately 200 feet from the nearest Interstate 210 Freeway driving lane, and will not obscure another sign when viewed from the freeway	Yes
Distance from Other Freeway Oriented Signs	Shall not be within 100 feet of another freeway-oriented sign	Placed approximately 1,400 feet from the nearest Freeway Oriented Sign (located at Toyota automobile dealership to the south)	Yes

The proposed Freeway Oriented Sign is designed to be consistent with the architectural character of the approved development through the use of complementary colors, materials, and finishes. The proposed sign complies with all applicable development standards, including height, sign area, placement, text dimensions, and distance requirements from other signs. As stated in RMC Section 15.36.420 (C) the area of a Freeway Oriented Sign shall not be counted toward the maximum sign area for the business. Therefore, staff finds that the proposed Freeway Oriented Sign complies with Municipal Code requirements.

B) Pedestal Sign

In addition to the Freeway Oriented Sign, the applicant proposes a freestanding Pedestal Sign. Pursuant to RMC Section 15.36.100(B), the location, size, and architectural design of all freestanding signs are subject to Planning Commission review. The proposed Pedestal Sign has been reviewed for compliance with the applicable development standards of RMC Section 15.36.220, as summarized below:

Development Standard	Code Requirement	Proposal	Meets Requirement?
One main identification sign per street frontage per parcel	One main identification sign per street frontage per parcel, including freestanding signs	One main freestanding pedestal sign	Yes
Maximum Height	12 feet	12 feet	Yes
Maximum Sign Area	75 square feet	50 square feet	Yes
Visibility	Shall not obstruct adjacent signs from public view	Proposed within the front landscaped setback area adjacent to New York St. and will not obstruct other signs from public view	Yes
Location	No portion of the sign may extend into the public right-of-way	Sign is proposed entirely outside of the public right-of-way, placed approximately 18 feet from the property line	Yes
Separation from Other Freestanding Signs	Minimum separation of 40 feet from another freestanding sign	There are no other freestanding signs within 40 feet of the proposed sign	Yes

The proposed Pedestal Sign complies with all applicable development standards, including height, sign area, and location requirements. The sign is compatible with the approved CarMax development through the use of consistent architectural design, materials, and colors. Therefore, staff finds that the proposed Pedestal Sign complies with the requirements of RMC Section 15.36.220.

ENVIRONMENTAL REVIEW:

The proposed Freeway Oriented Sign and Pedestal Sign are categorically exempt from environmental review pursuant to Section 15311(a) of the California Environmental Quality Act (CEQA) Guidelines for on-premises signs. This section exempts the construction or placement of minor accessory structures associated with existing commercial, industrial, or institutional facilities, including on-premises signs.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 1759 approving Commission Sign Review No. 500.

MOTION:

If the Planning Commission deems it appropriate, staff recommends the following motion:

"I move that the Planning Commission adopt Resolution No. 1759 approving Commission Sign Review No. 500."

PREPARED BY:

Rosemary Montoya, Associate Planner

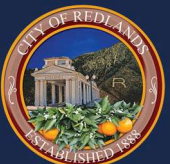
Attachments

[Attachment A - Location Map and Aerial Photo.pdf](#)

[Attachment B - Zoning Map.pdf](#)

[Attachment C- Sign Plans.pdf](#)

[Attachment D - Resolution No. 1759.pdf](#)

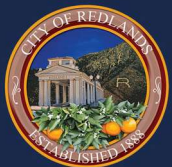
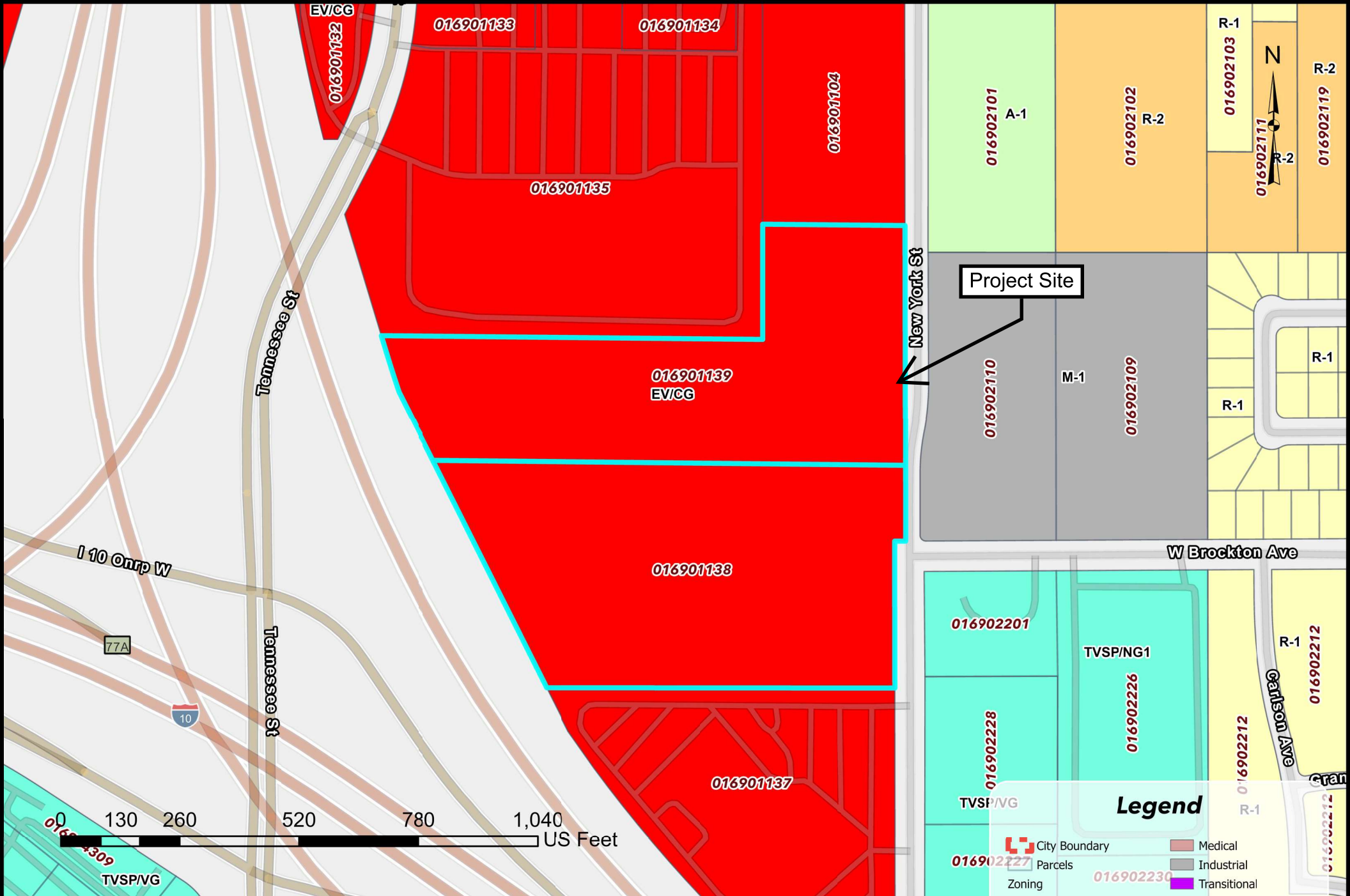


City of Redlands
A - Location Map and Aerial Photo

Author: Redlands GIS **Date:** 8/10/2026

Legend

- City Boundary
- Parcels
- APN
- Proposed Sign Location



City of Redlands B - Zoning Map

Author: Redlands GIS Date: 8/10/2026

CARmax



Carmax # 6271
1125 New York St.
Redlands, CA 92374



2655 International Pkwy., Virginia Beach, Va 33452
PHONE: (757) 427-1900 - FAX: (757) 430-1297
www.AGI.net

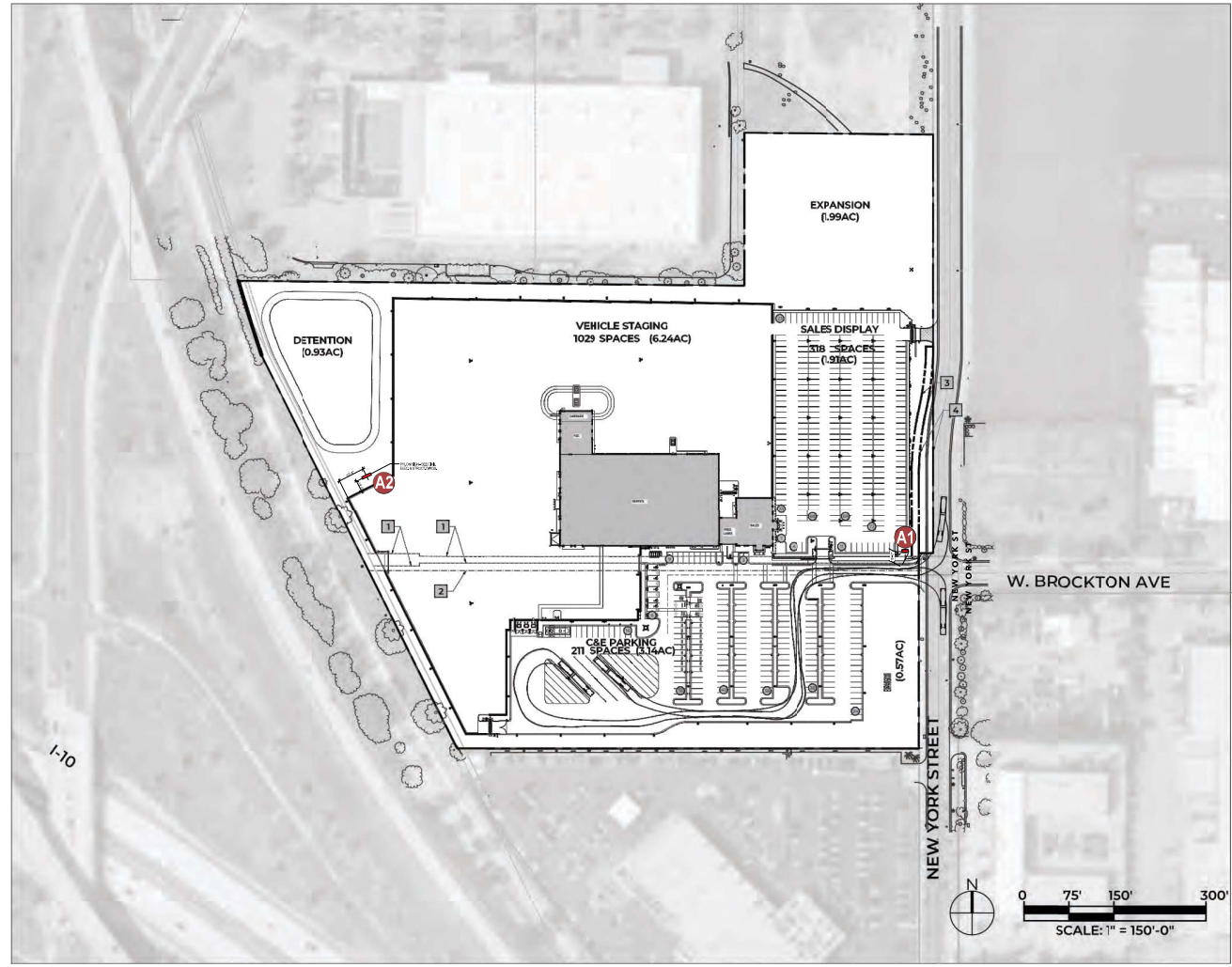
L E G E N D

- A1 50 SF PEDESTAL SIGN
- A2 120 SQ FT PYLON

Lot Frontage: 1,008 linear ft
Per RMC / Zone C-4:
Max Sq Ft per RMC: 504 sq ft (lot frontage x.5)

Proposed Wall Signs on separate permit:
B1 & B2 - 19.8 sq ft x2
C - 18.5 sq ft

Ground Signs A1 & A2:
A1 - 50 sq ft
A2 - 120 sq ft



Revisions:

1	02/16/23
2	03/03/23
3	12/09/23
4	02/16/26
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Account Rep: _____
Project Manager: **K. Nordeen**
Drawn By: **MRA**
Project / Location: _____

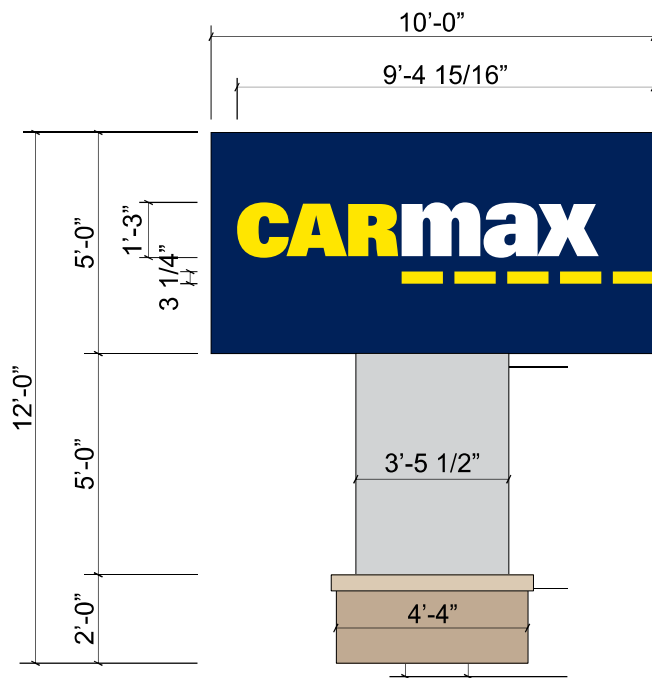


CarMax - 6217
1125 New York St.
Redlands, CA 92374

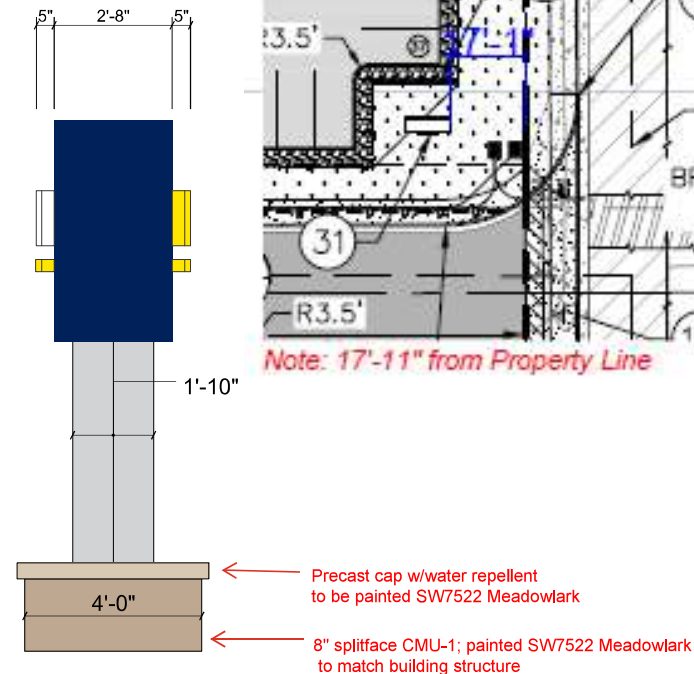
SITE PLAN WITH SIGN SCHEDULE

1. ALUM. CABINET PAINTED MAP TO MATCH PMS 281 'CARMAX BLUE' W/ SATIN FINISH
2. ALUM. CLADDING TO BE PAINTED MAP TO MATCH 'BRUSHED ALUMINUM'
3. FABRICATED ALUM. CHANNEL LETTERS 'CAR' & DASHES TO BE PAINTED MAP TO MATCH PMS 109 'CARMAC YELLOW', 'MAX' TO BE PAINTED MAP TO MATCH 'SATIN WHITE'
4. CHANNEL LETTER FACES TO BE IMPACT MODIFIED ACRYLIC: 'CAR' AND DASHES TO BE #2037 TRANSLUCENT 'YELLOW' ACRYLIC; 'MAX' TO BE #2447 TRANSLUCENT WHITE ACRYLIC
5. MASONRY BASE BY GC

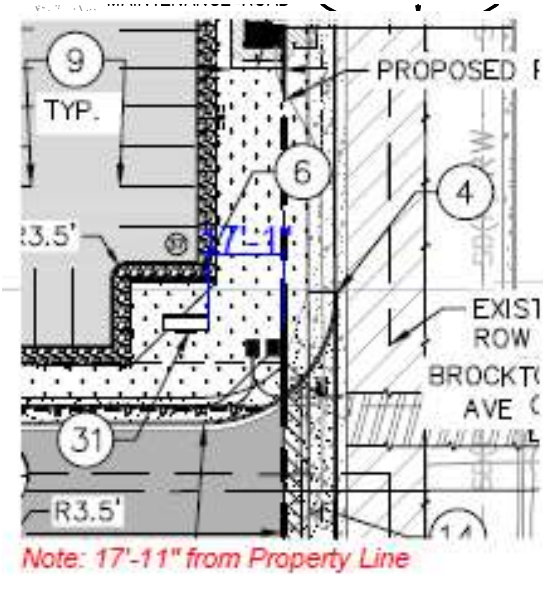
	TRANSLUCENT #2037 YELLOW ACRYLIC FACES
	PMS 109 YELLOW SATIN FINISHED RETURNS
	TRANSLUCENT #2447 WHITE ACRYLIC FACES
	SATIN WHITE FINISHED RETURNS
	PMS-281 BLUE SATIN FINISH



A1 50 SQ FT PEDESTAL SIGN



SIDE VIEW



Revisions:	
1	02/16/23
2	03/03/23
3	12/09/25
4	02/16/26
5	05/14/26
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Account Rep:

Project Manager: **K. Nordeen**

Drawn By: **MRA**

Project / Location:



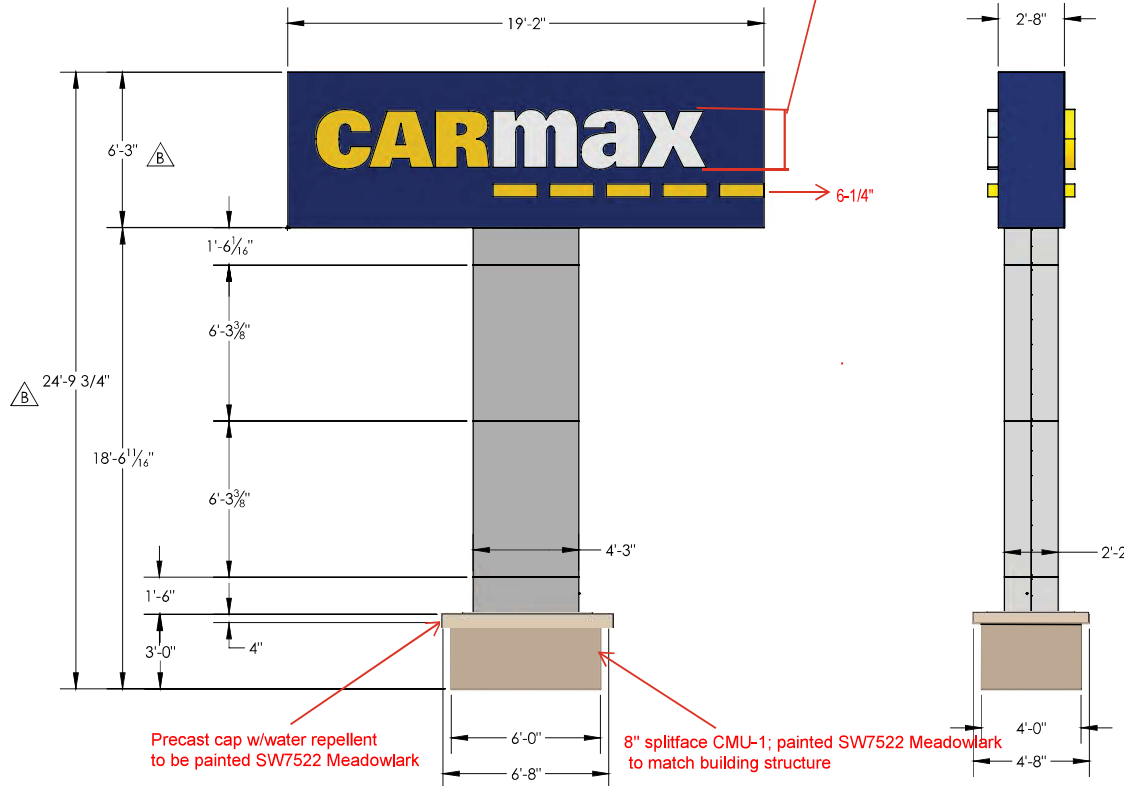
**CarMax - 6217
1125 New York St.
Redlands, CA 92374**

