

RESOLUTION NO. 8339

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS APPROVING CONDITIONAL USE PERMIT NO. 1155 AND APPROVING COMMISSION REVIEW AND APPROVAL NO. 933, FOR THE REDLANDS MALL SITE AND THE SOUTHEAST CORNER OF EUREKA STREET AND WEST CITRUS AVENUE.

WHEREAS, Village Partners Ventures, LLC (“Applicant”) has submitted development applications for Conditional Use Permit No. 1155 and Commission Review and Approval No. 933 to construct a mixed use project with 700 dwelling units and a total of 84,106 square-feet of commercial floor area on approximately 11.15 acres located at the southwest corner of Orange Street and Redlands Boulevard (APNs: 0171-251-06-0000, 0171-251-07-0000, 0171-251-08-0000, 0171-251-09-0000, 0171-251-10-0000); and

WHEREAS, the Applicant has submitted development applications for Conditional Use Permit No. 1156 and Commission Review and Approval No. 934 to construct a 14,500 square-foot retail building with drive-through pharmacy window located at the southeast corner of West Citrus Avenue and Eureka Street (APNs: 0171-251-06-0000, 0171-251-07-0000, 0171-251-08-0000, 0171-251-09-0000, 0171-251-10-0000); and

WHEREAS, the Applicant has submitted an application for Tentative Tract Map No. 20425 to merge and subdivide a total of approximately 12.25 acres for development purposes, plus condominium airspace units; and

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

WHEREAS, the Planning Commission has reviewed the Project, and found the Project to be consistent with the 2035 General Plan including the central organizing strategy of the “Transit Village Concept” to permit the development of high-density residential and non-residential users within walking distance of Metrolink stations to reduce vehicular usage, improve air quality and provide health benefits, and provide economic development opportunities; and

WHEREAS, the Planning Commission has reviewed the Project, found the Project to be consistent with the City’s 2021-2029 Housing Element, and that the proposed mixed use Project will provide up to 700 dwelling units that will result in more housing opportunities in Redlands; and

WHEREAS, the proposed land uses are conditionally permitted in the C-3, General Commercial zoning district (subject to approval of a Conditional Use Permit) wherein the Project site is located; and

WHEREAS, redevelopment of the vacant Redlands Mall properties will result in up to approximately 84,106 square-feet of new retail, commercial, restaurant, and office uses in the core of Downtown Redlands, will generate new property taxes and sales taxes for the City, will result in new business license fees and other fees for the City’s General Fund, and will provide and encourage other economic development benefits for the larger community; and

WHEREAS, on April 12, 2022, the Planning Commission held a public hearing at the City Council Chambers on at a regularly scheduled meeting, notice of said public hearing having been duly given as required by law and in accordance with the provisions of the Government Code and Redlands Municipal Code, considered the proposed Project and related entitlement applications, and considered the testimony and other public comments submitted by members of the public; and,

WHEREAS, on April 29, 2022, notice of the public hearing before the City Council and the Planning Commission for the proposed Project and related entitlement applications, and notice of said public hearing having been duly given as required by law and in accordance with the provisions of the Government Code and Redlands Municipal Code; and

WHEREAS, on May 10, 2022, the Planning Commission held a public hearing at the City Council Chambers, considered the proposed Project and related entitlement applications, and considered the testimony and other public comments submitted by members of the public, and made a recommendation to the City Council; and

WHEREAS, on May 10, 2022, the City Council held a public hearing at the City Council Chambers, and determined that approval of the proposed Project is in the best interests of the public health, safety and general welfare;

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

Section 1. Compliance with the California Environmental Quality Act. In accordance with City Council Resolution No. 8337, the Sustainable Communities Environmental Assessment prepared for the project has been adopted in compliance with the California Environmental Quality Act.