DOUBLE-FACED PEDESTAL SIGN

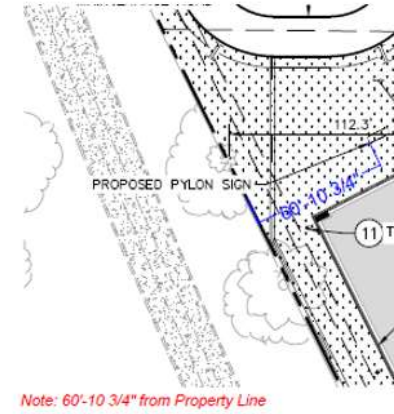
1. ALUM. CABINET PAINTED MAP TO MATCH PMS 281 'CARMAX BLUE' W/ SATIN FINISH
2. ALUM. CLADDING TO BE PAINTED MAP TO MATCH BRUSHED ALUMINUM
3. FABRICATED ALUM. CHANNEL LETTERS 'CAR' & DASHES TO BE PAINTED MAP TO MATCH PMS 109 'CARMAX YELLOW', 'MAX' TO BE PAINTED MAP TO MATCH 'SATIN WHITE'
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	TRANSLUCENT #2037 YELLOW ACRYLIC FACES
	PMS 109 YELLOW SATIN FINISHED RETURNS
	TRANSLUCENT #2447 WHITE ACRYLIC FACES
	SATIN WHITE FINISHED RETURNS
	PMS-281 BLUE SATIN FINISH

CarMax channel letters on the freeway facing sign = 2' 3"



A2 ELEVATIONS: CMX-MP-120-25-115 - 120 SQFT
SCALE: 1:60



Revisions:

1	02/16/23
2	03/03/23
3	12/09/25
4	02/16/26
5	05/14/26
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Account Rep:

Project Manager: **K. Nordeen**

Drawn By: **MRA**

Project / Location:



**CarMax - 6217
1125 New York St.
Redlands, CA 92374**

DOUBLE-FACED POLE SIGN



A1 - Northbound on New York St.
312' to A1



A1 - Southbound on New York St.
312' to A1



A2 - Northwest I10 - Exit 77B
±450' to A2



A2 - Southeast I 10 - Exit 77A
±1050' to A2

Revisions:

1	02/16/23
2	03/03/23
3	12/09/25
4	02/16/26
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Account Rep:

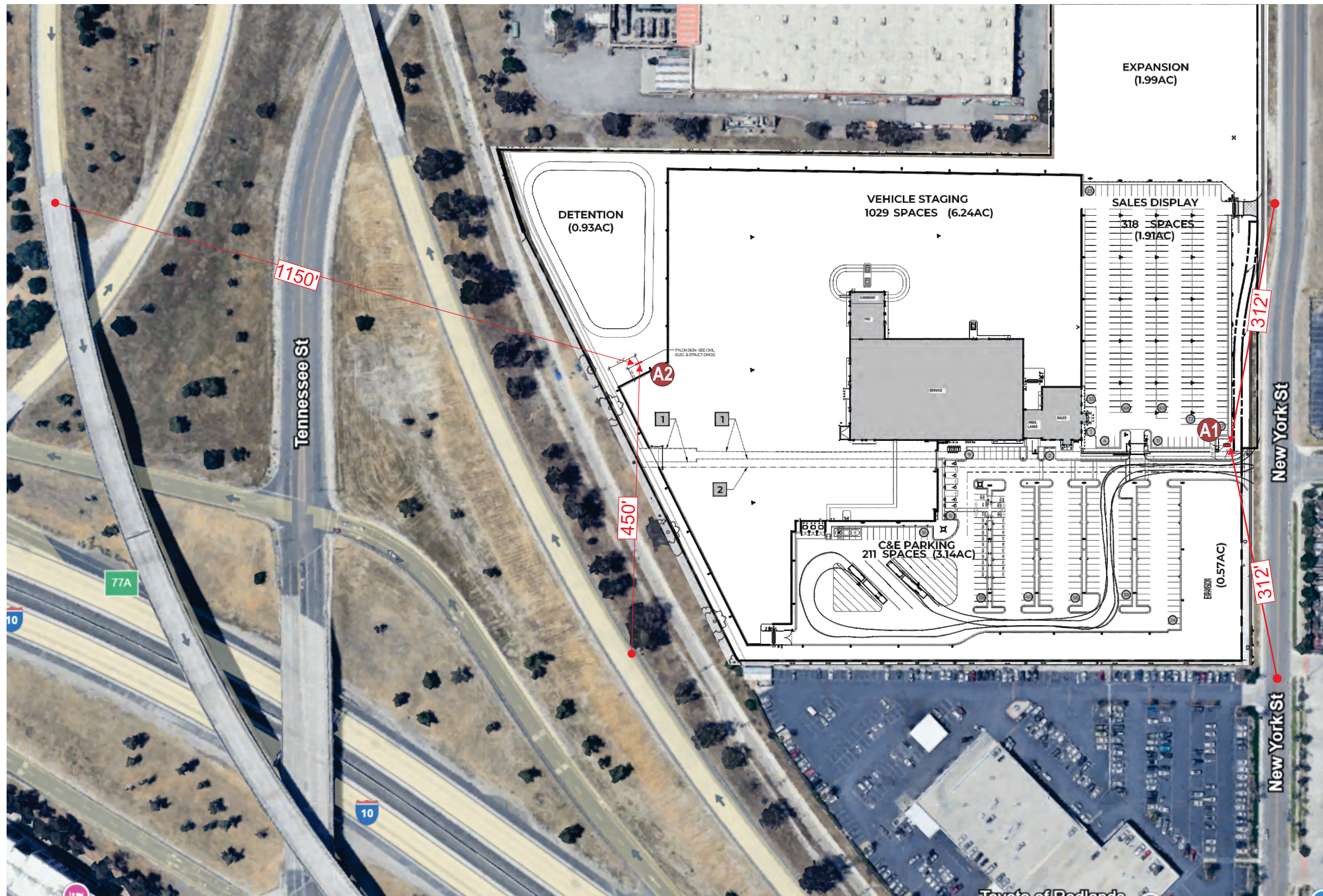
Project Manager: **K. Nordeen**

Drawn By: **MRA**

Project / Location:



CarMax - 6217
1125 New York St.
Redlands, CA 92374



Revisions:

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|----|----------|
| 1 | 02/16/23 |
| 2 | 03/03/23 |
| 3 | 12/09/25 |
| 4 | 02/16/26 |
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Account Rep:

Project Manager: **K. Nordeen**

Drawn By: **MRA**

Project / Location:



CarMax - 6217
1125 New York St.
Redlands, CA 92374

AERIAL OVERLAY with PHOTO REFERENCES

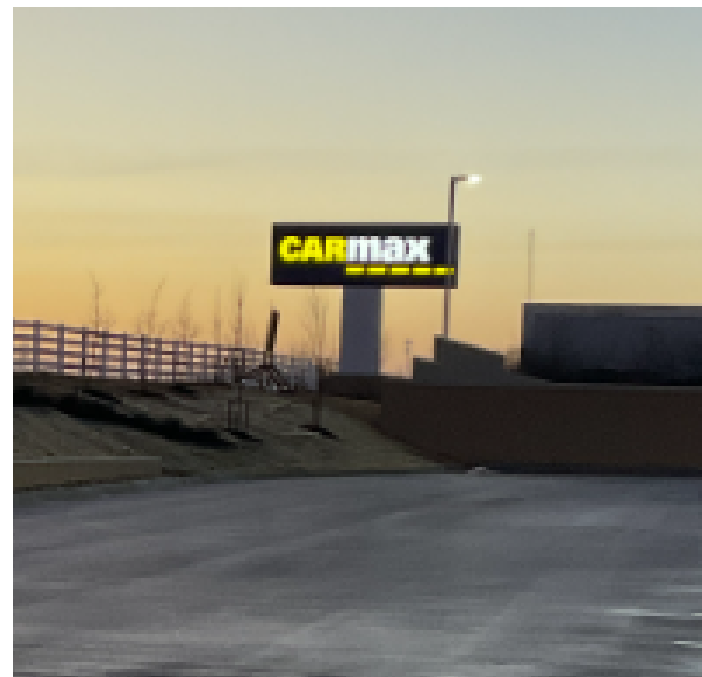


PHOTO REFERENCES OF OTHER CARMAX LOCATION SIGNS

RESOLUTION NO. 1759

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDLANDS APPROVING COMMISSION SIGN REVIEW NO. 500 TO CONSTRUCT A 25-FOOT-TALL FREEWAY ORIENTED SIGN AND A 12-FOOT-TALL PEDESTAL SIGN, FOR AN AUTOMOTIVE DEALERSHIP LOCATED AT 1125 NEW YORK STREET.

WHEREAS, the applicant, Jimmy Fuller, c/o RNF Signs, has submitted an application for Commission Sign Review No. 500 to construct a 25-foot-tall Freeway Oriented Sign with a sign face area not to exceed 120 square feet and a 12-foot-tall Pedestal sign with a sign face area not to exceed 50 square feet, for an existing automobile dealership located at 1125 New York Street (APNs: 0169-011-38-0000 and 0169-011-39-0000) within the Commercial General Commercial (EV/CG) District of the East Valley Corridor Specific Plan; and

WHEREAS, on August 25, 2026, the Planning Commission held a public meeting at which the Planning Commission considered the Commission Sign Review No. 500; and

WHEREAS, at the meeting on August 25, 2026, the Planning Commission determined the proposal to be exempt from the California Environmental Quality Act pursuant to Section 15311(a); and

WHEREAS, following the meeting for Commission Sign Review No. 500, the Planning Commission determined that approval of the requested Commission Sign Review is in the best interests of the public health, safety and general welfare; and

WHEREAS, the Planning Commission of the City of Redlands has determined that Commission Sign Review No. 500 is consistent with the City of Redlands Sign Code (RMC Title 15).

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

Section 1. California Environmental Quality Act. The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15311(a) for accessory structures such as on-premises signs.

Section 2. Approval. The proposed Commission Sign Review is hereby approved and consistent with the Sign Code in the Redlands Municipal Code, and subject to the conditions of approval contained in Exhibit “A” attached to this Resolution.

Section 3. Effective Date. The Planning Commission’s decision shall be effective immediately, subject to a ten (10) day appeal period in accordance with the Redlands Municipal Code.

ADOPTED, SIGNED AND APPROVED this 25th day of August 2026.

Karah Shaw
Planning Commission Chair

ATTEST:

Katherine Coleson, Planning Commission Secretary

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 25th day of August 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Katherine Coleson
Planning Commission Secretary

EXHIBIT A
CONDITIONS OF APPROVAL

COMMISSION SIGN REVIEW NO. 500

1. The approval is to construct a 25-foot-tall Freeway Oriented Sign with a sign face area not to exceed 120 square feet and a 12-foot-tall Pedestal sign with a sign face area not to exceed 50 square feet, for an existing automobile dealership. The project site is located at 1125 New York Street (APNs: 0169-011-38-0000 and 0169-011-39-0000) within the Commercial General Commercial (EV/CG) District of the East Valley Corridor Specific Plan.
2. Prior to installation, the applicant shall obtain a Building Permit from the Development Services Department. All plans submitted to the City shall reflect the Planning Commission's approval and any other changes required by the Commission and/or staff. This condition applies to the site plan and all other illustrations, text, or plans submitted to the City in connection with this project.
3. All plans submitted to the City shall reflect City Council approval and any other changes required by the City Council, Planning Commission and/or staff.
4. All signs shall comply with all applicable provisions of the Redlands Municipal Code and the East Valley Corridor Specific Plan. The sign shall be constructed in compliance with all applicable building, electrical, and other codes in effect at the time of construction or maintenance, with particular respect to wind and seismic loads and overturning moment.
5. Pursuant to Government Code Section 66020(d), certain fees, dedications, reservations or exactions imposed by the City as a condition of approval of this project are subject to a statutory ninety (90) day protest period. Please be advised that the ninety (90) day protest period for those fees, dedications, reservations and exactions which are subject to Government Code Section 66020(a) has commenced to run on the date this project was approved by the City.
6. The applicant for this permit, and its successors and assigns, shall defend, indemnify and hold harmless the City of Redlands, and its elected officials, officers, agents and employees, from and against any and all claims, actions, and proceedings to attack, set aside, void or annul the approval of this permit by the City, or brought against the City due to acts or omissions in any way connected to the applicant's project that is the subject of this permit. This indemnification shall include, but not be limited to, damages, fees, costs, liabilities, and expenses incurred in such actions or proceedings, including damages for the injury to property or persons, including death of a person, and any award of attorneys' fees. In the event any such action is commenced to attack, set aside, void or annul all, or any, provisions of this permit, or is commenced for any other reason against the City for acts or omissions relating to the applicant's project, within fourteen (14) City business days of the same, the applicant shall file with the City a performance bond or irrevocable letter of credit (together, the "Security") in a form and in an amount satisfactory to the City, to ensure applicant's performance of its defense and indemnity obligations under this condition. The failure of the

applicant to provide the Security shall be deemed an express 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.

End of Conditions of Approval

Sean Reilly
Development Services Director



Planning Commission

AGENDA ITEM NO. EA.

DATE: August 25, 2026
TO: Honorable Chair and Planning Commission
SUBJECT: COMMISSION REVIEW AND APPROVAL NO. 985

APPLICANT: KAISER FOUNDATION HOSPITALS
(PROJECT PLANNER: KEVIN BEERY, SENIOR PLANNER)

1. Consideration of a request to construct a 113,000 square-foot, three-story medical office building and related site improvements (Phase 1 of Planned Development No. 6), located at 1301 California Street within the Medical Facilities District of Concept Plan No. 1 (APN: 0167-441-07-0000).
2. Determination that the proposed project is consistent with the previously adopted and certified a Program Environmental Impact Report ("Program EIR"), State Clearinghouse No. 2025010666 and exempt from further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162. (Development Services Director Reilly)

SYNOPSIS:

1. General Plan Designation	Commercial/Industrial
2. Existing Zoning	Medical Facilities district of Concept Plan No. 1 (CP 1)
3. Surrounding Zoning	North: Concept Plan No. 1 (CP 1), Commercial/Industrial district East: Planned Development No. 1 (PD 1) South: Planned Developments No. 3 (PD 3) and Planned Development No. 7 (PD 7) West: Concept Plan No. 1 (CP 1), Commercial/Industrial district
4. Existing Land Use	Medical office; vacant land
5. Surrounding Land Use	Warehouse uses on all sides, and office buildings to the southeast; Interstate 10 freeway approximately 1,200 feet to the south
6. Area / Topography	Generally flat and surrounding parcels are fully developed and improved

7. Environmental Determination	A Program EIR (SCH #2025010666) was previously adopted and certified for the underlying land use entitlement (Planned Development No. 6). Pursuant to CEQA Guidelines Section 15162, no further environmental review is required.
8. Socio-Economic Cost / Benefit Study	Exempt from Measure "U" and a Socio-Economic Cost/Benefit Study is not required.
9. Planning Commission Submittal Dates	Submitted: April 9, 2026 Deemed Complete: May 18, 2026 Planning Commission: August 25, 2026

PROPOSAL:

The proposed development comprises an approximately 113,000 square-foot, three-story medical office building and related improvements including parking facilities, landscaping and utility connections on the Kaiser Permanente property located at 1301 California Street (see Attachments A and B). The new building will consist solely of outpatient departments including an urgent care clinic on the ground floor. Presently, the campus is partially developed with a medical office building and surface parking areas. As part of the proposed development, a portion of the existing parking area would be demolished to accommodate the new improvements and expanded parking lots.

This proposal implements the first phase of the Development Plan (Planned Development No. 6) for the Kaiser Redlands Medical Center, which was previously approved by the City Council earlier this year. The applicant refers to the proposed building as "Medical Office Building/Ambulatory Surgery Center 2 (MOB/ASC 2)."

The proposed Floor Plans indicate various primary activities including: outpatient imaging, clinical specialties, and laboratory on the ground floor; outpatient surgery, chemotherapy infusion module, and clinic module on the second floor; and outpatient procedure center, outpatient surgery and recovery services modules, and medical offices on the third floor. Hours of operation are anticipated to be 7:00 a.m. to 6:00 p.m., Monday through Saturday (closed Sunday), and there would be up to approximately 218 employees per shift. Construction is expected to commence by mid-2027 and conclude by the end of 2028.

BACKGROUND:

In September 2006, the Planning Commission approved Commission Review and Approval No. 827 for a medical office building, 3-stories high, approximately 120,000 square feet, and parking lots and related improvements on the 11-acre southeast corner of the subject property. The building is currently operational while the rest of the project site remains vacant. The Commission also approved Commission Sign Review No. 313 establishing a master sign program for the facility.

In April 2026, the City Council certified a Program Environmental Impact Report (State Clearinghouse No. 2025010666) and approved Planned Development No. 6 establishing a Development Plan ("Master Development Plan") for the Kaiser Redlands Medical Center Project. The Master Development Plan serves as the overall land use and infrastructure framework for the phased multistory expansion of the campus that will include additional office buildings, a general hospital, a parking structure and supporting facilities and improvements. The existing General Plan land use designation for the subject property is Commercial/Industrial (Attachment C) and the zoning is Concept Plan No. 1 (Attachment D).

ANALYSIS:

Consistency with Planned Development No. 6:

As shown in Table 1, the proposed development conforms to the Master Development Plan (Planned Development No. 6) and, by extension, the standards of Concept Plan No. 1, Medical Facilities district. The proposed building is smaller in both height and floor area than the Phase One office building originally contemplated under the Master Development Plan, which identifies a four-story, 165,000-square-foot office building as the initial phase of development (see Attachment E, Phase One Site Plan). The current proposal consists of a three-story building totaling approximately 113,000 square feet, a reduction of roughly 52,000 square feet from the planned Phase One development (see Attachment F, Project Plans). The remaining floor area could potentially be accommodated within future development phases, such as the Phase Three office building, subject to subsequent phase-specific review and approval.

Table 1: CRA No. 985 Proposal (Phase One of Planned Development #6)

Development Standard	Concept Plan #1 Standard	Phase One of Master Development Plan (PD 6)	Current Proposal (CRA No. 985)	Change
Building				
Height:	150 ft.	4 stories	3 stories (43'6")	1 story lower
Gross Floor Area:	0.60 FAR	285,000 sq. ft.	233,000 sq. Ft.	52,000 sq. ft. less
Setback:	25 ft.	Over 25 ft.	Over 25 ft.	No changes
Landscaping				
Total Site Coverage (minimum)	20%	34%	23%	11% less
Parking Area Coverage (minimum)	7%	14%	15%	1% greater
Parking Space Count	1 space per 200 sq. ft. of gross floor area	Required: 1,425 spaces Provided: 1,425 spaces	Required: 1,165 Provided: 1,238	Required: No change (minimum of 1.0 space per 200 sq. ft. of GFA) Provided (Phase 1): More than 1 space per 200 st. ft. of GFA

Although the building size is slightly reduced compared to the approved Master Development Plan, the site plan conforms to the expected first phase of Planned Development No. 6 except for the following minor variations:

- Construction of the third access driveway from Almond Avenue will be deferred to Phase Two (hospital);
- Widening of Almond Avenue (to the north) will be deferred to Phase Two (hospital);
- Footprint of the proposed Phase One building has been reversed;
- Vacant areas in the the southwest corner of the site as well as north of the central driveway will not be paved for surface parking;
- A service yard with loading zones, enclosed by split-face CMU block walls, will be provided on the south side of the new building.

The scope of the current project does not involve alterations to the existing development including the medical office building and landscaping, although some existing surface parking areas would be demolished to accommodate the new improvements (as anticipated). According to the Master Development Plan construction sequencing, new replacement parking facilities would be constructed before demolishing parking spaces required for the existing building. To ensure no shortage of off-street parking occurs during construction of the facility expansion, Condition of Approval No. 25 is recommended that will require the applicant to provide a phased construction plan for staff approval prior to issuance of grading and/or building permits for construction.

Consistent with the infrastructure requirements under the Master Development Plan, conditions of approval recommended by the Land Use Engineering Division include timing optimization of nearby traffic signals (on California Street and Mountain View Avenue) as well as street rehabilitation as necessary along project frontages. The applicant is responsible for installing a traffic signal at the project driveway and California Street in a later second phase (hospital development).

Lastly, according to section III(A)(5)(f) of Concept Plan No. 1, requirements on landscaping, walls, access, parking, loading and lighting apply to new development in the Medical Facilities district. These topics are discussed in detail in the following sections.

Parking and Loading:

Adequate on-site parking will be provided for the new development as well as the existing medical office building on the property. A minimum of 1,165 spaces are required and a total of 1,238 spaces will be provided. Parking areas are designed to comply with development standards including space dimensions (9 by 19 feet), minimum aisle widths (26 feet for two-way traffic), and pedestrian walkways are provided to connect the parking facilities to the buildings. Furthermore, to satisfy the minimum loading space requirements under section EV4.0210, five loading spaces will be provided in the enclosed service yard (south side of the new building) and to be screened by a solid block wall. The loading area on the south side of the existing office building would also remain in place.

Although the applicant has not submitted exterior lighting specifications as part of the entitlement application, a standard condition of approval recommended by the Planning Division would require the applicant to submit architectural details and photometric plans for site lighting (prior to issuance of construction permits) to demonstrate conformance with EVCSP Section EV4.0215 which requires site walkways, building entrances, driveways and parking areas to be adequately illuminated with down-lit, concealed source fixtures.

Landscaping:

The applicant has prepared a unified landscape plan (see Attachment F) for the portions of the site to be immediately developed. Landscaping would be provided around the office buildings, throughout the parking areas, and along the site perimeter. Landscaping will primarily consist of drought-resistant groundcover, shrub and tree plantings. According to the preliminary landscape plans, the development would add 513 trees to the site, including 202 evergreen parking lot trees. The development would feature a surplus amount of trees belonging to various species including Camphor, Carrotwood, Chinese elm, Crepe Myrtle, Brisbane box, Fruitless Olive, Sycamore, Coast Live Oak and African Sumac.

Along the Lugonia Avenue (south) street frontage, an earthen berm would be built up to five feet (5') high at its highest point, with an approximately 3:1 slope for roughly half of the entire length of the frontage (a distance of approximately 600 linear feet). For the section in front of the new building, Chinese Elm and Tipu trees in 36-inch box sizes would be installed nearest Lugonia Avenue, and 24-inch box Sycamore trees would be scattered along the berm as well as 24-inch box African Sumac trees. Around the two new driveways on Lugonia Ave., 36-inch box Fruitless Olive trees would frame the vehicle entrances. Existing trees along California Street would remain in place (where the existing office building and east parking lot are to remain).

The new interior parking lots have been designed to comply with the landscape requirements for parking areas under EVCSP Section EV4.0255, except for the requirement that all double-row parking spaces be separated by a five-foot-wide planter. Instead, the current development plan indicates parking lot trees would be planted at three-space intervals in separated square planters between the double parking rows. However, because the site exceeds 10 acres and meets the minimum landscape coverage requirement (see Table 1), the applicant seeks relief from the double-row separation requirement pursuant to EVCSP Section EV4.0255(a). The Planning Commission may grant the exception because the proposed parking areas are not readily visible from public ways (i.e., to be screened by perimeter berms), and because the phased nature of the Development Plan envisions that the Phase One parking areas would eventually be demolished in Phase Two when the hospital and parking structure will be built.

Architecture:

The proposed office building demonstrates high-quality architectural design consistent with the guidelines set forth in EVCSF Section EV4.0240(d), which calls for the use of architectural treatments and articulation in new development (see Attachment F for the proposed architectural elevations).

The proposed building overall utilizes square shapes, and the rectangular layout suggests an L-shaped floor plan (as viewed from above). The front is oriented to the north toward a new central driveway extending from California Street. Two primary entrances, each covered by steel canopies, face the central driveway which features a one-way, looped pick-up and drop-off lane.

The proposed building features a modern architectural style, characterized by clean lines and a modulated, rectangular form. The east and south elevations would consist primarily of uninterrupted wall planes with regularly spaced, large window openings. In contrast, the north and west elevations feature a greater degree of articulation, including a vision glass curtain wall centered on the facade, as well as steel canopy projections above the ground level. To enhance visual interest, the north elevation includes a wall-mounted perforated metal screen extending from the ground to the roofline which will display imagery associated with the identity of Redlands, such as cultural or geographic themes (e.g., citrus groves, surrounding mountains, etc.).

Exterior siding would primarily consist of an exterior insulation finish system (a synthetic stucco-like material) in neutral earth-tone colors, such as beige and off-white, in combination with glass curtain wall elements. The building rooftop would include off-white metal equipment screens.

Measure "U":

The City Council previously found the project to be exempt from the provisions of Measure "U" in conjunction with the approval of Planned Development No. 6 (City Council Resolution No. 8765). Development projects that directly further the primary institutional purposes of hospitals, provided such projects are located on sites held by those entities as of March 1, 1997, are exempt from requirements to prepare traffic studies and socio-economic studies. The Council determined that the Redlands Kaiser Medical Center project met these criteria. Therefore, related permits issued pursuant to the Master Development Plan (Planned Development No. 6) are subject to the Council's prior determination.

ENVIRONMENTAL REVIEW:

The proposal has been previously evaluated as required by the California Environmental Quality Act ("CEQA"). The City Council previously adopted and certified a Program Environmental Impact Report ("Program EIR"), State Clearinghouse No. 2025010666 (<https://ceqanet.lci.ca.gov/2025010666>), in conjunction with the approval of Planned Development No. 6 (City Council Resolution No. 8763).

Pursuant to CEQA Guidelines section 15162, no subsequent EIR is required because the proposed CRA No. 985 is within the scope of Planned Development No. 6 that is subject to the Program EIR. The proposed CRA No. 985 is substantially consistent with the development assumptions, land uses, and impact analysis evaluated in the Program EIR as well as Mitigation Monitoring & Reporting Program. The applicable mitigation measures identified in the adopted Mitigation Monitoring & Reporting Program have been incorporated into the current project as Conditions of Approval, and therefore, will be implemented.

None of the conditions described in CEQA Guidelines section 15162 requiring preparation of a subsequent or supplemental EIR have occurred, as there are no substantial changes to the project, no substantial changes in circumstances under which the project is undertaken, and no new information of substantial importance that would result in new or more severe significant environmental impacts. Accordingly, no further environmental review is required. If the project is approved, a Notice of Determination (Attachment G) will be subsequently filed with the County Clerk and State Clearinghouse in accordance with CEQA.

FINDINGS:

According to Section 18.12.080(D) of the Municipal Code, the Planning Commission must make the following findings in granting site plan approval. Each finding is followed by a suggested determination from staff.

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.*

A master site development plan (Planned Development No. 6) was previously approved and established for the project site to enable the phased development of an approximately 983,000 square-foot health care facility including medical office buildings, a future general hospital, and supporting facilities and improvements. The currently proposed Site Plan substantially conforms to, and directly implements, the first phase of Planned Development No. 6. The site is generally square in shape and adequately sized at approximately 36.5 acres, and therefore, is appropriate to accommodate the existing use(s) plus future projects, the medical office building and various outpatient services proposed with CRA No. 985, as well as the anticipated future land uses on the project site that are contemplated in Planned Development No. 6. The project will not detrimentally affect adjacent and nearby land uses in the vicinity or surrounding neighborhood, which primarily consist of industrial, warehousing, and office land uses.

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

The site for the proposed use has been planned to accommodate medical uses, including a hospital, medical offices, medical clinics, and related facilities and improvements. Public streets surrounding the project site and greater vicinity are of adequate size, design, and improvement to carry the type and quantity of vehicle traffic to be generated by the proposed use(s). The site is situated within an existing, long-standing employment area with numerous different commercial and industrial uses. According to Concept Plan No. 1, the site has direct regional access via Interstate 10, and the surrounding roadways have been master planned with adequate right-of-way to handle the expected traffic generated from buildout of the subject site. Interstate 10 is readily accessible to and from the subject property via a public roadway (California Street) as well as other nearby public streets, and existing freeways on-ramps and off-ramps at California Street and other nearby public streets can provide sufficient vehicular 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 set forth in the proposed resolution and the improvements proposed in the project plans are intended to protect public health, safety, and general welfare. The project complies with the standard requirements and applicable provisions of the East Valley Corridor Specific Plan, the Redlands Municipal Code, California Fire Code and California Building Code (or equivalent OSHPD standards and regulations), and other applicable design and construction standards. Conditions of approval, particularly those regarding roadway improvements and reprogramming of nearby traffic signals, are included to ensure the proposed development does not adversely affect public safety and the general welfare.

RECOMMENDATIONS:

Based on the findings and analysis in this report, staff recommends that the Planning Commission adopt Resolution No. 1757 (Attachment H) and approve Commission Review & Approval No. 985 subject to the recommended conditions of approval.

MOTION:

If the Planning Commission deems it appropriate, staff recommends the following motion:

"I move to adopt Resolution No. 1757 and approve Commission Review and Approval No. 985 for the Kaiser medical office building project."

PREPARED BY:

Kevin Beery, Senior Planner

Attachments

[Attachment A - Vicinity Map.pdf](#)

[Attachment B - Aerial.pdf](#)

[Attachment C - General Plan Land Use Map.pdf](#)

[Attachment D - Zoning Map.pdf](#)

[Attachment E - Master Site Plan PD 6.pdf](#)

[Attachment F-1 - Site Plan CRA 985.flat.pdf](#)

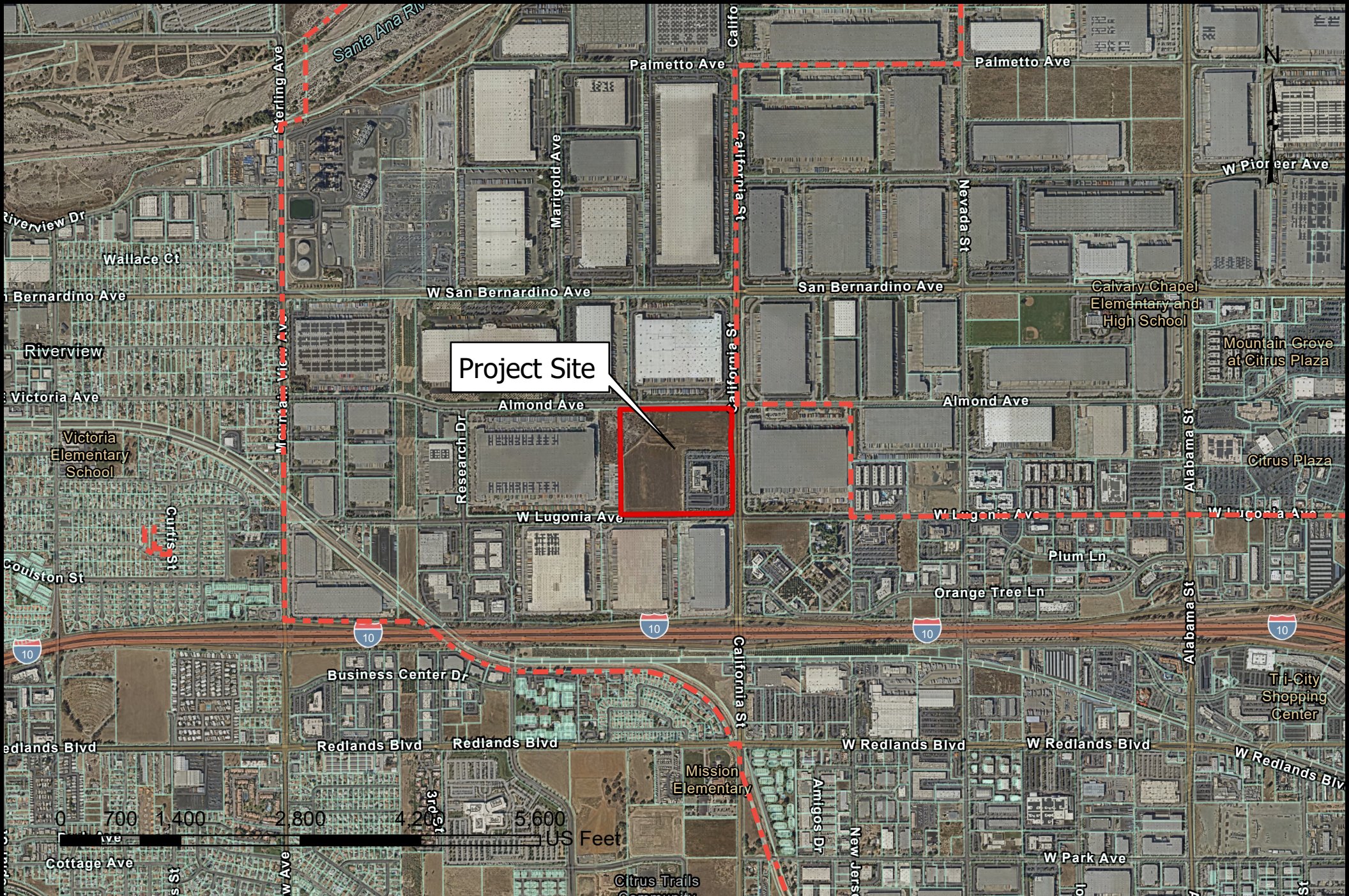
[Attachment F-2 - Floor Plans.pdf](#)

[Attachment F-3 - Elevations and Renderings.pdf](#)

[Attachment F-4 - Landscape Plan.flat.pdf](#)

[Attachment G - Notice of Determination CRA 985.pdf](#)

[Attachment H - Resolution No. 1757.pdf](#)



City of Redlands
Attachment A - Vicinity Map

Author: Redlands GIS **Date:** August 2026

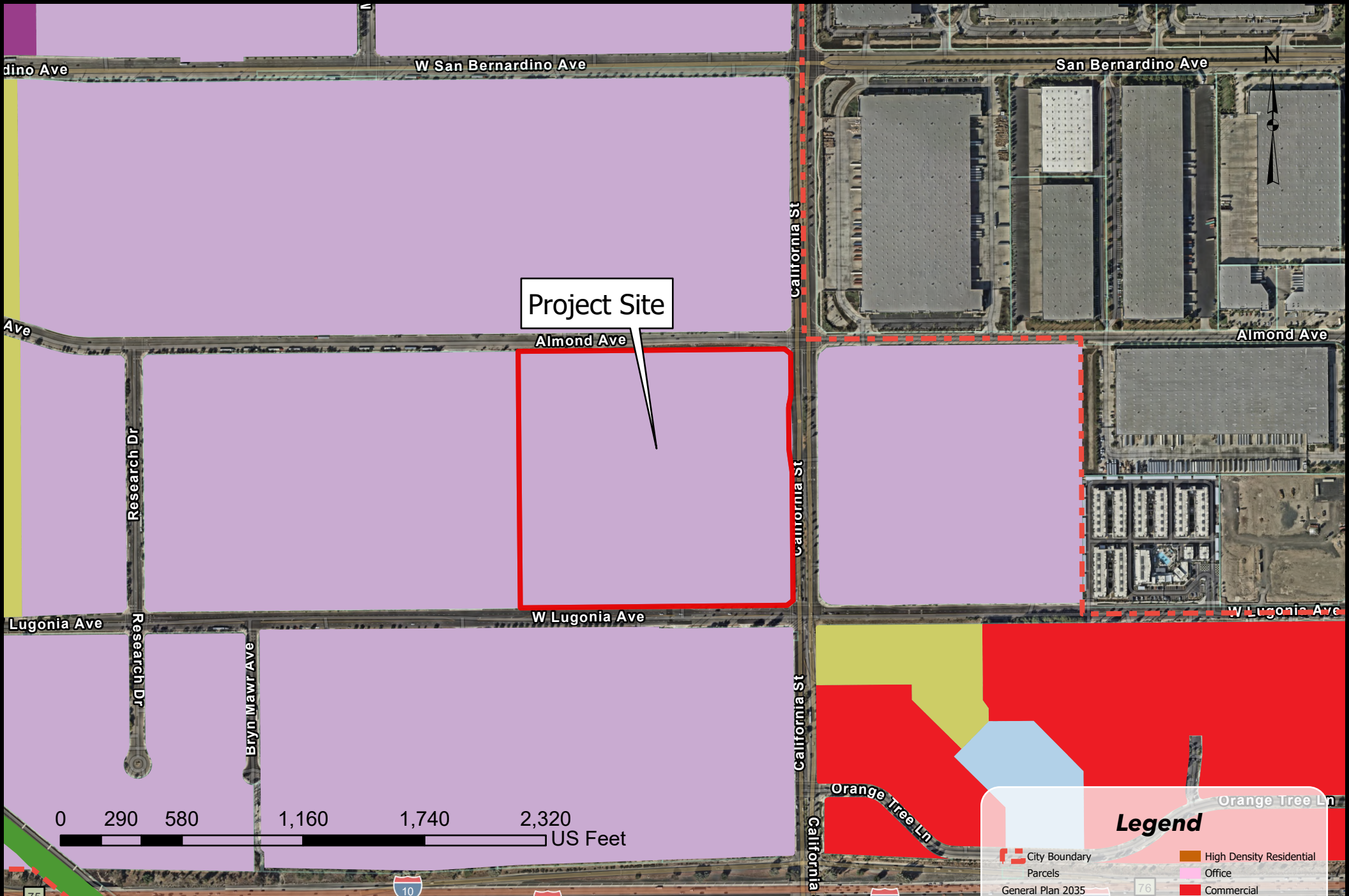
Legend

- City Boundary
- Parcels



Legend

- City Boundary
- Parcels



City of Redlands
Attachment C - Land Use Map

Author: Redlands GIS Date: August 2026

Legend

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



City of Redlands
Attachment D - Zoning Map

Author: Redlands GIS **Date:** August 2026

Legend

City Boundary	Medical
Parcels	Industrial
Zoning	Transitional
Administrative	Public Institutional
Agricultural	Airport
Single Family Residential	Specific Plan
Multi-Family Residential	Flood Plain
Commercial	Open Space

 AMBULANCE ROUTE
 VEHICLE ACCESS
 SERVICE ROUTE
 PEDESTRIAN PATH

 COMPLETE/PROPOSED
 EXISTING

 DEVELOPED SITE AREA
 LANDSCAPED AREA
 SURFACE PARKING
 PERIMETER WALL

PHASE 1	
BUILDING DESCRIPTION:	AREA:
Existing MOB 1	120,000 SF
ASC/MOB 2	165,000 SF
Total Building Area	285,000 SF

SITE COVERAGE:	AREA:	% COVERAGE
Total Developed Site Area	1,194,000 SF	
Total Building Coverage	76,000 SF	
Total Landscaped Area	411,000 SF	34%
Total Surface Parking Area	601,000 SF	
Total Parking Area Landscape	85,000 SF	14%

PARKING DESCRIPTION:	PARKING TOTAL PROVIDED:				ADA PORTION OF TOTAL:		
BUILDING:	REQUIREMENT:	DEMAND:	REQ:	PROV:	ADA %:	ADA #:	ADA PROV:
Existing MOB 1	5 per 1,000 sf	120,000 SF	600	600	10%	60	60
ASC/MOB 2	5 per 1,000 sf	165,000...	825	825	10%	83	83
Excess				40		13	13
			1,425	1,465		156	156

1 SITE - PHASE 1
1" = 80'-0"

As indicated

JANUARY 31, 2025



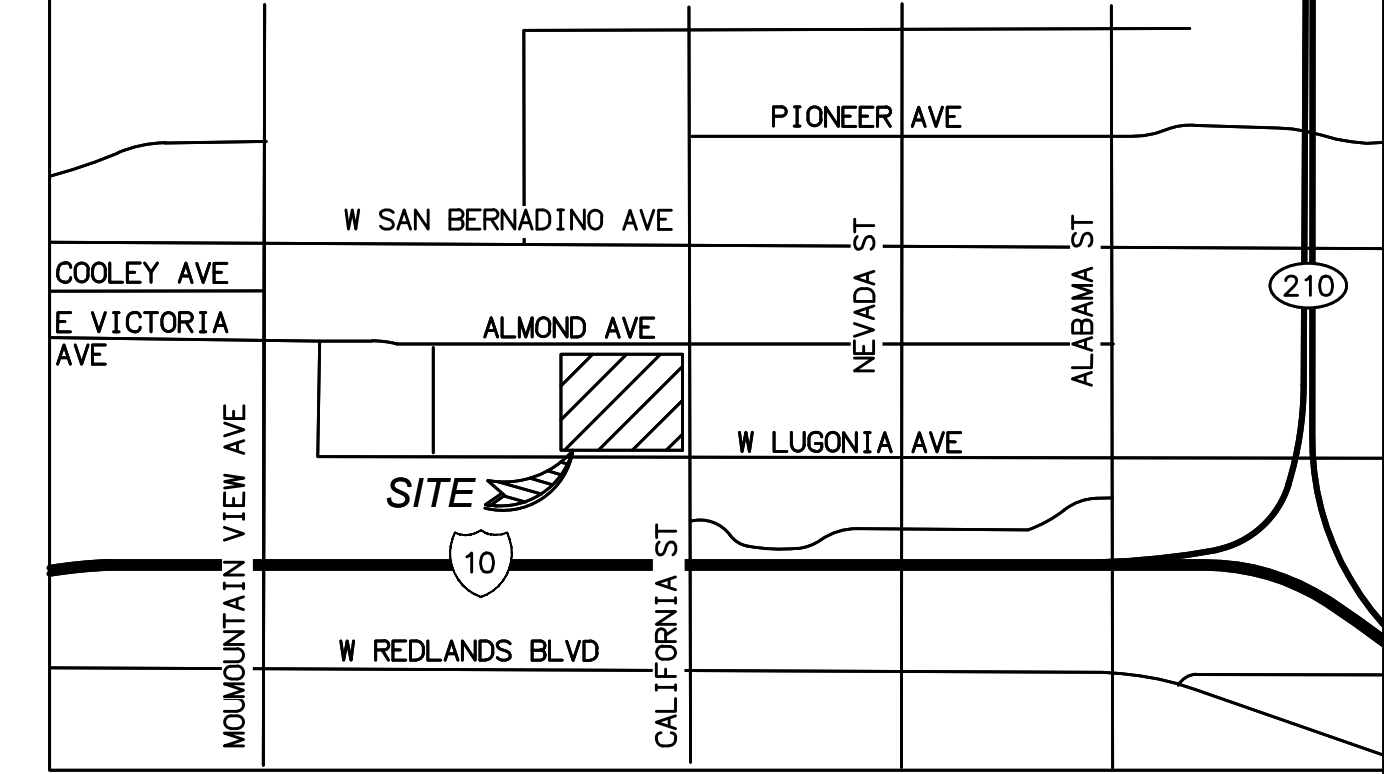
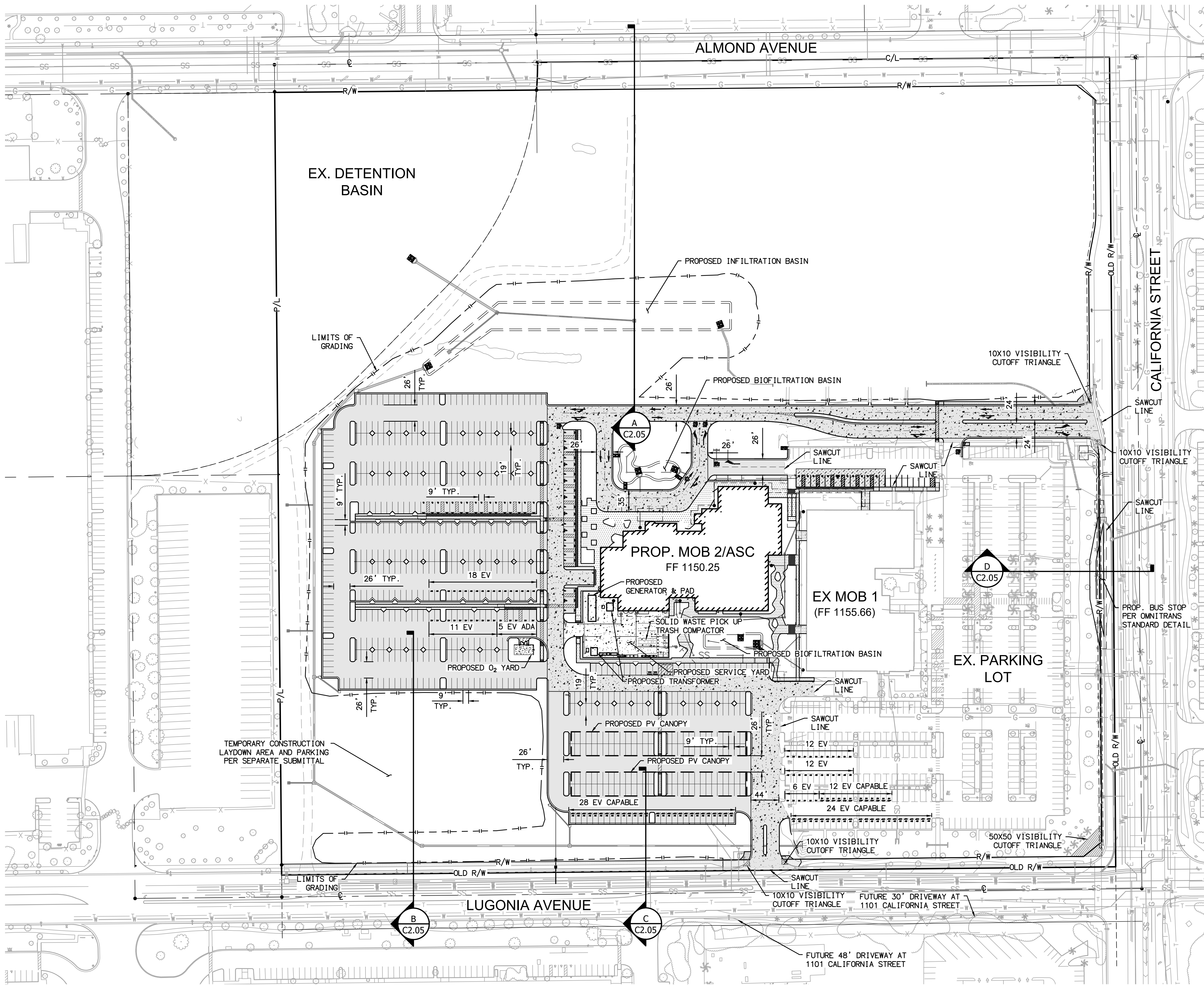
KAISER PERMANENTE