Section 2. Determination of General Plan Consistency. The Project is consistent with the existing General Plan land use designation as 'Commercial' and applicable policies for the 11.15 acres located at the southwest corner of Orange Street and Redlands Boulevard. The mixed use Project will satisfactorily implement the Transit Villages Concept and strategy in the 2035 General Plan to the extent feasible. Upon approval of General Plan Amendment No. 142 to the 'Commercial' land use designation for approximately 1.1 acres located at the southeast corner of West Citrus Avenue and Eureka Street (shown in Exhibit "A" attached hereto), the proposed single-tenant retail use will be consistent.

Section 3. Findings for Approval of Conditional Use Permit No. 1155. The proposed Conditional Use Permit No. 1155 is hereby approved based upon the following findings, and subject to the Conditions of Approval from the Development Services Department (Exhibit "A"), Municipal Utilities and Engineering Department (Exhibit "B"), and Fire Department (Exhibit "C") attached hereto:

1. That the proposed development will not adversely affect the applicable land use plans

of the city.

The Project will be consistent with numerous Principles and Actions in the 2035 General Plan (see list attached to staff report). A primary strategy of the 2035 General Plan is to encourage more transit-oriented and mixed use developments in close proximity to the three future train stations in the core areas of Redlands, known as the Transit Village Concept. The Transit Village concept and strategy emphasizes a mix of complementary and mutually-supportive land uses (such as higher-density multifamily residential uses with retail, restaurant, office, and similar commercial uses) in conjunction with a higher density/intensity of uses around the train stations including the Downtown station located 650 feet to the north of the Project site. The General Plan calls for more high-density residential units to be constructed in the downtown area and around the train stations, and this proposed project will introduce appropriate new dwelling units to the downtown area.

2. That the proposed development will not be detrimental to the public health, safety and welfare.

The Project will not be detrimental to the public health, safety and welfare. The Project will be constructed in compliance with all applicable design and engineering requirements, including the California Building Code, California Fire Code, applicable provisions of the Redlands Municipal Code, and all applicable site design and engineering standards. The conceptual site plan indicates vehicular access will be provided by a new extension of West State Street (to the west of Orange Street) to connect to a new extension of Third Street. The proposed new street extensions will result in a street grid similar to that which existed prior to construction of the Redlands Mall in the mid-1970s, which will result in shorter block lengths that are more convenient to pedestrians and pedestrian-oriented design. There will be no anticipated conflicts or hazards in terms of vehicle traffic or pedestrians traveling along Orange Street, Redlands Boulevard, Eureka Street, Citrus Avenue, or nearby intersections.

3. That the proposed development will comply to the maximum extent feasible with the regulations of the city's general plan, the applicable zoning district and the city's development standards.

The Project will comply to the maximum extent feasible with the regulations of the City's 2035 General Plan, the applicable zoning district, and the City's development standards. The General Plan designation for the Project site is Commercial, and the C-3 zoning permits mixed uses (residential combined with commercial uses) subject to a Conditional Use Permit. The conceptual site plan indicates the proposed development will be in conformance with the applicable development standards of the C-3, General Commercial zone and applicable design and development standards.

4. That the proposed development is appropriate at the proposed location.

The Project location for the mixed use development is within 500 to 1,200 feet (less than one-quarter mile) of the downtown train station including the Metrolink and Arrow train

platforms, and is consistent with the Transit Village Concept in the 2035 General Plan. The existing C-3, General Commercial zoning designation permits residential uses combined with commercial uses (retail, restaurant, and office) subject to approval of a Conditional Use Permit. The proposed site plan includes extensions of West State Street and Third Street similar to the historical street pattern prior to the Mall's development, and will enable multiple means of multi-modal transportation including direct pedestrian access to the downtown train platforms. The proposed floor plans of the new building (e.g., with commercial uses on ground floors and residential uses on upper and ground floors) are appropriate for the mix of land uses. A primary strategy of the 2035 General Plan (adopted in December 2017) is to encourage more transit-oriented development in close proximity to the three train stations in the core areas of Redlands, rather than continuing the pattern of subdivisions and sprawling development around the periphery of the city. This strategy is referred to as the "Transit Village Concept" in Chapter 4, Livable Community. The Transit Village Concept emphasizes mixing of land uses (such as residential with retail, restaurant, office, and similar commercial uses) and higher density/intensity of uses around the train stations for the intended purposes of supporting transit use, enhancing walkability and pedestrian orientation around the station areas, and discouraging use of automobiles within the pedestrian-friendly station areas and downtown. The concept for the Project, that of a mixed use project and pedestrian-friendly design, is consistent with numerous Policies and Actions contained in the 2035 General Plan which envisions compact and infill development around the downtown train station in Redlands.