REDLANDS MEDICAL CENTER

CITY OF REDLANDS

Site Development Plan Number:	
OWNER: Kaiser Foundation Hospitals	PHONE: 626.405.6333
ADDRESS: 393 E. Walnut Street, 4th Floor, Pasadena, CA 91188	
ARCHITECT, ENGINEER, DESIGNER: CO Architects, Michael Baker Int'l., Ridge Landscape Architects	
ADDRESS: 5750 Wilshire Boulevard, Suite 550, Los Angeles CA 90036 (Architect)	
TYPE OF DEVELOPMENT: XXXXX	
ZONE: CR ZONE	

PHONE: 323.525.0500 (Architect)
LOCATION: 1301 California Street, Redlands, CA 92374
ACCESSOR'S PARCEL NUMBER: 0167-441-07



VICINITY MAP
N.T.S.

LEGEND

RIGHT OF WAY	R/W
OLD RIGHT OF WAY	OLD R/W
PROPERTY LINE	P
CURB AND GUTTER	
AC PAVEMENT - LIGHT DUTY	
AC PAVEMENT - HEAVY DUTY	
VEHICULAR CONCRETE PAVEMENT	
PEDESTRIAN CONCRETE PAVEMENT	
ASPHALT GRIND & OVERLAY	
PROPOSED BUILDING	
TRUNCATED DOMES	

PARKING DESCRIPTION: PARKING TOTAL PROVIDED

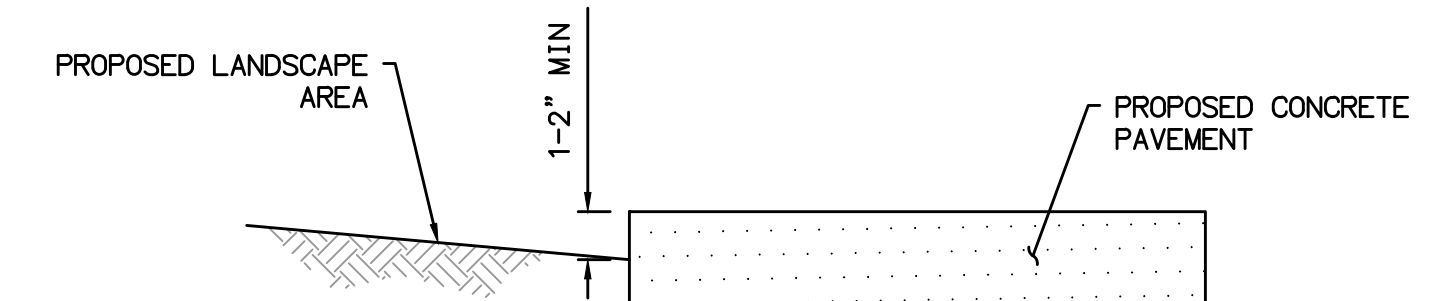
BUILDING:	REQUIREMENT:	DEMAND:	REQ:	PROV:	ADA PORTION OF TOTAL:		
EXISTING MOB 1	5 PER 1,000 SF	120,000 SF	600	600	ADA %:	ADA #:	ADA PROV:
ASC/MOB 2					3.5%	21	21
ASC	5 PER 1,000 SF	35,000 SF	175	175	10%	18	18
NON-ASC		78,000 SF	390	390	3.5%	14	14
EXCESS				8		0	9
			1,165	1,173		53	62

MOB 2 - EV STALLS

TYPE:	EV %:	REQ:	PROV:
EV CAPABLE STALLS	20%	128	128
- WITH CHARGERS	10%	64	64
- VAN ACCESSIBLE		1	1
- STANDARD ACCESSIBLE		2	2
- AMBULATORY		2	2

MOB 2 - VANPOOL STALLS

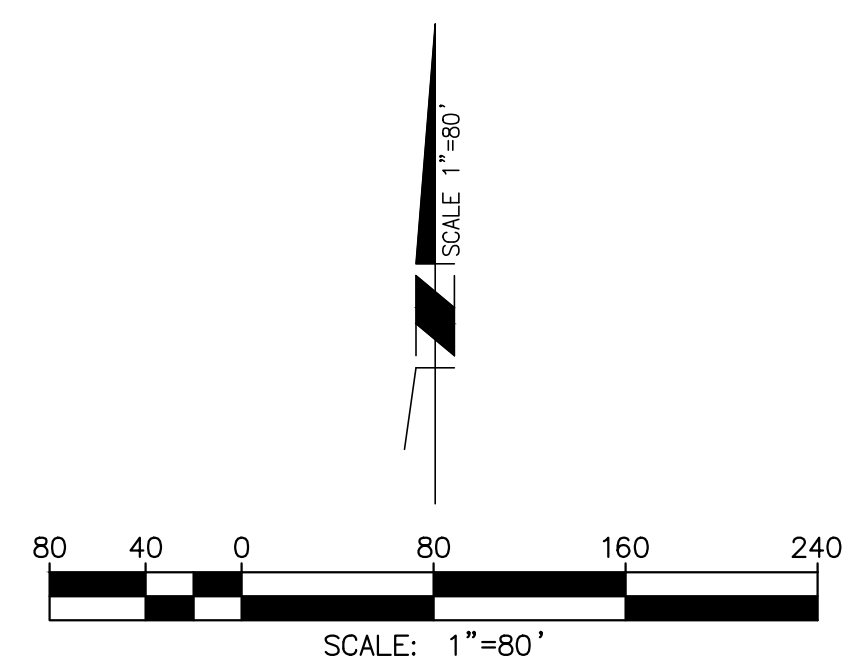
FTE = 218
REQ. 2% OF FTE = 5 PASSENGERS
6 PASSENGERS PER STALL
PROVIDED: 2 STALLS



NOTE:
ALL LANDSCAPED AREAS SHALL BE A MINIMUM 1"-2" LOWER
THAN ADJACENT PAVEMENT.

TYPICAL LANDSCAPE AND PAVEMENT INTERFACE DETAIL

SCALE: NOT TO SCALE



SITE PLAN

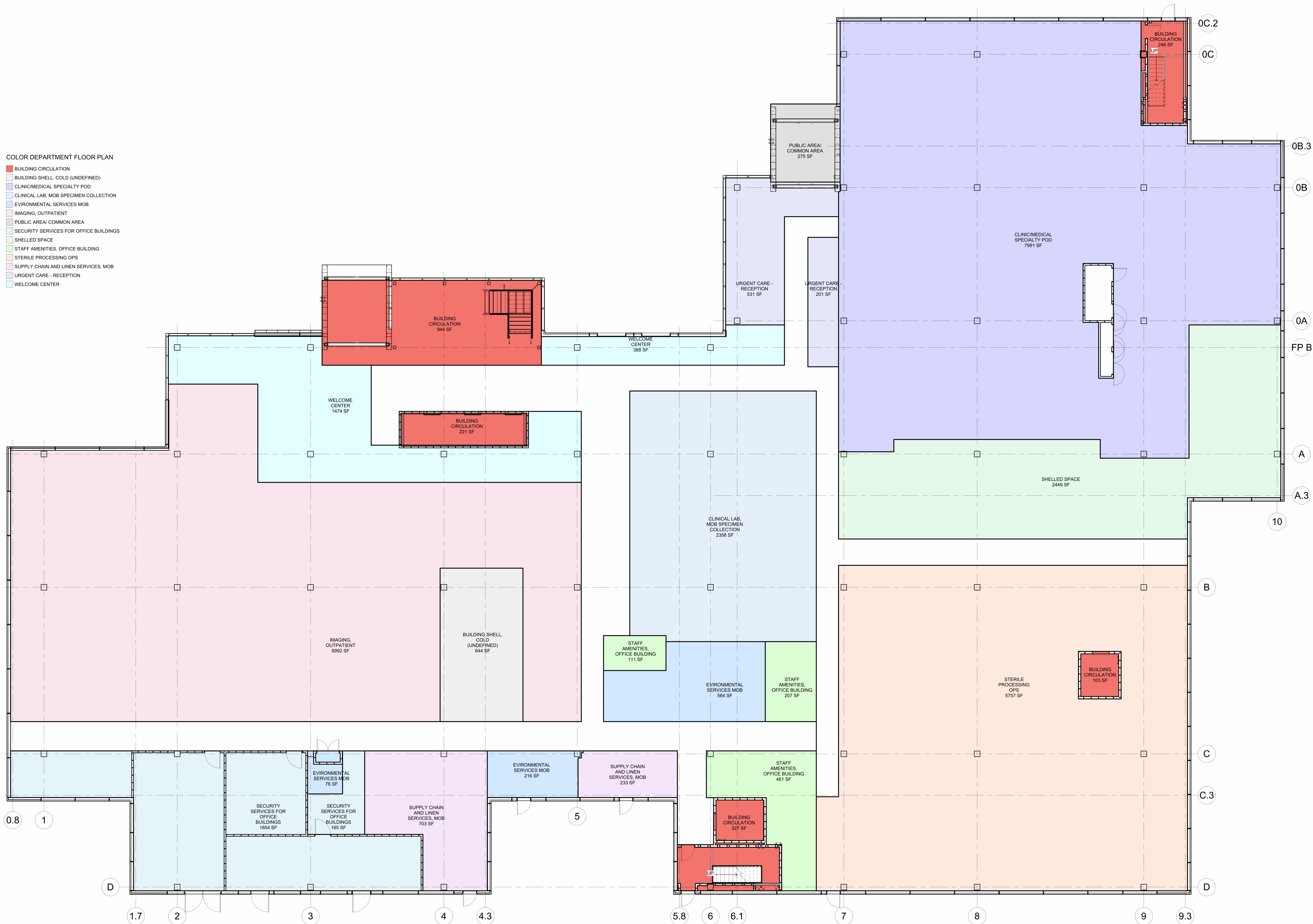


REDLANDS MEDICAL CENTER

Sheet: C2.00	CITY OF REDLANDS
Site Development Plan Number:	
OWNER: Kaiser Foundation Hospitals	
ADDRESS: 303 E. Walnut Street Pasadena, CA 91108	
ARCHITECT/ENGINEER: Gresham Smith, Michael Baker Int'l., Ridge Landscape Architects	
ADDRESS: 222 Second Avenue South, Suite 1400 Nashville, TN 37201-2308 (Architect)	
TYPE OF DEVELOPMENT: XXXXX	
ZONE: CR ZONE	
PHONE: 626.405.6333	
PHONE: 615.770.8100 (Architect)	
LOCATION: 1301 California Street, Redlands, CA 92374	
ACCESSOR'S PARCEL NUMBER: 0167-441-07-0-000	

COLOR DEPARTMENT FLOOR PLAN

- BUILDING CIRCULATION
- BUILDING SHELL, COLD (UNDEFINED)
- CLINIC/MEDICAL SPECIALTY POD
- CLINICAL LAB, MOB SPECIMEN COLLECTION
- ENVIRONMENTAL SERVICES MOB
- IMAGING, OUTPATIENT
- PUBLIC AREA/ COMMON AREA
- SECURITY SERVICES FOR OFFICE BUILDINGS
- SHELLED SPACE
- STAFF AMENITIES, OFFICE BUILDING
- STERILE PROCESSING OPS
- SUPPLY CHAIN AND LINEN SERVICES, MOB
- URGENT CARE - RECEPTION
- WELCOME CENTER



1 Level 1 SCHEMATIC VIEW
3/32" = 1'-0"

FIRST FLOOR
DEPARTMENT PLANS

April 8, 2026



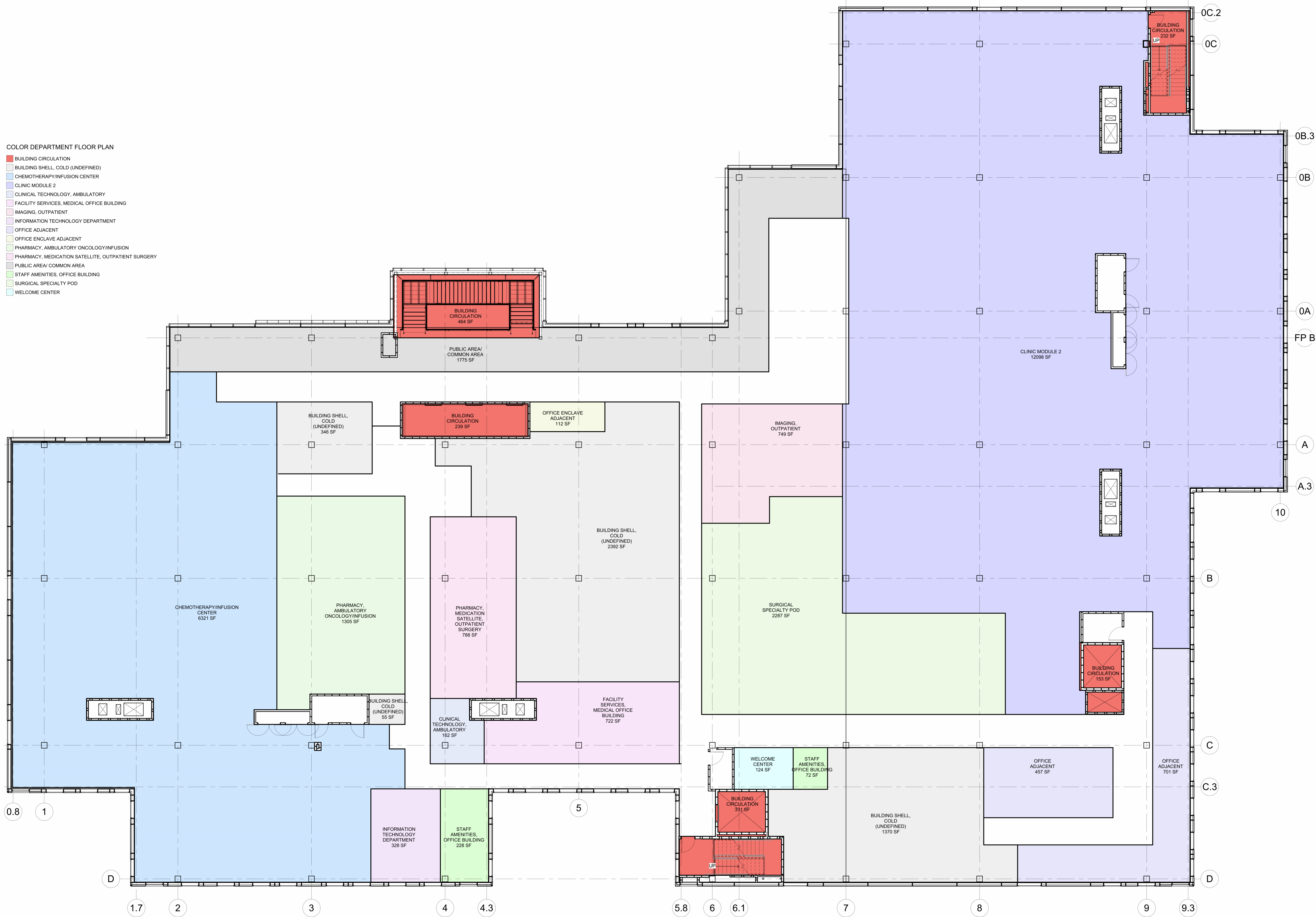
Redlands Medical Center

Sheet: A201

CITY OF REDLANDS

Site Development Plan Number:	OWNER: Kaiser Foundation Hospitals	PHONE: 626.405.6333
ADDRESS: 393 E. Walnut Street Pasadena, CA 91108	ARCHITECT, ENGINEER, DESIGNER: Gresham Smith, Michael Baker Int'l., Ridge Landscape Architects	PHONE: 615.770.8100 (Architect)
ADDRESS: 222 Second Avenue South, Suite 1400 Nashville, TN 37201-2308 (Architect)	LOCATION: 1301 California Street, Redlands, CA 92374	
TYPE OF DEVELOPMENT: XXXXX	ACCESSOR'S PARCEL NUMBER: 0167-441-07-0-000	
ZONE: CR ZONE		

- COLOR DEPARTMENT FLOOR PLAN
- BUILDING CIRCULATION
 - BUILDING SHELL, COLD (UNDEFINED)
 - CHEMOTHERAPY/INFUSION CENTER
 - CLINIC MODULE 2
 - CLINICAL TECHNOLOGY, AMBULATORY
 - FACILITY SERVICES, MEDICAL OFFICE BUILDING
 - IMAGING, OUTPATIENT
 - INFORMATION TECHNOLOGY DEPARTMENT
 - OFFICE ADJACENT
 - OFFICE ENCLAVE ADJACENT
 - PHARMACY, AMBULATORY ONCOLOGY/INFUSION
 - PHARMACY, MEDICATION SATELLITE, OUTPATIENT SURGERY
 - PUBLIC AREA/ COMMON AREA
 - STAFF AMENITIES, OFFICE BUILDING
 - SURGICAL SPECIALTY POD
 - WELCOME CENTER



1 Level 2_ SCHEMATIC VIEW
3/32" = 1'-0"

SECOND FLOOR
DEPARTMENT PLANS

April 8, 2026



Redlands Medical Center

Sheet: A202

CITY OF REDLANDS

Site Development Plan Number:		PHONE: 626.405.6333
OWNER: Kaiser Foundation Hospitals		
ADDRESS: 393 E. Walnut Street Pasadena, CA 91108		
ARCHITECT, ENGINEER, DESIGNER: Gresham Smith, Michael Baker Int'l., Ridge Landscape Architects		PHONE: 615.770.8100 (Architect)
ADDRESS: 222 Second Avenue South, Suite 1400 Nashville, TN 37201-2308 (Architect)		LOCATION: 1301 California Street, Redlands, CA 92374
TYPE OF DEVELOPMENT: XXXXX		ACCESSOR'S PARCEL NUMBER: 0167-441-07-0-000
ZONE: CR ZONE		

- COLOR DEPARTMENT FLOOR PLAN
- ANESTHESIA OFFICES
 - BUILDING CIRCULATION
 - BUILDING MECHANICAL AND ELECTRICAL
 - PROCEDURE CENTER, OUTPATIENT
 - PUBLIC AREA/ COMMON AREA
 - RECOVERY SERVICE, OUTPATIENT
 - SURGERY, OUTPATIENT, PERIOPERATIVE SERVICES