Section 4. Findings for Approval of Commission Review and Approval No. 933. The proposed Commission Review and Approval No. 933 is hereby approved based upon the following findings, and subject to the Conditions of Approval from the Development Services Department (Exhibit "A"), Municipal Utilities and Engineering Department (Exhibit "B"), and Fire Department (Exhibit "C") attached hereto:

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

The Project site is approximately 11.15 acres in size and meets the requirements of the C-3, General Commercial zone for the construction of five mixed use buildings including the required building setbacks, public and private landscape areas, required on-site parking, and other required site improvements. The Project, with a total of 700 dwelling units (i.e., a combined total of approximately one million square-feet for residential uses and amenities) and a total of 84,106 square-feet for commercial space, is consistent with the current General Plan designation for the site and the immediate surroundings. Surrounding and nearby properties have existing uses which include many downtown businesses (retail, restaurants, offices, personal services, medical and dental services, etc.), a movie theatre, a Post Office, Police Annex, Smiley Library, public parks, Redlands Civic Center, public utility building, CVS Pharmacy (proposed to be relocated across West Citrus Avenue), downtown train station, and a variety of entertainment and cultural amenities.

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 Project site for the proposed mixed uses 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 Project will be consistent with the 2035 General Plan, Figure 5-5 (Roadway Classification), in that Redlands Boulevard along the project site's northerly frontage is designated a "Boulevard," West Citrus Avenue along the project site's south frontage is designated as a "Major Arterial," Orange Street and Eureka Street are designated as "Minor Arterial," and State Street and Third Street are designated as "Local Roads." The proposed mixed use project will ultimately generate slightly more vehicle traffic than the prior Redlands Mall (multi-tenant retail uses), and the existing and proposed street network will be adequate to serve the proposed use.

The environmental document (Sustainable Communities Environmental Assessment) prepared for the Project has fully analyzed potential environmental impacts, and all potential effects are either considered less than significant or can be mitigated to a less than significant level, ensuring that there will not be any significant detrimental effects to public health, safety, or welfare. The Project will provide pedestrian, bicycle, and motor vehicle access as required by the General Plan or the Redlands Municipal Code. All required vehicle parking will be provided entirely on private property (subterranean parking garages and one above-ground parking structure) and will meet the requirements of the Redlands Municipal Code, with access to Redlands Boulevard, Eureka Street, and Orange Street.

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

The conditions imposed on the Project are adequate to protect the public health, safety and general welfare. The project will also comply with development and design standards and the applicable provisions of the Redlands Municipal Code.


Section 5. Effective Date. This Resolution shall take effect upon adoption.

ADOPTED, SIGNED AND APPROVED this 10th day of May, 2022.



Paul T. Barich, Mayor

ATTEST:


Jeanne Donaldson, City Clerk


I, Jeanne Donaldson, City Clerk of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the City Council at a special meeting thereof held on the 10th day of May, 2022.

AYES: Councilmembers Tejada, Davis, Guzman-Lowery, Gallagher; Mayor Barich

NOES: None

ABSENT: None

ABSTAINED: None



Jeanne Donaldson, City Clerk

EXHIBIT A
CONDITIONS OF APPROVAL
DEVELOPMENT SERVICES DEPARTMENT
(CUP No. 1155 & CRA No. 933)