1 Level 3 - SCHEMATIC VIEW
3/32" = 1'-0"

THIRD FLOOR
DEPARTMENT PLANS

April 8, 2026

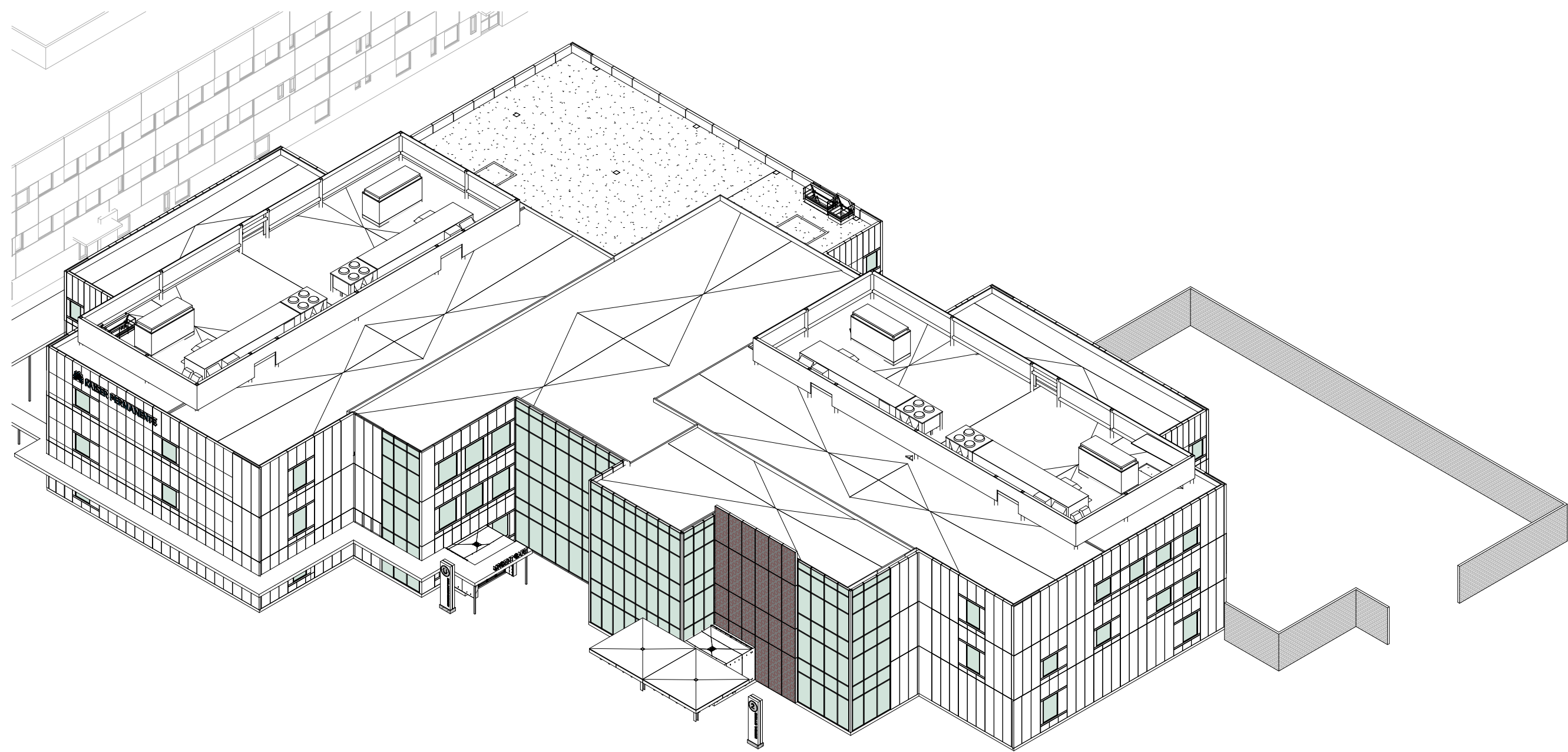


Redlands Medical Center

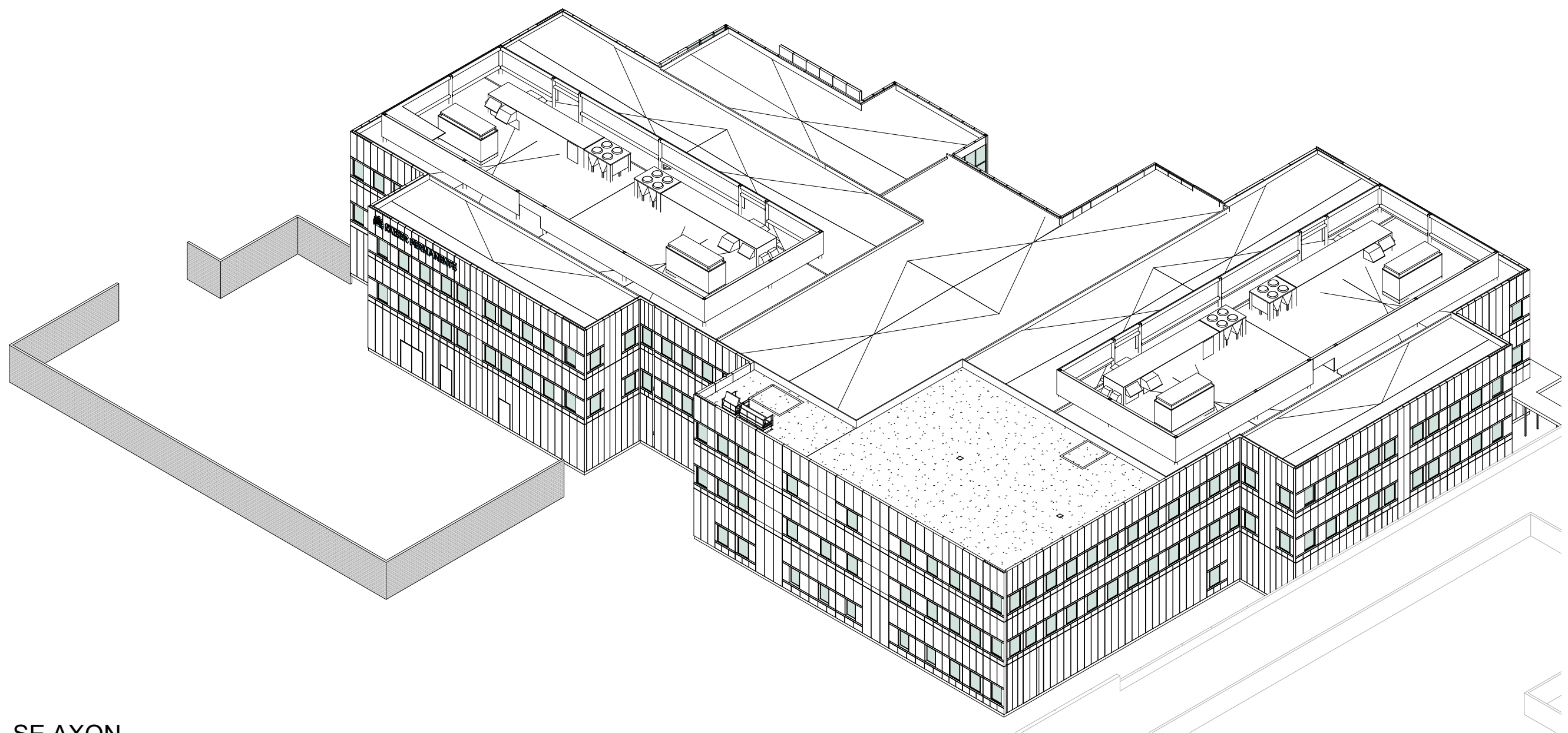
Sheet: A203

CITY OF REDLANDS

Site Development Plan Number:		PHONE: 626.405.6333
OWNER: Kaiser Foundation Hospitals		
ADDRESS: 393 E. Walnut Street Pasadena, CA 91108		
ARCHITECT, ENGINEER, DESIGNER: Gresham Smith, Michael Baker Int'l., Ridge Landscape Architects		PHONE: 615.770.8100 (Architect)
ADDRESS: 222 Second Avenue South, Suite 1400 Nashville, TN 37201-2308 (Architect)		LOCATION: 1301 California Street, Redlands, CA 92374
TYPE OF DEVELOPMENT: XXXXX		ACCESSOR'S PARCEL NUMBER: 0167-441-07-0-000
ZONE: CR ZONE		



NW AXON



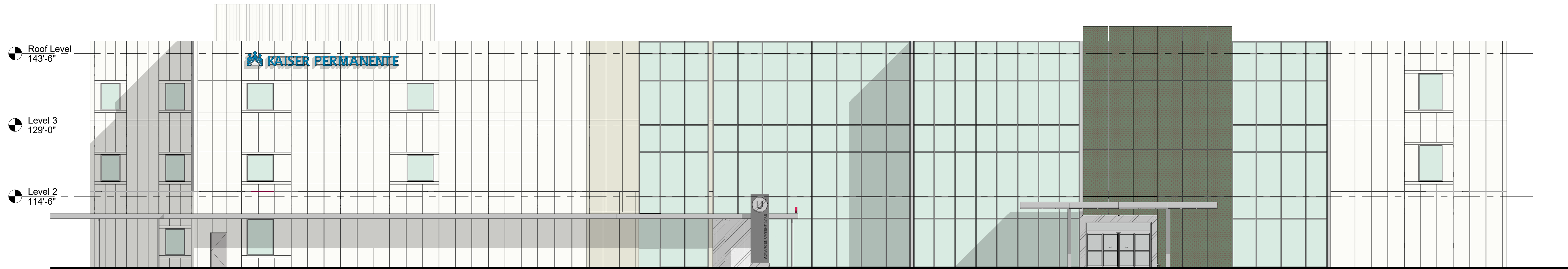
SE AXON



PERSPECTIVE - ENTRY COURT



PERSPECTIVE - SW CORNER

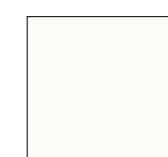


1 NORTH ELEVATION
3/32" = 1'-0"



2 EAST ELEVATION
3/32" = 1'-0"

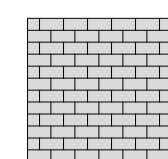
LEGEND



PREFABRICATED EXTERIOR WALL PANEL #1 WITH EXTERIOR FINISH INSULATION SYSTEM (EIFS)



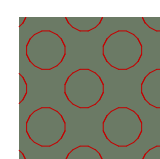
PREFABRICATED EXTERIOR WALL PANEL #2 WITH EXTERIOR FINISH INSULATION SYSTEM (EIFS)



CMU SPLITFACE BLOCK



CURTAIN WALL - 4-SIDED SSG SYSTEM WITH 1" INSULATING GLAZING UNITS



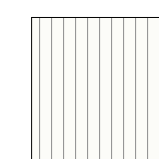
CUSTOM PERFORATED METAL SCREEN INTEGRATED INTO PREFABRICATED EXTERIOR WALL PANELS



PREFABRICATED EXTERIOR WALL PANELS W/ MCM EXTERIOR FINISH, AT BUILDING VESTIBULE



CANOPY - PAINTED STEEL STRUCTURE



METAL SCREEN WALL W/ CONCEALED FASTENERS.

EXTERIOR
ELEVATIONS

April 8, 2026



Redlands Medical Center

Sheet: **A301**

CITY OF REDLANDS

Site Development Plan Number:	PHONE: 626.405.6333
OWNER: Kaiser Foundation Hospitals	
ADDRESS: 393 E. Walnut Street Pasadena, CA 91108	
ARCHITECT, ENGINEER, DESIGNER: Gresham Smith, Michael Baker Intl., Ridge Landscape Architects	PHONE: 615.770.8100 (Architect)
ADDRESS: 222 Second Avenue South, Suite 1400 Nashville, TN 37201-2308 (Architect)	LOCATION: 1301 California Street, Redlands, CA 92374
TYPE OF DEVELOPMENT: XXXXX	
ZONE: CR ZONE	ACCESSOR'S PARCEL NUMBER: 0167-441-07-0-000



LEGEND

- | | | | | | |
|--|--|--|---|--|---|
| | PREFABRICATED EXTERIOR WALL PANEL #1 WITH EXTERIOR FINISH INSULATION SYSTEM (EIFS) | | CURTAIN WALL - 4-SIDED SSG SYSTEM WITH 1" INSULATING GLAZING UNITS | | CANOPY - PAINTED STEEL STRUCTURE |
| | PREFABRICATED EXTERIOR WALL PANEL #2 WITH EXTERIOR FINISH INSULATION SYSTEM (EIFS) | | CUSTOM PERFORATED METAL SCREEN INTEGRATED INTO PREFABRICATED EXTERIOR WALL PANELS | | METAL SCREEN WALL W/ CONCEALED FASTENERS. |
| | CMU SPLITFACE BLOCK | | PREFABRICATED EXTERIOR WALL PANELS W/ MCM EXTERIOR FINISH, AT BUILDING VESTIBULE | | |

EXTERIOR
ELEVATIONS

April 8, 2026



Redlands Medical Center

Sheet: A302	CITY OF REDLANDS
Site Development Plan Number:	PHONE: 626.405.6333
OWNER: Kaiser Foundation Hospitals	ADDRESS: 393 E. Walnut Street Pasadena, CA 91108
ARCHITECT, ENGINEER, DESIGNER: Gresham Smith, Michael Baker Int'l., Ridge Landscape Architects	PHONE: 615.770.8100 (Architect)
ADDRESS: 222 Second Avenue South, Suite 1400 Nashville, TN 37201-2308 (Architect)	LOCATION: 1301 California Street, Redlands, CA 92374
TYPE OF DEVELOPMENT: XXXXX	ACCESSOR'S PARCEL NUMBER: 0167-441-07-0-000
ZONE: CR ZONE	



NOTE:
1. ALL SITE GRADING NOT TO EXCEED 3:1 - RETAINING WALLS TO BE CONSTRUCTED IF NECESSARY. EVCSP § EV4.0275

LANDSCAPE CALCULATIONS

PARKING LOT LANDSCAPE AREA (PHASE 1)
- TOTAL PARKING STALL AREA: 124,238 SF.
- TOTAL PARKING LANDSCAPE AREA: 18,393 SF.
- PARKING LANDSCAPE AREA PERCENTAGE: 15%

SITE LANDSCAPE AREA (PHASE 1)
- TOTAL SITE AREA: 992,626 SF.
- TOTAL SITE LANDSCAPE AREA: 233,504 SF.
- SITE LANDSCAPE AREA PERCENTAGE: 23%

TREE CALCULATIONS

EXISTING PARKING LOT
- TOTAL TREES - 145 TREES
- EVERGREEN TREES - 24 TREES (16.55%)
- DECIDUOUS TREES - 121 TREES (83.45%)

PROPOSED PARKING LOT (PHASE 1)
- TOTAL TREES - 202 TREES
- EVERGREEN TREES - 202 TREES (100%)
- DECIDUOUS TREES - 0 TREES (0%)

TOTAL PARKING AREA (PHASE 1)
- TOTAL TREES - 347 TREES
- EVERGREEN TREES - 226 TREES (65.13%)
- DECIDUOUS TREES - 121 TREES (34.87%)

TOTAL LANDSCAPE AREA (PHASE 1)
- TOTAL TREES - 513 TREES
- EVERGREEN TREES - 339 TREES (66.08%)
- DECIDUOUS TREES - 174 TREES (33.92%)

PROPOSED PLANT PALETTE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM
	CINNAMONUM CAMPHORA	CAMPBOR	24" BOX STD.
	CUPANIOPSIS ANACARDIODES	CARROTWOOD	24" BOX STD.
	ULMUS PARVIFOLIA 'TRUE GREEN' - OR - TIPIANA TIPI	TRUE GREEN CHINESE ELM - OR - TIPI TREE	36" BOX STD.
	LAGERSTROEMIA INDICA 'PURPLE TOWER'	PURPLE TOWER CREPE MYRTLE	24" BOX STD.
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX STD.

PROPOSED PLANT PALETTE

TREES

	OLEA EUROPEA 'WILSONII'	WILSON FRUITLESS OLIVE	36" BOX MULTI
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX LOW BRCH
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX STD.
	RHUS LANCEA	AFRICAN SUMAC	24" BOX STD.
	WASHINGTONIA ROBUSTA	CALIFORNIA FAN PALM	24" BTH

*REFER TO SHEET L2.01 FOR FULL PLANT SCHEDULE

Appendix A Water Efficient Landscape Worksheet - Phase 1

Reference Evapotranspiration (ET ₀)	Plant Factor (PF)	Irrigation Method (IM)	ETAF (ET ₀ x PF x IM)	ETAF x Area (Sq. Ft.)	Estimated Total Water Use (ETWU) ¹
55.6					0.45
Regular Landscape Areas					
1 - Shrub Drip (LOW)	0.2	Drip	0.81	71,091	17553
2 - Shrub Drip (MOD)	0.5	Drip	0.81	71,091	43883
2 - Tree Bubbler (LOW)	0.3	Bubbler	0.73	1208	496
3 - Tree Bubbler (MOD)	0.5	Bubbler	0.73	368	252
Totals				143758	62185
Special Landscape Areas					
SLA-1				0	0
Totals				0	0
ETWU Total ⁴					2,143,646.8
Maximum Allowed Water Allowance (MAWA) ⁵					2,230,031.6
MAWA - EAWA =					86,384.8

¹Hydrozone# / Planting Description e.g.
1) Front lawn
2) Low water use planting
3) Medium water use planting

²Irrigation Method
1) Overhead Spray
2) Drip

³Irrigation Efficiency
1) 0.73 for Spray Head
2) 0.81 for Drip

⁴ETWU (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year.

⁵MAWA (Annual Gallons Allowed) = (Eto) (0.62) (ETAF x LA) + (0) (ETAF x SLA)
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year; LA is the total regular landscape area in square feet; SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

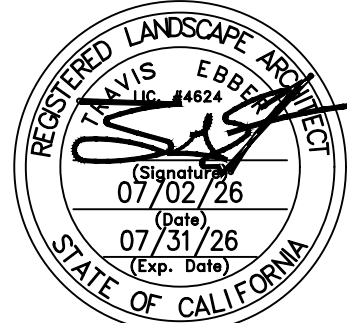
Regular Landscape Areas	ETAF Calculations
Total ETAF x Area	62185
Total Area	143758
Average ETAF	0.43

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	ETAF Calculations
Total ETAF x Area	62185 (B+D)
Total Area	143758 (A+C)
Average ETAF	0.43 (B+D) ÷ (A+C)

LEGEND

- 1 EXISTING PARKING LOT AND PARKING LOT LANDSCAPE
- 2 EXISTING BUILDING HARDSCAPE / LANDSCAPE
- 3 PROPOSED PARKING LOT AND PARKING LOT LANDSCAPE
- 4 EXISTING FALLOW LOT
- 5 TEMPORARY DETENTION BASIN
- 6 UPDATED ENTRY AND ENTRY LANDSCAPE
- 7 DECORATIVE DRY STREAM BED WITH BOULDERS AND PLANTING FOR FUTURE DETENTION BASIN
- 8 DROP OFF AREA WITH DECORATIVE VEHICULAR AND PEDESTRIAN PAVING
- 9 DEPRESSED PRAIRIE GRASS AREA FOR FUTURE DETENTION BASIN
- 10 PEDESTRIAN PROMENADE WITH DECORATIVE SEATING OPPORTUNITIES
- 11 DECORATIVE SEATING / DINING AREA
- 12 BUILDING ENTRY
- 13 STREET / PERIMETER LANDSCAPE
- 14 SERVICE AREA
- 15 VISIBILITY TRIANGLE
- 16 EXISTING SOLAR CANOPIES
- 17 PROPOSED SOLAR CANOPIES



PRELIMINARY LANDSCAPE PLAN (PHASE 1)

1" = 80'-0"

JULY 02, 2026



REDLANDS MEDICAL CENTER

Sheet: **L1.01**

CITY OF REDLANDS

Site Development Plan Number:	OWNER: Kaiser Foundation Hospitals	PHONE: -
ADDRESS -	ARCHITECT, ENGINEER, DESIGNER:	PHONE:
ADDRESS:	TYPE OF DEVELOPMENT:	LOCATION: -
ZONE: CR ZONE		ACCESSOR'S PARCEL NUMBER: 0167-441-07

TREES



CINNAMOMUM CAMPHORA / CAMPHOR



CUPANIOPSIS ANACARDIOIDES / CARROTWOOD



LAGERSTROEMIA I. 'PURPLE TOWER' / PURPLE TOWER CREPE MYRTLE



ULMUS P. 'TRUE GREEN' / TRUE GREEN CHINESE ELM



TIPUANA TIPU / TIPU TREE



LOPHOSTEMON CONFERTUS / BRISBANE BOX



OLEA EUROPEA 'WILSONII' / WILSON FRUITLESS OLIVE



PLATANUS RACEMOSA / CALIFORNIA SYCAMORE



QUERCUS AGRIFOLIA / COAST LIVE OAK



RHUS LANCEA / AFRICAN SUMAC



WASHINGTONIA ROBUSTA / CALIFORNIA FAN PALM

BACKGROUND SHRUBS



FURCRAEA MACDOUGALLII / MACDOUGALLS CENTURY PLANT



OLEA E. 'MONTRA' / LITTLE OLLIE DWARF OLIVE



LEUCOPHYLLUM F. 'GREEN CLOUD' / TEXAS RANGER



WESTRINGIA 'WYNABBIE GEM' / COAST ROSEMARY

FOREGROUND SHRUBS



DIANELLA 'LITTLE REV' / LITTLE REV FLAX LILY



CAREX DIVULSA / BERKELEY SEDGE



FESTUCA MAIREI / ATLAS FESCUE



HESPERALOE PARVIFLORA / RED YUCCA

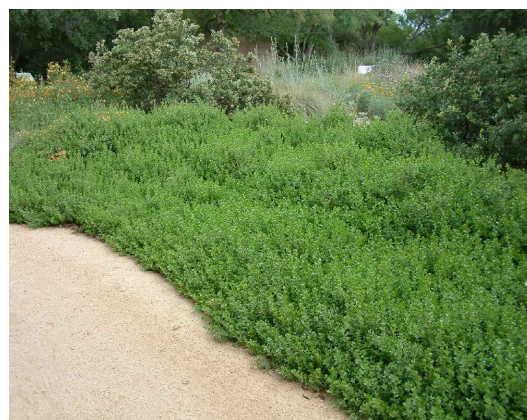


LOMONDRA L. 'LOMLON' / LOMLON MOOR GRASS

GROUNDCOVERS



ACACIA R. 'LOWBOY' / PROSTRATE ACACIA



BACCHARIS P. 'PIGEON POINT' / DWARF COYOTE BRUSH



LANTANA 'NEW GOLD' / NEW GOLD LANTANA



SESLERIA A. 'GREENLEE' / GREENLEE MOOR GRASS



ROSMARINUS O. 'PROSTRATUS' / PROSTRATE ROSEMARY

BIOSWALE GRASSES



CAREX DIVULSA / BERKELEY SEDGE



CAREX TUMICOLA / FOOTHILL SEDGE



JUNCUS PATENS / CALIFORNIA GRAY RUSH

VINES



DISTICTIS BUCCINATORIA / BLOOD-RED TRUMPET VINE

PROPOSED PLANT PALETTE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	INSTALL SIZE	WATER USE	DESCRIPTION	MATURE SIZE (AT 15 YEARS)
	CINNAMOMUM CAMPHORA	CAMPHOR	24" BOX STD.	8H X 4W X 1-1/4" CAL.	M	CALIFORNIA STREET TREE	22H X 20W X 4" CAL.
	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD	24" BOX STD.	6H X 3W X 1-1/4" CAL.	M	LUCONIA STREET TREE	24H X 20W X 4" CAL.
	ULMUS PARVIFOLIA 'TRUE GREEN' - OR - TIJUANA TIPU	TRUE GREEN CHINESE ELM - OR - TIPU TREE	36" BOX STD.	10H X 5W X 2" CAL.	M	CANOPY SHADE TREE	25H X 25W X 4" CAL.
	LAGERSTROEMIA INDICA 'PURPLE TOWER'	PURPLE TOWER CREPE MYRTLE	24" BOX STD.	6H X 3W X 1-1/4" CAL.	L	SMALL DECIDUOUS ACCENT	14H X 12W X 3" CAL.
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX STD.	8H X 3W X 1-1/4" CAL.	M	PERIMETER EDGE	25H X 10W X 4" CAL.
	OLEA EUROPEA 'WILSONII'	WILSON FRUITLESS OLIVE	36" BOX MULTI	8H X 5W X (3) 1.5" CAL.	VL	EVERGREEN MULTI TRUNK FOCAL TREE	20H X 24W X (3) 3" CAL.
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX LOW BRCH	8H X 3W X 1-1/4" CAL.	M	CONIFEROUS SCREEN	25H X 18W X 4" CAL.
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX STD.	6H X 3W X 1-1/4" CAL.	L	EVERGREEN CANOPY	24H X 20W X 4" CAL.
	RHUS LANCEA	AFRICAN SUMAC	24" BOX STD.	6H X 3W X 1-1/4" CAL.	L	PARKING AREA SHADE CANOPY	20H X 24W X 4" CAL.
	WASHINGTONIA ROBUSTA	CALIFORNIA FAN PALM	24" BTH	24H X 8W X 18" CAL.	L	CALIFORNIA STREET SKYLINE PALM	35H X 8W X 30" CAL.

BACKGROUND SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	FURCRAEA MACDOUGALLII	MACDOUGALLS CENTURY PLANT	5 GAL.	60" O.C.	L	SUCCULENT ACCENT
	OLEA X MONTRA 'LITTLE OLLIE'	LITTLE OLLIE	5 GAL.	36" O.C.	L	HEDGE
	LEUCOPHYLLUM F. 'GREEN CLOUD'	TEXAS RANGER	5 GAL.	48" O.C.	L	LARGE FLOWERING
	WESTRINGIA FRUTICOSA 'WYNABBIE GEM'	WYNYABBIE GEM COAST ROSEMARY	5 GAL.	42" O.C.	L	HEDGE

MIDGROUND SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	AGAVE OVATIFOLIA	WHALE'S TONGUE AGAVE	5 GAL.	48" O.C.	L	SUCCULENT ACCENT
	MUHLENBERGIA EMERSLEYI 'EL TORO'	BULL GRASS	1 GAL.	36" O.C.	L	ORNAMENTAL GRASS
	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	5 GAL.	36" O.C.	M	FLOWERING ACCENT
	CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN DWARF BOTTLE BRUSH	5 GAL.	36" O.C.	L	FLOWERING ACCENT
	BACCHARIS PILULARIS 'TWIN PEAKS'	TWIN PEAKS COYOTE BRUSH	5 GAL.	36" O.C.	L	CALIFORNIA NATIVE

FOREGROUND SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	DIANELLA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL.	24" O.C.	L	STRAPPY ACCENT
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL.	30" O.C.	L	ORNAMENTAL GRASS
	FESTUCA MAIREI	ATLAS FESCUE	1 GAL.	30" O.C.	L	ORNAMENTAL GRASS
	HESPERALOE PARVIFLORA	RED YUCCA	1 GAL.	36" O.C.	L	FLOWERING ACCENT
	LOMANDRA LONGIFOLIA 'LOMLON'	LOMLON MOOR GRASS	1 GAL.	36" O.C.	M	ORNAMENTAL GRASS

GROUNDCOVERS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	ACACIA REDOLENS 'LOW BOY'	PROSTRATE ACACIA	1 GAL.	8" O.C.	VL	EVERGREEN GROUNDCOVER
	BACCHARIS P. 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GAL.	48" O.C.	L	EVERGREEN GROUNDCOVER
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	36" O.C.	L	FLOWERING GROUNDCOVER
	SESLERIA AUTUMNALIS 'GREENLEE'	GREENLEE MOOR GRASS	1 GAL.	18" O.C.	M	FLOWERING GROUNDCOVER
	ROSMARINUS O. 'PROSTRATUS'	PROSTRATE ROSEMARY	FLATS	12" O.C.	L	EVERGREEN GROUNDCOVER

BIOSWALE GRASSES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL.	24" O.C.	L	BIOSWALE GRASS
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL.	36" O.C.	M	BIOSWALE GRASS
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL.	18" O.C.	L	BIOSWALE GRASS

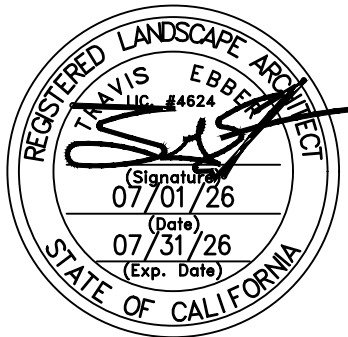
VINES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	DISTICTUS BUCCINATORIA	BLOOD-RED TRUMPET VINE	1 GAL./STAKED	PER PLAN	M	FLOWERING VINE

WATER USE KEY: VL = VERY LOW WATER USE, L = LOW WATER USE, M = MODERATE WATER USE, H = HIGH WATER USE. WATER USE STATED IS PER WATER USE CLASSIFICATION OF LANDSCAPE SPECIES' (ALSO REFERRED TO AS WUCOLS IV) FOR THE CITY OF REDLANDS

CONCEPTUAL LANDSCAPE IMAGERY

JULY 02, 2026



REDLANDS MEDICAL CENTER

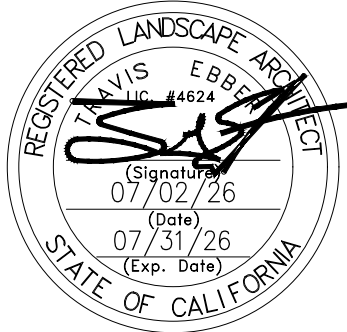
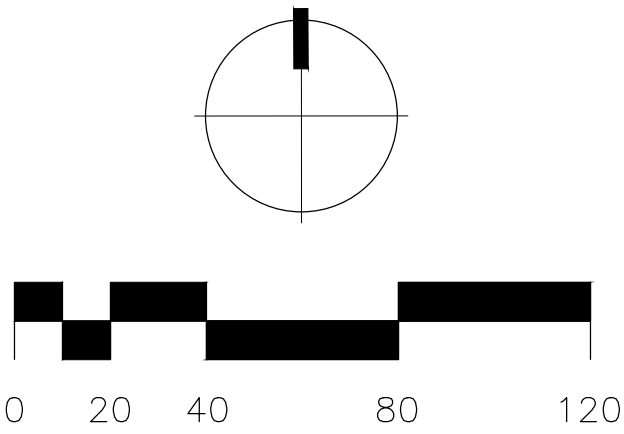
Sheet: **L2.01**

CITY OF REDLANDS

Site Development Plan Number:	OWNER: Kaiser Foundation Hospitals	PHONE: -
ADDRESS:	ARCHITECT, ENGINEER, DESIGNER:	PHONE:
ADDRESS:	TYPE OF DEVELOPMENT:	LOCATION: -
ZONE: CR ZONE	ACCESSOR'S PARCEL NUMBER: 0167-441-07	



EXISTING PLANT LEGEND			
TREES			
SYMBOL	BOTANICAL NAME	COMMON NAME	COMMENTS
	ALNUS RHOMBIFOLIA	ALDER TREE	--
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	--
	CITRUS SPP.	CITRUS TREE	--
	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD	--
	KOELREUTERIA BIPINNATA	GOLDEN FLAME TREE	--
	LAGERSTROEMIA INDICA	PURPLE TOWER CRAPE MYRTLE	--
	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM	--
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	--
	PHOENIX DACTYLIFERA	DATE PALM	--
	PLATANUS ACERIFOLIA	LONDON PLANE	--
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	--
NOTE: THE LETTER (E) NEXT TO A TREE SYMBOL INDICATES AN EXISTING TREE TO BE PROTECTED IN PLACE. THE LETTER (R) INDICATES AN EXISTING TREE TO BE REMOVED FROM SITE.			



EXISTING TREE DISPOSITION PLAN

JULY 02, 2026



REDLANDS MEDICAL CENTER

Sheet: L3.01		CITY OF REDLANDS	
Site Development Plan Number:		PHONE: -	
OWNER: Kaiser Foundation Hospitals			
ADDRESS -			
ARCHITECT, ENGINEER, DESIGNER:		PHONE:	
ADDRESS:		LOCATION: -	
TYPE OF DEVELOPMENT:		ACCESSOR'S PARCEL NUMBER: 0167-441-07	
ZONE: CR ZONE			



Notice of Determination

To: ☒ County Clerk
County of San Bernardino
222 W. Hospitality Ln.
San Bernardino, CA 92415

From: City of Redlands
Planning Division
P.O. Box 3005
Redlands, CA 92373

☒ Governor's Office of Land Use & Climate Innovation
1400 10th St.
Sacramento, CA 95814
<https://lci.ca.gov/sch/>

Subject: *Filing of Notice of Determination in compliance with Sections 21152 of the Public Resources Code and CEQA Guidelines Section 15094.*

State Clearinghouse Number: 2025010666

Project Title: Commission Review & Approval No. 985 (Phase 1 of the previously approved Planned Development No. 6 for the Redlands Kaiser Medical Center Project)

Project Applicant: Kaiser Foundation Hospitals

Project Location - Address: 1301 California Street (APN: 0167-441-07-0000)

Project Location - City: City of Redlands

Project Location - County: San Bernardino County

Project Description:

The proposed development is an approximately 113,000 square-foot, three-story medical office building (including ambulatory surgery center, urgent care facility, and related support functions) and related site improvements including parking lots, driveways, landscape, lighting, and various utility connections on the Kaiser Permanente property located at 1301 California Street. There is one existing medical office building with related surface parking facilities on the property (to remain). The new building will consist solely of outpatient departments such as ambulatory surgery center, and will include an urgent care clinic on the ground floor. As part of the proposed development, portions of the existing parking areas would be demolished to accommodate the new improvements.

Commission Review & Approval No. 985 will implement Phase 1 of the Development Plan (Planned Development No. 6) for the Kaiser Redlands Medical Center, including the related Program EIR, which were previously adopted and certified by the Redlands City Council on April 7, 2026.

Cortese List Statement: The project site is not on a list compiled pursuant to Calif. Government Code Section 65962.5 (Cortese List).

Name of Public Agency Approving Project: City of Redlands

Name of Person or Agency Carrying Out Project: Kaiser Foundation Hospitals

Lead Agency: City of Redlands, Development Services Department

Contact Person: Kevin Beery, Senior Planner

Telephone: (909) 798-7555 option 3

This is to advise that the Planning Commission of the City of Redlands approved the above-described entitlement for **Commission Review & Approval No. 985** on August 25, 2026, and made the following determinations regarding the above-described project:

1. The project [☐ will ☒ will not] require a subsequent Environmental Impact Report pursuant to Section 15162 of the CEQA Guidelines, as the proposal meets all applicable criteria contained in Section 15162(a)(1-3) of the CEQA Guidelines.
2. ☒ A Program Environmental Impact Report (State Clearinghouse Number 2025010666 - <https://ceqanet.lci.ca.gov/Project/2025010666>) was previously adopted and certified for the project on April 7, 2026 (City Council Resolution No. 8763), including Phase 1 as described above in Commission Review & Approval No. 985, pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
☐ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] previously made conditions of the approval of the project, and will be included for Commission Review & Approval No. 985.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] previously adopted for this project, and will be included for Commission Review & Approval No. 985.
5. Findings [☒ were ☐ were not] previously made pursuant to the provisions of CEQA.
6. A Statement of Overriding Considerations [☒ was ☐ was not] previously adopted for this project.

This is to certify that the previously adopted and certified Environmental Impact Report with the public comments, Response to Comments, Findings of Fact, Statement of Overriding Considerations, and the record of project approval are available to the general public at the City of Redlands Development Services Department, Planning Division office, located at 35 Cajon Street, Suite 20, Redlands, CA 92373. The custodian of records is the City Planner, and may be contacted during regular business hours by calling (909) 798-7555 option 3.

Brian Foote, AICP
City Planner
August 26, 2026

- ☒ Signed by Lead Agency
☐ Signed by Applicant

RESOLUTION NO. 1757

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDLANDS APPROVING COMMISSION REVIEW AND APPROVAL NO. 985 AUTHORIZING CONSTRUCTION OF A MEDICAL OFFICE BUILDING AND RELATED SITE IMPROVEMENTS LOCATED AT 1301 CALIFORNIA STREET

WHEREAS, Kaiser Foundation Hospitals (“Applicant”) has submitted an application for Commission Review & Approval No. 985 requesting authorization to construct a three-story, approximately 113,000 square-foot medical office building including outpatient ambulatory surgery center, urgent care facility, and related facilities and site improvements (the “Project”) located at 1301 California Street (APN: 0167-441-07-0000) within Concept Plan No. 1; and

WHEREAS, on April 7, 2026, the City Council adopted Resolution No. 8765 and approved Planned Development No. 6 for the subject property to establish a phased Master Development Plan for the Redlands Kaiser Medical Center Project to facilitate the construction of various health care facilities on the subject property; and

WHEREAS, on April 7, 2026, the City Council determined that the future development contemplated by Planned Development No. 6 is exempt from the provisions of Measure “U”; and

WHEREAS, on April 7, 2026, the City Council adopted Resolution No. 8764 and certified the Program Environmental Impact Report (“Program EIR”), State Clearinghouse document #2025010666, and adopted a Mitigation Monitoring & Reporting Program (“MMRP”) for the project; and

WHEREAS, section 15162 of the California Environmental Quality Act (“CEQA”) Guidelines states that when an environmental impact report has been certified for a project, a subsequent CEQA review is required only upon substantial project changes or changed circumstances, or new information indicating new or more severe significant environmental impacts; and

WHEREAS, no further, subsequent, or supplemental environmental review is required for the proposed Commission Review and Approval No. 985, in accordance with section 15162 of the CEQA Guidelines; and

WHEREAS, the Project directly implements the first phase of the Development Plan consistent with Planned Development No. 6 and the related Program EIR; and

WHEREAS, on August 25, 2026, the Planning Commission held a public meeting and considered the staff report, oral report, the testimony, and the written evidence submitted by and on behalf of the applicant and by members of the public; and

WHEREAS, on August 25, 2026, the Planning Commission determined that the project proposed by Commission Review and Approval No. 985 is consistent with the master development plan for Planned Development No. 6, and is therefore consistent with the exemption from Measure “U” as previously determined by the Redlands City Council; and

WHEREAS, after considering Commission Review and Approval No. 985, the Planning Commission determined that approval of the requested entitlement is in the best interest 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. Pursuant to CEQA Guidelines Section 15162, no subsequent environmental document is required because the proposed project is within the scope of the Program Environmental Impact Report (State Clearinghouse No. 2025010666) certified by the City Council on April 7, 2026. The project is substantially consistent with the development assumptions, land uses, and impact analysis evaluated in the Program EIR. The applicable mitigation measures identified in the adopted MMRP have been incorporated into the project as conditions of approval and will be implemented. None of the conditions described in CEQA Guidelines Section 15162 requiring preparation of a subsequent or supplemental EIR have occurred, as there are no substantial changes to the project, no substantial changes in circumstances under which the project is undertaken, and no new information of substantial importance that would result in new or more severe significant environmental impacts. Accordingly, no further environmental review is required, and the Director of Development Services shall file a Notice of Determination with the County Clerk and the State Office of Land Use and Climate Innovation in accordance with CEQA Guidelines.

SECTION 2. FINDINGS FOR COMMISSION REVIEW AND APPROVAL. The site and architectural plans associated with Commission Review and Approval No. 985 are hereby approved based on the following findings, and subject to the Conditions of Approval attached hereto as Exhibit “A” and Exhibit “B.”

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

A master site development plan (Planned Development No. 6) was previously approved and established for the project site to enable the phased development of an approximately 983,000 square-foot health care facility including medical office buildings, a future general hospital, and supporting facilities and improvements. The currently proposed Site Plan substantially conforms to, and directly implements, the first phase of Planned Development No. 6. The site is generally square in shape and adequately sized at approximately 36.5 acres, and therefore, is appropriate to accommodate the existing use(s) plus future projects, the medical office building and various outpatient services proposed with CRA No. 985, as well as the anticipated future land uses on the project site that are contemplated in Planned Development No. 6. The project will not detrimentally affect adjacent and nearby land uses in the vicinity or surrounding neighborhood, which primarily consist of industrial, warehousing, and office land uses.

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

The site for the proposed use has been planned to accommodate medical uses, including a hospital, medical offices, medical clinics, and related facilities and improvements. Public streets surrounding the project site and greater vicinity are of adequate size, design, and improvement to carry the type and quantity of vehicle traffic to be generated by the proposed use(s). The site is situated within an existing, long-standing employment area with numerous different commercial and industrial uses. According to Concept Plan No. 1, the site has direct regional access via Interstate 10, and the surrounding roadways have been master planned with adequate right-of-way to handle the expected traffic generated from buildout of the subject site. Interstate 10 is readily accessible to and from the subject property via a public roadway (California Street) as well as other nearby public streets, and existing freeways on-ramps and off-ramps at California Street and other nearby public streets can provide sufficient vehicular 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 set forth in the proposed resolution and the improvements proposed in the project plans are intended to protect public health, safety, and general welfare. The project complies with the standard requirements and applicable provisions of the East Valley Corridor Specific Plan, the Redlands Municipal Code, California Fire Code and California Building Code (or equivalent OSHPD standards and regulations), and other applicable design and construction standards. Conditions of approval, particularly those regarding roadway improvements and reprogramming of nearby traffic signals, are included to ensure the proposed development does not adversely affect public safety and the general welfare.

SECTION 3. EFFECTIVE DATE. This resolution shall take effect upon adoption.

ADOPTED, SIGNED, AND APPROVED this 25th day of August, 2026.

Karah Shaw, Chair
Planning Commission

ATTEST:

Katherine Coleson, Secretary
Planning Commission

I, Katherine Coleson, Secretary to the Planning Commission, hereby certify that the foregoing resolution was duly adopted by the Planning Commission at a regular meeting thereof held on the 25th day of August, 2026.