Planning Division

1. This permit/approval for Conditional Use Permit No. 1155 and Commission Review & Approval No. 933 is issued for the “State Street Village” project generally described as the following:
 - a. Five (5) multistory buildings consisting of four (4) mixed use buildings and one (1) residential building with private amenities for the project’s residents;
 - b. Up to seven hundred (700) multifamily dwelling units, to include apartments and condominiums;
 - c. Up to 10,000 square-feet of floor area for commercial/office uses on the upper floors of Building 2 (such as professional, administrative, financial, medical, and similar administrative and professional uses as listed in the Transit Villages Specific Plan for the Village Center district);
 - d. Up to 74,106 square-feet of floor area for retail and commercial uses including on-site alcoholic beverage sales for bone-fide restaurants (to include retail stores, quick-serve and sit-down restaurants, personal services, retail commercial services for consumers, professional office uses, and similar retail/commercial uses);
 - e. Common recreational open space (privately-owned with private access) both indoors and outdoors for use by the project’s residents and residential guests;
 - f. Public open space (privately-owned and available for the general public’s use) in the form of pedestrian walkways and paseos, outdoor seating and dining areas, planters and landscape areas, central public plaza (note: see Condition No. 19), and other pedestrian amenities typical in a pedestrian-oriented and transit-oriented development;
 - g. New extension of West State Street (from Orange Street to Third Street), and new extension of Third Street (from Redlands Boulevard to Citrus Avenue);
 - h. Frontage and street improvements in accordance with the civil engineering plans;
 - i. Construction phasing shall be consistent with the Phasing Plan submitted by the Applicant and attached to this Resolution.

2. This permit/approval for a Conditional Use Permit and Commission Review & Approval shall automatically expire 24 months after the approval date (will expire on May 10, 2024) unless Developer has diligently developed the proposed project, as shown by the issuance for a grading, foundation, engineering, or building permit(s). An extension of time may be granted in accordance with Sections 18.12.140 and 18.92.090 of the Redlands Municipal Code. The city council may, upon submittal of a written application for a time extension by the holder of the permit and prior to the expiration date, grant a one year extension of time; provided, however, that the total number of extensions shall not exceed three (3).

3. Pursuant to Government Code Section 66020(d), certain fees, dedications, reservations or exactions imposed by the City as a condition of approval of this project are subject to a statutory ninety (90) day protest period. Please be advised that the ninety (90) day protest period for those fees, dedications, reservations and exactions which are subject to Government Code Section 66020(a) has commenced to run on the date this project was approved by the City.
4. The applicant for this permit, and its successors and assigns, shall defend, indemnify and hold harmless the City of Redlands, and its elected officials, officers, agents and employees, from and against any and all claims, actions, and proceedings to attack, set aside, void or annul the approval of this permit by the City, or brought against the City due to acts or omissions in any way connected to the applicant's project that is the subject of this permit. This indemnification shall include, but not be limited to, damages, fees, costs, liabilities, and expenses incurred in such actions or proceedings, including damages for the injury to property or persons, including death of a person, and any award of attorneys' fees. In the event any such action is commenced to attack, set aside, void or annul all, or any, provisions of this permit, or is commenced for any other reason against the City for acts or omissions relating to the applicant's project, within fourteen (14) City business days of the same, the applicant shall file with the City a performance bond or irrevocable letter of credit (together, the "Security") in a form satisfactory to the City and in the amount of Three Hundred Thousand Dollars (\$300,000), to ensure applicant's performance of its defense and indemnity obligations under this condition. The failure of the applicant to provide the Security shall be deemed an express acknowledgement and agreement by the applicant that the City shall have the authority and right, without objection by the applicant, to revoke all entitlements granted for the project pursuant to this permit. The City shall have no liability to the applicant for the exercise of City's right to revoke this permit.
5. By signing and/or using this permit, the permittee acknowledges all of the conditions imposed and accepts this permit subject to those conditions and with full awareness of the applicable provisions of the Redlands Municipal Code including Title 15 (Buildings and Construction), Title 16 (General Plan), Title 17 (Subdivision Regulations), and Title 18 (Zoning Regulations). Failure of the permittee to sign these conditions does not affect their enforceability by the City or other responsible entity. These conditions are binding upon all future property owners and occupants of the subject property.
6. This permit/approval is granted for the project plans dated May 4, 2022 ("the plans") on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions.
 - a. Prior to approval and issuance of any building permit(s) for each phase, Developer shall submit building plans, elevations, landscape plans, and architectural details (including exhibits and graphics) for informational review by the Planning Commission for each phase/building and the plaza.
**Added by Planning Commission 5/10/2022.*