AYES:

NOES:

ABSENT:

ABSTAINED:

Katherine Coleson, Secretary
Planning Commission

EXHIBIT A
CONDITIONS OF APPROVAL
Commission Review & Approval No. 985

Planning Division

1. This permit/approval is for Commission Review and Approval No. 985 to construct a three-story medical office building (including ambulatory surgery center, urgent care facility, and related medical office uses and support facilities) with an approximate gross floor area of 113,000 square feet and related site improvements located at 1301 California Street within Planned Development No. 6 (of which this project is Phase One of implementation).
2. This permit/approval shall expire two (2) years from the date of project approval, unless the applicant obtains a building or grading permit(s) and commences site construction, or a time extension is granted in accordance with the Redlands Municipal Code (RMC Section 18.12.130).
3. Any application(s) for an extension of time of the above expiration date(s) shall be filed with the Planning Division not less than ninety (90) days prior to the applicable expiration date.
4. Pursuant to Government Code Section 66020(d), certain fees, dedications, reservations and/or exactions imposed by the City as a condition of approval on 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/or exactions which are subject to Government Code Section 66020(a) has commenced to run on the date this project was approved by the City.
5. 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.

6. The issuance of any permits shall comply with all applicable provisions of the East Valley Corridor Specific Plan, Concept Plan No. 1, and the Redlands Municipal Code.
7. This permit/approval is granted for the project plans received on July 10, 2026 ("project plans") received by the Development Services Department and on file with the Planning Division. The project shall conform to the approved project plans, except as otherwise specified in these conditions.
8. All construction plans submitted to the City shall reflect the Planning Commission approval and any other changes required by the Commission and/or staff. This condition applies to the site plan, landscaping plans, building elevations and materials, and all other illustrations, text, or plans submitted to the City in connection with this project.
9. The Development Services Director is authorized to approve minor modifications to the approved project plans or any of the conditions of approval if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.
10. A copy of the approved Conditions of Approval shall be included on the cover page(s) of the construction plans submitted to the Building & Safety Division.
11. No final inspection or Certificate of Occupancy shall be granted until all applicable conditions of approval have been satisfied.
12. Roof and ground-mounted equipment shall be screened from public view on all sides, subject to review and approval by the Development Services Director, prior to issuance of building permits.
13. 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 be compatible with the architectural design of the buildings. All equipment shall be screened from public view of adjacent roadways and freeways.
14. The applicant shall submit a lighting plan to the Development Services Director for review and approval prior to the issuance of any building permits. The plan must include details such as beam spreads and/or photometric calculations that do not exceed the value of one-half (0.5) footcandle of illumination at the property line, location and type of fixtures, exterior colors, details on the foundation, and arrangement of exterior lighting. Areas to be adequately illuminated including site walkways, building entrances, driveways and parking areas pursuant to Section EV4.0215 of the East Valley Corridor Specific Plan.
15. Plans submitted for plan check shall include an exterior lighting plan, including fixture and pole designs, for review and approval by the Development Services Director or designee.

16. Prior to issuance of building permits, the applicant shall demonstrate that light standards will not conflict with tree locations. Applicant shall submit a plan showing both the lighting and landscape on the same sheet.
17. Landscape and Irrigation Plans shall provide water use calculations on the submitted plans, and Developer shall demonstrate compliance with the Model Water Efficient Landscape Ordinance prior to permit issuance. The plans shall be prepared by a California-licensed landscape architect.
18. The Final Landscape Plans shall incorporate the following:
 - a. The landscape plan shall comply with all applicable requirements for landscaping in parking lots pursuant EV4.0255 (Landscape Requirements for Parking Area) of the East Valley Corridor Specific Plan.
 - b. Landscaped islands, interstall planters, and periphery landscaping, together, shall total at least seven percent (7%) of the total parking area. No landscaped area having a width less than five feet (5') shall be considered in the minimum landscaping requirement.
 - c. A landscaped island shall be provided for every 20 parking spaces.
 - d. Include pedestrian walkway(s) where feasible within the parking areas.
 - e. Large parking areas shall be broken up into sections containing no more than 200 vehicles, with landscape planters at least eight feet (8') in width between sections.
 - f. The landscape plan shall be detailed and show the specific distribution, size, and amount of each species of trees, shrubs, and groundcover.
 - g. All plant material shall be sized so that the landscaping has an attractive appearance at the time of installation and a mature appearance within three (3) years.
 - h. Trees with a trunk height of not less than six feet (6') shall be installed in the planters at each end of an aisle, at three (3) space intervals throughout the parking area, and at twenty-foot (20') intervals along the periphery of the parking area. Within parking areas, trees may be clustered in groups to achieve a more natural setting provided the total number of trees meets the previous planting requirements.
 - i. At least fifty percent (50%) of the trees shall be an evergreen variety and shall be evenly distributed throughout the parking area.
 - j. At least fifty percent (50%) of the trees shall be fifteen (15) gallon in size, twenty five percent (25%) shall be twenty-four-inch (24") box size, and twenty five percent (25%) shall be thirty-six-inch (36") box in size. All trees shall meet the following minimum caliper sizes (see EVCSF section EV4.0255, number 9). If the caliper

size cannot be met at the container size, then the developer shall increase the container size to meet the required caliper.

- k. All trees identified on the landscape plan are to be maintained and the trimming or maintenance of them shall serve the purpose to bring them into a full canopy type configuration. If applicant/developer fails to maintain and trim said trees to allow for full canopy type configuration, applicant/developer shall be in violation of its conditions of approval and subject to enforcement as allowed by law.
 - l. All landscape planters that are ten feet (10') or less in width shall utilize measures such as root barriers or other deep watering system to minimize heaving of parking area pavement and curbs by tree roots.
 - m. An automatic irrigation system shall be utilized to irrigate the site's approved landscape design.
 - n. Where automobile bumpers overhang landscaped planters, two feet (2') of clear areas unobstructed by trees or shrubs shall be provided for overhang.
 - o. A minimum of fifteen percent (15%) of the project site (i.e., overall developed area as determined in each phase of buildout for Planned Development No. 6) shall be landscaped, applicable to industrial uses, as required by Section EV4.0260 of the East Valley Corridor Specific Plan. Construction plans shall be submitted demonstrating compliance, or an alternative design that includes public art may be proposed in lieu of certain landscape area (per Section EV4.0260(e)). Section EV4.0260(e): "The landscaped area requirement may be reduced by a maximum of five (5) percentage points where public art is to be displayed in a setting which enhances pedestrian spaces and building architecture. Minimum cost of public art shall be one (1 %) percent of the overall cost of the project as stated on the building permit.
 - p. The on-site and off-site improvements along the Lugonia Avenue frontage shall be designed and constructed in accordance with the applicable provisions of Section EV4.0115(g): minimum parking lot setback of 15 feet (measured from property line); six foot (6') wide meandering sidewalk that is a minimum of three feet (3') from back of curb, consistent with abutting or adjacent improvements, unless otherwise modified by the Development Services Director; berms or other screening required where parking areas are visible from right-of-way; approved drought-tolerant groundcover."
19. The landscape architect responsible for the design of the project's landscape plan shall review and certify, prior to a request by the applicant for a final occupancy inspection, that the installed landscaping meets the specifications of the approved landscape plan, except as modified in the conditions of approval.
20. All landscaped areas noted on the site plan shall be permanently maintained with healthy

planting material, and whenever necessary shall be replanted with suitable vegetation.

21. Ground-mounted equipment (e.g., transformers, fire sprinkler pipes/valves, etc.) shall be screened from public view on all sides, which may be dense landscaping or opaque walls or fencing, subject to review and approval by the Development Services Director prior to issuance of building permits.
22. The project site shall be kept in a weed-free and dust-free condition throughout all periods or phases of development.
23. All construction activities shall comply with the City's noise ordinance (RMC Chapter 8.06).
24. Glazing or image reflective surfaces (specular reflectance) shall be limited to a maximum reflectance value of twenty five percent (25%).
25. The applicant shall be responsible for ensuring the off-street parking supply for the existing building is sufficient throughout construction. The applicant shall prepare a construction sequencing plan that demonstrates how off-street parking requirements will be continuously provided during project construction. The applicant shall submit the plan to the Planning Division which must be reviewed and approved prior to the issuance of a building and/or grading permit(s) for the project. The applicant shall be responsible for adhering to the approved plan.
26. Before placing or constructing any signs on the project property, Developer shall obtain approval of a Sign Program and appropriate sign permits from the City. Sign locations and installation are subject to review and approval by the Planning Division under separate building permit(s).

CEQA Mitigation Measures (previously adopted and certified Program EIR)

27. This project shall comply with and implement all applicable mitigation measures, project design features, and best management practices listed in the Mitigation Monitoring & Reporting Program (MMRP) contained in the certified Final Program Environmental Impact Report that was previously adopted for Planned Development No. 6 (of which this project is Phase 1 of implementation).
28. MM AQ-2: Provide Electric Vehicle Charging Infrastructure (listed as T-14 in CalEEMod).
29. MM BIO-1: Crotch's Bumble Bee Surveys. To ensure the proposed project does not result in direct or indirect impacts to the Crotch's bumble bee, focused presence/absence surveys shall be conducted based on the CDFW Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species Guidelines (June 6th, 2023), (CDFW, 2023). Focused surveys shall be started during the colony active period and when floral resources are present for the species by a qualified entomologist. Specifically, three surveys shall be conducted with at least two weeks between surveys from April to June. All regions within the project site where suitable floral resources are present shall be surveyed by walking meandering transects at least one hour after sunrise

and/or at least two hours before sunset (ideally between 9am and 1pm) on warm sunny days with winds below eight miles per hour.

Focused surveys shall be conducted for a minimum of one person-hour of searching per three acres of suitable habitat. Bumble bees shall be captured with a net from blooms, avoiding destruction of the flower when possible. Each bee shall be carefully transferred into a sterile vial and moved to a cooler with only one bee per vial to avoid disease spread. The bee shall be kept in the vial for no more than 10 minutes in ambient temperature before being placed in a cooler as they have a tendency to over-heat (the amount of time will be decreased on hotter days). The vial shall be placed in a cooler at a temperature above 25 degrees Fahrenheit, as lower temperatures could freeze and kill the bee. The results of the focused surveys shall be summarized in a letter report including graphics and recommendations. At a minimum, the survey letter report shall provide the following:

A. A description and map of the survey area, focusing on areas that could provide suitable habitat for Crotch's bumble bee.

B. Field survey conditions that shall include name(s) of qualified entomologist(s) and brief qualifications; date and time of survey; survey duration; general weather conditions; survey goals, and species searched.

C. Map(s) showing the location of nests/colonies; and,

D. A description of physical (e.g., soil, moisture, slope) and biological (e.g., plant composition) conditions where each nest/colony is found. A sufficient description of biological conditions, primarily impacted habitat, shall include native plant composition (e.g., density, cover, and abundance) within impacted habitat (e.g., species list separated by vegetation class; density, cover, and abundance of each species).

If the species is detected onsite, the CDFW shall be contacted to determine appropriate conservation measures to prevent direct/indirect impacts to the species, or acquisition of an Incidental Take Permit (ITP). To initiate the ITP process, the applicant or representative shall contact the appropriate CDFW Regional Office and submit a completed ITP application.

30. MM BIO-2: Focused and Preconstruction Burrowing Owl Surveys. To ensure the proposed project does not result in direct or indirect impacts to the burrowing owl, focused surveys shall be conducted in accordance with the March 7, 2012, Staff Report on Burrowing Owl Mitigation (CDFG, 2012) which recommends both a breeding and non-breeding season survey. Specifically, a total of four surveys shall be conducted by a qualified avian biologist during the breeding season: 1) at least one site visit between February 15 and April 15, and 2) a minimum of three surveys, at least three weeks apart, between April 15 and July 15, with at least one visit after June 15. Non-breeding season surveys shall include four surveys spread out evenly from July 15 to February 15. A report of the findings prepared by a qualified biologist shall be submitted to the City of

Redlands prior to any permit or approval for ground disturbing activities [prior to approval and issuance of any grading or building permits].

Regardless of the findings of the focused surveys, a burrowing owl preconstruction survey shall be conducted no less than 14 days prior to the initiation of ground-disturbing activities to ensure protection for this species including a survey conducted with 24 hours of start of work. The preconstruction surveys shall be conducted in compliance with CDFW guidelines (CDFG, 2012). A report of the findings prepared by a qualified biologist shall be submitted to the City of Redlands prior to any permit or approval for ground disturbing activities. If burrowing owls are not detected onsite, the proposed project may proceed. However, if project initiation is delayed more than 14 days, updated preconstruction surveys may be required.

If burrowing owls are detected onsite during the focused or preconstruction surveys, a burrowing owl monitoring and/or relocation plan shall be developed and approved by the City of Redlands, CDFW and USFWS prior to any permit or approval for ground disturbing activities. At a minimum, the plan shall include the following:

A. Burrowing owl status, distribution and habitat utilization within and adjacent to the project site.

B. Conservation objectives and goals developed in cooperation with CDFW and USFWS.

C. Results of burrowing owl monitoring activities.

1. 350-foot minimum protective (no work) zone shall be designated around each of the occupied burrow sites and delineated by orange silt fencing. The installation of the fencing shall be monitored by a qualified biologist to ensure owls are not directly or indirectly impacted as a result of fence installation. The monitoring biologist will also be responsible for directing where the fencing shall be installed.

2. A qualified monitoring biologist shall monitor the owls weekly during the non-breeding season to determine if the 350-foot protective zone is adequate for their protection. The weekly monitoring events will also provide critical information regarding the status of the species onsite for purposes of developing a relocation plan.

3. A qualified monitoring biologist shall conduct an initial environmental briefing with any contractors which will be working onsite. The briefing shall include a discussion of burrowing owl natural history, identification of burrowing owl non-breeding season protection zones, and summary of penalties for directly and/or indirectly impacting the species.

4. A qualified monitoring biologist shall be authorized to stop all work activities in the event potential direct and/or indirect impacts to burrowing owl may occur as a result of proposed staging activities.

5. Monthly updates on the monitoring efforts including recommendations, as warranted, shall be submitted to the City of Redlands, CDFW and USFWS.

D. Passive and/or active relocation activities.

E. Burrowing owl management activities for active relocation sites.

Based on the candidacy or listing status of the species at the time of surveys, if detected, acquisition of an Incidental Take Permit may also be required.

31. MM BIO-3: Pre-Construction Breeding Bird Survey. To maintain compliance with the MBTA and California Fish and Game Code §§ 3503, 3503.5, and 3513, and to avoid impacts or take of migratory non-game breeding birds and other native birds, their nests, young, and eggs, the following measures shall be implemented.

Site preparation activities (ground disturbance, construction activities, staging equipment, and/or removal of trees and vegetation) for the project shall be avoided, to the greatest extent possible, during the nesting season of potentially occurring native and migratory bird species (generally September 15 to February 15 for songbirds; September 1 to January 14 for raptors, although the nesting season may be extended due to weather and drought conditions).

If site preparation activities are proposed during the nesting/breeding season, the project proponent shall retain a qualified avian biologist to conduct a pre-activity field survey prior to the issuance of grading permits for the project to determine if active nests of species protected by the MBTA or the California Fish and Game Codes are present in the construction zone. The nest surveys shall include the project site where project activities have the potential to cause nest failure. The survey results shall be provided to the City of Redlands for review and approval. The project applicant shall adhere to the following:

A. The project applicant shall retain a qualified biologist experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques, recognizing breeding and nesting behaviors, locating nests and breeding territories, and identifying nesting stages and nest success; determining/establishing appropriate avoidance and minimization measures; and monitoring the efficacy of implemented avoidance and minimization measures.

B. Pre-activity field surveys shall be conducted at the appropriate time of day/night, during appropriate weather conditions, no more than three days prior to the initiation of project activities. Surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. Survey duration shall take into consideration the size of the property; density, and complexity of the habitat; number of survey participants; survey techniques employed; and shall be sufficient to ensure the data collected is complete and accurate.

If no nesting birds are observed during the survey, site preparation and construction activities may begin. However, if active nests (including nesting raptors) are located, then avoidance or minimization measures shall be undertaken in consultation with the City of Redlands, CDFW and USFW, as warranted. Measures shall include immediate establishment of an appropriate buffer zone to be established by a qualified biologist based on their best professional judgement and experience. The buffer around the nest shall be delineated and flagged, and no construction activity shall occur within the buffer area until a qualified biologist determines nesting species have fledged and the nest is no longer active, or the nest has failed. The biologist shall monitor the nest at the onset of project activities and at the onset of any changes in such project activities (e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. If the biologist determines that such project activities may be causing an adverse reaction, the biologist shall adjust the buffer accordingly or implement alternative avoidance and minimization measures, such as redirecting or rescheduling construction or erecting sound barriers. All work within these buffers will be halted until the nesting effort is finished (i.e., the juveniles are surviving independent from the nest). The onsite biologist shall review and verify compliance with these nesting avoidance buffers and shall verify the nesting effort has finished. Work can resume within these avoidance areas when no other active nests are found.

Birds or their active nests will not be disturbed, captured, handled or moved. Active nests cannot be removed or disturbed; however, nests can be removed or disturbed if determined inactive by a qualified biologist.

If listed bird species are observed within a project site during the preconstruction survey, the biologist will immediately map the area and notify the appropriate resource agency to determine suitable protection measures and/or mitigation measures and to determine if additional mitigation is necessary. Project activities may begin within the area only when concurrence is received from the appropriate resource agency.

Upon completion of the survey and nesting bird monitoring, a report shall be prepared and submitted to City of Redlands for review and approval prior to initiation of construction activities [prior to approval and issuance of any grading or building permits].

32. MM BIO-4: Preconstruction Bat Survey. **Prior to implementation of project activities** [prior to approval and issuance of a grading or building permit], a qualified bat biologist shall be retained to determine whether potential roosting sites for yellow bats may be affected. For large ornamental trees and palms suitable for bat roosting/nursery, exit counts and acoustic surveys shall be performed prior to initial ground disturbance, vegetation or structure removal to determine whether the project site and a 300-foot buffer supports a nursery or roost. This work will occur between late -spring and late summer and/or in the fall (generally mid-March through late October).

If the results of the bat survey find a total of a single roosting individual of a special

status bat species or 25 or more individuals of a non-special status bat species with potential to be present in the project site, a Bat Management Plan shall be developed by a qualified bat biologist to ensure mortality to bats does not occur. For each location confirmed to be occupied by bats, the Bat Management Plan must provide details both in text and graphically where exclusion devices/and or staged tree/palm removal will need to occur, the timing for exclusion work and the timeline and methodology needed to exclude the bats. The plan will need to be reviewed and approved by the City of Redlands and CDFW prior to disturbance of the roosts. The Bat Management Plan shall include:

A. Bat status, distribution and habitat information within and adjacent to the project site.

B. Results of the bat surveys.

C. Project-specific measures for noise attenuation devices, acoustic and visual monitoring during high-vibration and sound activities (such as saw cutting, jackhammering, and pile driving), visual disturbance buffers, and the installation of bat exclusion devices to safely and humanely evict bats outside of the maternity season, in the event they are needed.

D. Exclusion methods may include use of one-way doors at roost entrances (bats may leave, but not re enter), or sealing roost entrances when the site can be confirmed to contain no bats. Exclusion efforts may be restricted during periods of sensitive activity (e.g., during hibernation or while females in maternity colonies are nursing young).

E. If roosts cannot be avoided or it is determined that construction activities may cause roost abandonment, such activities may not commence until permanent, elevated bat houses have been installed outside of, but near the construction area. Placement and height will be determined by a qualified wildlife biologist, but the height of bat house will be at least 15 feet. Bat houses will be multi-chambered and be purchased or constructed in accordance with CDFW standards. The number of bat houses required will be dependent upon the size and number of colonies found, but at least one bat house will be installed for each pair of bats (if occurring individually), or of sufficient number to accommodate each colony of bats to be relocated.

F. Consultation with the California Department of Fish and Wildlife would occur to finalize preparation of the Bat Management Plan for inclusion in other permits that are required from the CDFW, such as a Lake or Streambed Alteration Agreement (LSAA) under Section 1600-1616 of the Fish and Game Code. Each LSAA usually contains a section titled Measures to Protect Fish and Wildlife Resources, for which this plan would be incorporated.

G. A description of incidental monitoring and reporting that will take place during construction.

H. Details for post-construction monitoring.

I. Note that the Bat Management Plan is triggered only if the project requires high-vibration and sound activities causing shaking or vibration, generally resulting from saw cutting, jackhammering, pile driving, or similar activities (within 150 feet of a bat colony).

33. MM BIO-5: Jurisdictional Delineation and Permitting. Prior to approval of grading permits and initiation of project activities, a qualified biologist shall conduct a formal jurisdictional delineation on the project site to determine the presence/absence of jurisdictional resources, extent of jurisdictional areas, and impacts to resources regulated by the USACE, RWQCB, and CDFW. The delineation shall be conducted using the current USACE methods and definition of “waters of the U.S.” (most current as of this writing is March 2025 notice and data sheets) and the methods and wetland definitions specified in the *California State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State* (Procedures) (SWRCB, 2019) to delineate waters of the state.

Upon completion of the jurisdictional delineation survey, a jurisdictional delineation report shall be prepared according to the *Minimum Standards for Acceptance of Aquatic Resources Delineation Reports for the USACE, Los Angeles Regulatory District* (USACE-LA, 2017). This report shall be submitted to City of Redlands for review and approval.

If jurisdictional areas are present on the project site, the project applicant shall obtain a Clean Water Act Section 404 permit, California Fish and Game Code Section 1602 Lake or Streambed Alteration Agreement from CDFW and a CWA 401 or WDR permit issued by the RWQCB (Santa Ana RWQCB-Region 8) pursuant to the California Water Code § 13260, as warranted. If required, these permits shall be obtained prior to issuance of a grading permit. Construction activities (including but not limited to fencing, staging, and clearing) will not commence unless all requirements of the USACE, CDFW, RWQCB have been met and the RWQCB has issued a WDR permit, letter of permission, or other project-specific approval. All conditions of these permits shall be adhered to during project development.