7. Prior to issuance of any building or engineering permits for any building or phase of the mixed use development project, a Notice of Land Use Restrictions and Conditions (on a form provided and approved by the City) shall be recorded on all current and future Assessor's Parcel Number(s) for the subject property.
8. The issuance of any permits shall comply with all applicable provisions of the Redlands Municipal Code.
9. All plans submitted to the City shall reflect all Planning Commission and/or City Council approvals and any other changes required by the Commission, Council and/or staff. This condition applies to site plans, landscape plans, elevations, grading, and all other illustrations, text, or plans submitted to the City in connection with the project.
10. No Certificate of Occupancy shall be granted for a building or phase, or building permit shall receive final approval and signature, until all applicable Conditions of Approval have been satisfied for that building or phase.
11. 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, landscape plan, or building elevations without first consulting with the Development Services Director or designee.
12. *Deleted by Planning Commission 5/10/2022.*
13. A copy of the approved Conditions of Approval shall be included on the cover page of the construction plans submitted to the Building Division.
14. The applicant shall comply with all applicable federal, state, and local laws. Violations or convictions of any of those laws in connection with the use may be cause for revocation of this permit.
15. Developer shall provide off-street parking for the project, including the number/types of spaces, stall dimensions, paving, striping, location, and access, as required by the Redlands Municipal Code. Parallel (or 0-degree) parking spaces (within the Building 4 subterranean garage and on-street parking) shall be a minimum of 8'0" in width and 24'0" in length. Prior to issuance of a building permit for any building, the Developer shall provide the typical drive aisle width and typical parking space dimensions for each row of parking (within each parking area, lot, garage, or structure) shown on the Site Plan, Floor Plan, and Civil Plans. Prior to issuance of an engineering permit for new streets and off-site improvements, the Developer shall provide the typical parking space dimensions for each row of parking (for each on-street parking area or row) shown on the Street Improvement Plans.
16. Developer may not modify any use approved by this permit unless the Planning Division determines that Developer has provided the parking required by the Redlands Municipal Code for the modified use.

17. Developer shall provide off-street loading area(s) for the project, including the number of spaces (or equivalent area), dimensions, paving, striping, location, and access, as required by Redlands Municipal Code Section 18.164.340. Minimum required dimensions are not less than: ten feet (10') in width; twenty feet (20') in length; and fourteen feet (14') in height without overhead obstruction from buildings, street trees, or other structures.
18. Prior to issuance of a building permit, Developer shall submit final exterior building material(s) and color scheme for review and approval by the Development Services Director or designee. 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, etc.); trim features and dimensions around doors, windows, and other openings; exterior lighting, including all fixtures, models and numbers, and light cut sheets or manufacturer sheets; and rooftop equipment screening.
19. *Deleted by Planning Commission 5/10/2022.*
20. Prior to issuance of a building permit for a building or phase, Developer shall submit landscape and irrigation construction plans for the building, site, or phase. Approved preliminary landscape plans (for shrubs and groundcovers) are conceptual and not adequate for construction, and require a greater level of detail and a precise planting plan prior to construction permit issuance. Developer shall coordinate with staff to finalize the precise planting plan, including but not limited to: specifying landscape screening for any ground-mounted equipment or utilities; clustering or greater density of planting around focal points (e.g., major entries and intersection corners); accommodating the required corner cutoff area where driveways intersect streets (i.e., to remove visual obstructions such as trees within a driver's line of sight toward oncoming traffic) or corner intersections; avoiding excessive use of decorative rock, gravel, or wood chips as a substitute for organic groundcover; and avoid creating the appearance of any "green wall" (e.g., *Ligustrum texanum* (columnar), *Prunus caroliniana*, etc.) that provides continuous opaque screening more than 5'0" high around the site perimeter or street-side planters of the project site.
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. Shrubs, hedges, groundcovers, screening landscape, etc., shall be required to be maintained and/or replaced on the subject properties in substantial conformance with the approved landscape planting plan. A qualified arborist or horticulturist may be consulted.
22. Trees shall be allowed to grow to the full genetic height and habit (trees shall not be topped or overly trimmed). Trees shall be maintained using standard arboriculture practices. Trees shall be required to be maintained and/or replaced on the subject properties in substantial conformance with the approved tree planting plan. A qualified arborist or horticulturist may be consulted.

23. Transformer cabinets and commercial gas meters shall not be located within required setbacks and/or adjacent to public streets, and shall be screened from public view either by architectural treatment or with landscaping. Multiple electrical meters and panels shall be fully enclosed and incorporated into the overall architectural design of the building(s). Backflow preventers shall be enclosed with landscaping that will provide complete screening upon maturity. The location and method of enclosure or screening of this equipment shall be shown on the construction plans and landscape plans prior to building permit issuance. Location of said equipment shall be coordinated with appropriate utility company (i.e., Southern California Gas Company or Southern California Edison Company). The applicant shall submit plans showing details of screening subject to review and approval by the Development Services Director, prior to issuance of building permits.
24. Plans submitted for plan check shall include an exterior lighting plan, including fixture and pole designs, for review and approval by the Development Services Director or designee. Prior to building permit issuance, a lighting and photometric plan shall be submitted demonstrating that adequate lighting ranges will be provided throughout the development without creating light spillover, light pollution, or conflicts with surrounding factors such as tree locations, off-site or adjacent lighting.
25. Prior to issuance of building permits, Developer shall demonstrate that light poles will not conflict with tree locations. Developer shall submit a plan showing both the lighting and landscape on the same sheet. Fixtures on exterior light poles shall direct lighting downward (e.g., contain a flat lens and/or have shielding that directs light downward and contains glare).
26. Interior parking structures shall provide uniform illumination at a minimum level of two (2.0) foot-candles average maintained across the horizontal surface shall be provided inside each parking structure/garage, and a minimum of one (1.0) foot-candle for exterior parking areas. Higher levels are recommended for remote areas subject to security problems (e.g., stairways, elevators, and other pedestrian access points). For energy conservation, motion sensor devices may be utilized to automatically dim and brighten the lighting (e.g., 50%).
27. Prior to the issuance of building permits, the applicant shall submit plans detailing that roof screening is of adequate height to screen any roof-top equipment from public view on all sides, subject to review and approval by the Development Services Director. Screening of air conditioning units and other equipment on the buildings shall be incorporated into or compatible with the architectural design of the buildings. All equipment shall be screened from public view of adjacent roadways and freeways. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible from the front of the property or other major public vantage points. Developer shall include a note on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color.

28. Any gutters, downspouts, pipes, and other drainage appurtenances shall be designed and shall be placed (e.g., internal to the building or inside the exterior walls) so that they will not be visible from the front of the property (i.e., from public right-of-way) or other major public vantage points.
29. Utility meters shall be fully screened and incorporated into the overall architectural design of the building (e.g., interior room, cabinet with wing wall, or equivalent complete screening). Any enclosures or screening shall be architecturally treated to match the exterior of the attached structure.
30. Telecommunications and television equipment or satellite dishes shall not be located on the exterior of any building (including but not limited to balconies, patios, exterior railings, rooflines, etc.). Dwelling units shall be internally wired for all available utility and telecommunications services, with service devices, panels, or meters located within a centralized equipment room. The equipment room(s) in each building shall be fully enclosed and incorporated into the overall architectural design of the building(s). Any satellite dishes/receivers shall only be located on the roof and shall be completely screened from public view on all sides.
31. Where any public sidewalks are adjacent to slopes or parkways with slopes (e.g., downslopes), a 6" concrete curb may be required to be constructed with the sidewalk. Hand railings or guard rails should be avoided, if feasible. Prior to permit issuance, Developer shall identify any areas with slopes and parkways on the civil plans and identify construction of a 6" concrete curb as-needed (such as the southeast corner of the project site abutting Citrus Avenue).
32. The project site shall be kept in a weed and dust free condition throughout all periods of construction.
33. Prior to issuance of any building or engineering permit for any building or phase of the project, the Developer shall prepare and submit a Construction Parking Management Plan for all contractors, workers, and deliveries related to the project site. The Construction Parking Management Plan shall identify areas of the project site, surrounding private properties (with property owner's authorization), and surrounding public streets that construction personnel may utilize. Deliveries of construction materials, equipment, trailers, vehicles, etc., shall be performed on the project site to the extent practicable, and avoid the use of public streets and rights-of-way if possible. The Developer and/or on-site primary general contractor (superintendent) shall have responsibility for monitoring and enforcing the approved parking management plan. The plan shall be subject to review and approval by the Development Services Director or designee, and may be modified by the City after approval to mitigate any unanticipated impacts or public nuisance conditions.
34. Prior to any use of any public street or right-of-way for construction-related activities, the Developer shall submit and receive approval for a Traffic Control Plan. Developer shall be responsible for repairing, replacing, or financially compensating any damages to public