34. MM CUL-1. The project applicant shall retain an archaeologist who meets the Secretary of the Interior’s Professional Qualifications Standards for Archaeology to conduct monitoring of subsurface ground disturbance during construction activities. The archaeologist shall also take the opportunity to re-survey the parcel’s ground surface as the vegetation is cleared for construction work. If unanticipated cultural resource discoveries are made the archaeologist will be afforded the necessary time to recover, analyze, and curate the find(s). The qualified archaeologist will recommend the extent of archaeological monitoring necessary to ensure the protection of any other resources that may be in the area. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A-L) form and filed with the Eastern Information Center. A copy of the executed consultant contract shall be provided to the City of Redlands Planning Division prior to approval and issuance of a grading or building permit.

35. MM CUL-2. If historical or unique archaeological resources are discovered during construction activities, the contractor shall halt construction activities in a 50-foot radius and notify the project proponent and the City of Redlands. A Secretary of the Interior qualified archaeologist (Principal Archaeologist) shall be notified and afforded the necessary time to recover, analyze, and curate the find(s). The Principal Archaeologist shall recommend the extent of archaeological monitoring necessary to ensure the protection of any other resources that may be in the area. Construction activities may continue on other parts of the project site while evaluation and treatment of historical or unique archaeological resources takes place.

The Principal Archaeologist, depending on the type and extent of the finds, may prepare an Archaeological Resources Treatment Plan (ARTP) to guide future monitoring, the recovery of cultural resources, analysis and reporting of the finds, and curation of the finds. The ARTP shall be submitted to the City and the project proponent for approval. The ARTP shall include the following:

- A. Results of the Cultural Resources Inventory: archaeological resources and their condition and threats on the project site.
- B. Impact assessment.
- C. Mitigation strategies, which may include:
 - 1. Potential avoidance measures.
 - 2. Data recovery steps such as excavation and analysis of an archaeological site to collect information before it is destroyed.
 - 3. Conservation measures such as cleaning, conserving, studying, cataloging, and storing recovered archaeological materials and associated records.
- D. Procedures for archaeological monitoring during construction to record exposed resources.
- E. Protocols for unanticipated discoveries: what construction workers should do if they find cultural resources unexpectedly, including ceasing work and contacting a qualified archaeologist.
- F. Consultation with relevant groups, such as Native American tribes, historians, and regulatory agencies, to determine the value of resources and appropriate treatment measures.
- G. Documenting and reporting format and procedures.

36. MM CUL-3. If human remains are encountered during excavations associated with this project, all work shall stop within a 30- foot radius of the discovery, and the San Bernardino County Coroner will be notified (§ 5097.98 of the Public Resources Code). The Coroner will determine whether the remains are recent human origin or older Native American ancestry. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, they will contact the Native American Heritage Commission (NAHC). The NAHC will be responsible for designating the Most Likely Descendant (MLD). The MLDS (either an individual or sometimes a committee) will be responsible for the ultimate disposition of the remains, as required by § 7050.5 of the California Health and Safety Code. The MLD will make recommendations within 24 hours of their notification by the NAHC. These recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials (§ 7050.5 of the Health and Safety Code).
37. A qualified paleontologist, approved by the City of Redlands and the Western Science Center, must be retained prior to excavation and grading activities at the project site. A copy of the executed consultant contract shall be provided to the City of Redlands Planning Division prior to approval and issuance of a grading permit.
- A. Prior to the earth-moving activities, the paleontologist shall develop a site-specific Paleontological Resources Impact Mitigation Program (PRIMP) to be implemented in support of the Project in order to mitigate potential adverse impacts to paleontological resources. The PRIMP shall follow guidelines developed by the Society for Vertebrate Paleontology and include monitoring of ground disturbance activities in sediments that are likely to include paleontological resources, specimen recovery, and screen washing; preparation of any collected specimens to the point of identification; curation of any collected specimens to a museum repository with permanent, retrievable storage; and preparation of a final paleontological survey report that would provide details of monitoring, fossil identification, and repository arrangements. The Project Applicant shall then comply with the recommendations of the Project Paleontologist and requirements of the PRIMP. At a minimum, the PRIMP shall include the following:
- a. Project and location
 - b. Regulatory setting
 - c. Geology of the site
 - d. Paleontological resources and survey results
 - e. Paleontological sensitivity of the site
 - f. Paleontological resources mitigation and monitoring measures such as:
 - i. Coordination with construction personnel and training

- ii. Details of training and materials
- iii. Frequency and location of inspections
- iv. When and how grading/excavation activities will be diverted
- v. Procedures of fossil recovery, removal, treatment, transport, and deposition facility
- vi. Recording, documentation, and reporting procedures

B. Before the mitigation program begins, the paleontologist or monitor must coordinate with the appropriate construction contractor personnel to provide information regarding the requirements of the City or Redlands, as applicable, for the protection of paleontological resources. Contractor personnel shall be briefed on the procedures to follow in the event that fossil remains, and a previously unrecorded fossil site are encountered by earth-moving activities, particularly when the monitor is not on site.

C. The qualified paleontologist shall perform periodic inspections of excavation and grading activities at the project site to determine the presence of fossiliferous soils. The frequency and location of inspections shall be specified in the PRIMP and will depend on the depth of excavation and grading activities and the materials being excavated. If paleontological materials are encountered, the paleontologist must temporarily divert or redirect the grading and excavation activities in the area of the exposed material to facilitate evaluation and, if necessary, salvage. The authority of the paleontologist to temporarily halt construction in part of the project site must be included in the project grading and construction plans. A copy of the report of the paleontological survey is submitted to the Western Science Center. Any fossils recovered during mitigation shall be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

- 38. MM GHG-1. Use alternative fuels for construction equipment (0 to 22 percent).
- 39. MM GHG-2. Use electric or hybrid construction equipment (2.5 to 80 percent of GHG emissions from equipment that is electric or hybrid if used 100 percent of the time).
- 40. MM GHG-3. Limit construction equipment idling beyond regulation requirements (varies with the amount of project idling occurring and the amount reduced).
- 41. MM GHG-4. Institute a heavy-duty offroad vehicle plan (range of effectiveness is not applicable because it only ensures compliances with other mitigation measures). At a minimum, the heavy-duty offroad vehicle plan shall include the following:
 - A. Fleet reporting and labeling: diesel-fueled vehicles operating in California, with engines 25 horsepower or greater, must be reported to CARB through the online DOORS system and labeled appropriately.

- B. Emission reduction strategies: how you will meet emission reduction requirements by:
 - i. Retiring/Replacing Vehicles: Phase out older, dirtier engines by replacing them with new, cleaner ones or equipment that meets the latest emission standards.
 - ii. Engine repowering: plan/schedule to replace older off-road diesel engines with newer, cleaner ones.
 - iii. Verified Diesel Emission Control Strategies (VDECS): Install verified diesel emission control strategies (e.g., exhaust retrofits) on existing engines.
 - C. Fuel acquisition: fleets must begin (2024) using renewable diesel (R99 or R100).
 - D. Idling restrictions: limit idling to five minutes and apply a written idling policy.
 - E. Fleet average goals: fleet average emission level standards/balancing emissions from vehicles.
42. MM GHG-5. Implementing a construction vehicle inventory tracking system (range of effectiveness does not reduce GHG emissions in and of itself; it only ensures compliance with other mitigation measures).
43. MM TRANS-1. Prior to issuance of a certificate of occupancy for each phase of the project, the project proponent will implement a commute trip reduction program consisting of information sharing and marketing to promote and educate employees about their travel choices to the project site beyond driving such as carpooling, taking transit, walking, and biking, thereby reducing VMT and GHG emissions.
44. MM TRANS-2. Prior to issuance of a certificate of occupancy, the project proponent will implement a ridesharing program for employees with similar commutes with funding requirements for employers. Ridesharing encourages carpooled vehicle trips in place of single-occupied vehicle trips, thereby reducing the number of trips, VMT, and GHG emissions. Existing programs including IE Commuter can be leveraged for this measure.
45. MM TRANS-3. Prior to issuance of a certificate of occupancy, the project proponent will install and maintain end-of-trip facilities for employee use. End-of-trip facilities include bike parking, bike lockers, showers, and personal lockers. The provision and maintenance of secure bike parking and related facilities encourages commuting by bicycle, thereby reducing VMT and GHG emissions.
46. MM TRANS-4. Prior to issuance of a certificate of occupancy, the project proponent will implement an employer-sponsored vanpool service. Vanpooling is a flexible form of public transportation that provides groups of 5 to 15 people with a cost-effective and convenient rideshare option for commuting. The mode shift from long- distance, single-

occupied vehicles to shared vehicles reduces overall commute VMT, thereby reducing GHG emissions. It was assumed that up to 2% of employees would participate in the vanpool program.

47. MM-TCR-1. Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities.

A. The project applicant shall retain a Native American Monitor(s) from one or more Consulting Tribe(s). Monitors from more than one tribe may coordinate and utilize a rotating schedule at their discretion. The monitor(s) shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

B. A copy of the executed monitoring agreement with each monitoring Consulting Tribe(s) shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.

C. The monitor(s) will complete daily monitoring logs that will provide descriptions of the relevant ground- disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.

On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Consulting Tribe(s) from a designated point of contact for the project applicant that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Consulting Tribe(s) to the project applicant and lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact TCRs.

48. MM-TCR-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial). Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e. not less than the surrounding 50

feet) and shall not resume until the discovered TCR has been fully assessed by the Consulting Tribe(s)' monitor(s) and/or archaeologist(s).

49. MM-TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects.

A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.

B. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.

C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).

D. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.

E. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

Building & Safety Division

50. When the Entitlement Review is approved submit complete construction drawings including structural calculations, energy calculations and soils report to Building and Safety for plan review in accordance with the current edition of the California Building and Fire Codes including all local ordinances and standards and HCAI 3 which are effective at the time of Plan Check Submittal.

51. Disabled access for the site and buildings must be in accordance with the State of California and ADA regulations.

52. As per NFPA 101 open stairways are permitted as convenience stairs; they may not serve as a means of egress.

53. EVSE (Electric Vehicle Service Equipment) shall be installed and accessible as per the California Green Code and California Building Code.

Fire Department

54. Code of Record. Project's Code of Record shall be determined at the time of application for the Building Permit. Coordinate Design and References in plan set accordingly.

55. Fire Protection Deferred Submittal Information. Deferred submittals for fire protection systems listed below will apply to this project. These are electronic submittals to

Redlands Fire Department via the online permit portal:

- a. Fire Access & Water Supply Plan
 - b. Onsite Private Fire Water Distribution System and Fire Hydrants
 - c. Fire Sprinkler System
 - d. Fire Standpipe System
 - e. Fire Alarm System
 - f. Medical Gas System (Combined review with Building & Safety via One Stop)
56. Occupancy Classification – Group B or Group B Ambulatory Care Facilities. Project and facility operator shall review 2025 CA Building Code Section 304 regarding the distinctions between general Group B contrasted with Group B Ambulatory Care Facilities. Additional information regarding Ambulatory Care Facilities is found in 2025 CA Building Code Section 202.

If this facility operations and business plan qualify as an Ambulatory Care Facility project shall comply with all applicable life safety requirements of 2025 CA Building Code Section 422 including construction type, passive fire resistance separations, as well as fire alarm smoke detection & notification system.

57. 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 4 inches of growth or less.
 - c. Tumbleweeds and similar uncultivated vegetation shall be removed.

Police Department

58. Prior to issuance of a building permit, the applicant shall be required to obtain approval of a construction site safety plan by the Redlands Police Department providing adequate security measures such as lights, video cameras, vehicle transponders, locks, alarms, trained security personnel, fencing etc. The nature of the measures will depend on the specific requirements of the site and may vary with the different stages of construction. The applicant shall be responsible for the compliance of all sub-contractors working on the site.

Other City Departments/Divisions:

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

End of Conditions of Approval

EXHIBIT B
LAND USE ENGINEERING DIVISION
CONDITIONS OF APPROVAL
Commission Review & Approval No. 985

[Attached]

**REDLANDS DEVELOPMENT SERVICES DEPARTMENT
LAND USE ENGINEERING
DEVELOPMENT REQUIREMENTS
COMMISSION REVIEW AND APPROVAL NO. 985**

Date of P.C. Meeting: August 25, 2026
Applicant: Kasier Permanente
Location: 1301 California Street
Project Description: Construct Approximately 113,000 Square-Foot Three Story Medical Building

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

All requirements for development shall be consistent with requirements set forth in Concept Plan No. 1 Zoning District; applicable sections of Redlands Municipal Code; latest edition of "Redlands Standard Specifications and Detail Drawings for Design and Construction of Public Improvements"; latest edition of American Public Works Association "Standard Plans for Public Works" and "Standard Specifications for Public Works Construction – Greenbook"; latest edition of "Redlands Water Systems Standard Specifications"; latest edition of "Redlands Sanitary Sewer Systems Standard Specifications"; and current Redlands policies and guidelines relative to development projects.

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

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

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

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

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

No map is required for this application.

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

1. Pay plan check fee as established per resolution. The amount is to be determined at plan check submittal.
2. Plans required to be submitted shall include:
 - a. Street Improvement;
 - b. Pavement Striping Plans (including reflectorized pavement markers); and
 - c. Street Tree Installation – Street trees shall be provided as per the approved Street Tree List.

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

3. Submission of plan sets shall be complete and include all required engineering designs and drawings listed in No. 2 above. All plans submitted shall be substantially complete, and no plan check queue place-holder plans will be accepted. An incomplete plan submittal will not be accepted for plan check.
4. All support documentation shall be submitted with the plans to be checked. Submission shall include:
 - a. Hydrology Report and Hydrologic Calculations; (RMC 18.12.080)
 - b. Geotechnical Report; (RMC 15.04)
 - c. Easement Documents. (RMC 18.12.080)
5. Finalize and obtain all necessary onsite and offsite permissions, permits, easements, right-of-way, and properties in order to satisfy the conditions of approval for this project. Such items may include:
 - a. Encroachment Permits from Caltrans, County, and other agencies.
6. All off-site improvements shall be designed by owner's Civil Engineer in accordance with City Standard Specifications and Detail Drawings and Standard Specifications for Public Works Construction (Green Book) latest revision thereof. All existing utilities shall be pot-holed to determine the actual depth if no signed plan is available. Field notes will be submitted at time of submitting the plan for review and plan checking.
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 Engineer assume no liability as to the exact location of said lines where locations are not shown.

8. Submission of approved onsite potable and irrigations plans (pdf format) is required prior to connection to recycled water system. All onsite improvements shall be done in accordance with the Water Resources Control Board, Division of Drinking Water requirements for recycled water. City shall submit plans to Division of Drinking Water for approval prior to final approval and installation of irrigation meters.
9. Provide pad certification and compaction report to the Building and Safety Department.
10. Pay the required development impact fees per ordinance in effect at time of issuing the building permit. The exact amount will be determined based upon the review of the final building plan or project information. Development Impact Fees shall include:
 - Transportation Facilities; (RMC 3.54)
 - Fire Facilities; (RMC 3.60)
 - General Government Facilities; (RMC 3.60)
 - Police Facilities; (RMC 3.60)
 - Storm Drain Facilities; (RMC 3.56)
 - Water Capital Improvement Charge; (RMC 3.48)
 - Recycled Water Capital Improvement Charge; (RMC 3.53)
 - Water Source Acquisition Charge; (RMC 13.40)
 - Sewer Capital Improvement Charge; (RMC 3.44) and
 - Solid Waste Capital Improvement Charge. (RMC 3.70)
11. Final City approved mylars for all public improvements shall be on file with the Municipal Utilities and Engineering Department.
12. 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)
13. Requirements for California Street (RMC 18.12.080):
 - a. Repair/replace altered, broken or substandard existing off-site improvements to the project boundary;
 - b. Provide full depth construction/reconstruction consistent with the City standard or alternative method of street rehabilitation as accepted by the City Engineer between the curb and gutter to the street centerline verified through a geotechnical report;
 - c. Construct underwalk drain, if necessary;
 - d. Use traffic index of 9.0; and

- e. Install commercial fire hydrants as required by the Redlands Fire Department.
14. Requirements for Lugonia Avenue (RMC 18.12.080):
- a. Repair/replace altered, broken or substandard existing off-site improvements to the project boundary;
 - b. Provide full depth construction/reconstruction consistent with the City standard or alternative method of street rehabilitation as accepted by the City Engineer between the curb and gutter to the street centerline verified through a geotechnical report;
 - c. Construct standard sidewalk along the entire street frontage and ramps at all curb returns;
 - d. Provide street trees spaced every 40 feet avoiding sewer and water laterals. Prepare and submit a separate street tree plan for City approval;
 - e. Construct underwalk drain, if necessary;
 - f. Use traffic index of 9.0; and
 - g. Install commercial fire hydrants as required by the Redlands Fire Department.
15. Provide for adequate drainage facilities. (RMC 18.12.080)
16. Perform a traffic signal timing analysis for the signals listed below to ensure optimum signal timing.
- a. California Street and Lugonia Avenue;
 - b. California Street and I-10 West Bound Ramps; and
 - c. Mountain View Avenue and I-10 East Bound Ramps.
17. Install reduced pressure principle backflow devices as required by City Engineer. (RMC 13.20)
18. Install onsite fire line with double detector check valve backflow devices at service connection satisfactory to the City Fire Department. (RMC 13.20)
19. Submit recycling plans for site demolition/construction for review and approval in accordance with Chapter 13.66 of the Redlands Municipal Code.
20. Improvement bonds must be posted for the total estimated cost of off-site improvements as follows (RMC 18.12.080):

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

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

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. (RMC 18.12.080) and 12.20.100)

22. Execute Public Improvement Agreement. (RMC 12.22.060)

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

1. Pay the Water Capital Improvement Charge; (RMC 3.48.030)
2. Pay the Water Source Acquisition Charge; (RMC 13.40)
3. Pay the Recycled Water Capital Improvement Charge; (RMC 3.53.050) 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 (\$1,000.00). Deposit will be reimbursed after the work is completed and accepted by the City upon written request. (Required unless previously submitted under Sections A, B or C.) (RMC 12.16.290)
2. Section 4216/4217 of the Government Code requires a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert Identification Number, call Underground Service Alert toll free, 1-800-227-2600, two (2) working days prior to conducting any excavation. (RMC 12.20.120)
3. Encroachment Permit application and two (2) sets of City approved plans must be submitted for all off-site improvements. Encroachment Permit fees shall be paid prior to issuance of Encroachment Permit. (RMC 12.16.010)
4. A California OSHA Permit Number for all work that is 5 feet deep or deeper shall be provided. Call (909)383-4321. (RMC 12.16.040)
5. A copy of soils report is required with recommendation for the final pavement structural section to be submitted prior to placing of the street pavement. The report shall include test results and boring/sampling locations.
6. A traffic control plan shall be prepared in accordance with the latest revision of CA MUTCD or W.A.T.C.H. manual, submitted and accepted by the City Engineer prior to issuance of an encroachment permit. The plan shall show all required construction signage, warning devices, road closures, detours,

delineation, phasing schedules and anticipated durations of closures and detours for any work within the public right-of-way. The plans shall provide names and 24-hour phone numbers of individuals who can be contacted regarding traffic control measures.

7. Improvement bonds must be posted for the total estimated cost of off-site improvements as follows:

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

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

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

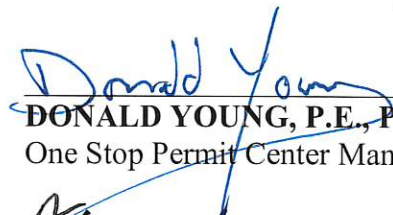
F. The following items are required prior to issuance of CERTIFICATE OF OCCUPANCY.

1. All requirements as described in Sections A, B, C, D and E of these conditions of approval shall be met.
2. All work shall be completed to the satisfaction of the City Engineer. All as-built plans shall be delivered to the Municipal Utilities and Engineering Department for review and approval.
3. The Engineer of Record shall file a Final Certification for all grading and improvements relating to the project development.
4. Owner's Licensed Land Surveyor shall reset survey points, monuments, record corners, and centerline ties that were destroyed during construction and shall file Corner Records for those points prior to completion of the project with San Bernardino County Surveyor. Copies of information shall be furnished to the Municipal Utilities and Engineering Department. [California B&P Code 8762, 8767, 8768, 8771, and 8773(b)]
5. A list of as-built infrastructure improvement quantities shall be provided in the Excel format provided by the City showing quantities for each street segment (i.e. pavement, curb and gutter, sidewalk, etc.)
6. Streets may be required to have a seal coat applied at the option of the City Engineer. Type of seal coat is to be determined by the City Engineer.

7. Resurface existing roadway as directed by the City Engineer due to utility installations and construction damage.
8. Existing striping shall be removed and replaced as necessary. New striping and pavement markings shall be installed as required by the City Engineer.
9. Owner/Developer shall provide recycling receipts as required by the recycling plan.

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

1. Prior to the release of the securities for the project, all improvements shall be reviewed and accepted by the City Engineer.
2. Tie sheets shall be submitted for all monuments found and/or set in the public right-of-way.
3. The release of securities/warranties/deposits must be requested in writing to the City Engineer. Allow 30-45 days for processing.


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

Initial