rights-of-way (including but not limited to paving, sidewalks, driveways, curbs and gutters, storm drain facilities, parkway landscape, street trees, public utilities, etc.) to the satisfaction of the Director(s) of the Municipal Utilities & Engineering Department and/or the Facilities & Community Services Department, or their designee(s), as applicable.

35. Prior to issuance of a Certificate of Occupancy for a building or phase, Developer shall remove all construction materials and vehicles from the subject property.
36. Developer shall arrange for materials collection during construction, demolition, and occupancy with the City's Solid Waste Division, or Developer shall arrange for self-hauling to an authorized facility.
37. Commercial Parking: All commercial parking for the retail, restaurant, office, and commercial components of the mixed use project (a total of 274 spaces required based on square-footage) are located in the above-ground parking structure within Building 2 located at the southwest corner of Redlands Boulevard and Orange Street. Prior to issuance of a building permit, Developer shall prepare and submit a Parking Management Plan for review and approval by the Development Services Director.
38. Residential Tenant Parking: All required residential tenant parking for the residential components of the mixed use project (a total of 700 spaces required, and 777 provided) shall be provided in each building to serve the total dwelling units within that building. Building 1 requires 392 resident spaces (and 394 provided in the subterranean garage), Building 2 requires 140 resident spaces (and 140 provided in the parking structure), Building 3 requires 21 resident spaces (and 21 provided in the subterranean garage), Building 4-A requires 103 resident spaces and Building 4-B requires 114 resident spaces (and a total of 222 spaces provided in the shared subterranean garage).
 - a. A Residential Parking Plan shall be required for the project, and shall be subject to review and approval by the Development Services Director or designee. The Residential Parking Plan may be modified after approval by the City to mitigate any unanticipated impacts or public nuisance conditions. The on-site Property Manager or property management company shall be responsible for monitoring and enforcing the parking management plan.
 - b. All residential tenant parking spaces shall be located in the same building in which the assigned dwelling unit is located.
 - c. All residential tenant parking spaces shall be designated and reserved for the unit to which it is assigned (1.0 space per D.U. for units up to 999 square-feet in size, 1.5 spaces per D.U. for units between 1,000 to 1,499 square-feet in size, and 1.0 space per live/work unit up to 1,499 square-feet in size), and in accordance with the approved Residential Parking Plan for the project.
 - d. For rental apartments, the owner or management company shall be required to rent or charge a separate fee for the parking space(s) assigned to each dwelling unit in the applicable lease (i.e., "unbundled" parking), for the purpose of reducing unnecessary automobile ownership and reducing motor vehicle trips in a transit-oriented

development. Condominium (ownership) units shall not be subject to the unbundling provision.

39. Residential Guest Parking: All residential Guest parking for the residential components of the mixed use project (a total of 175 spaces required, and 175 provided) are provided in the above-ground parking structure within Building 2 located at the southwest corner of Redlands Boulevard and Orange Street. As such, Building 2 shall be required to provide and maintain in good condition all required residential Guest parking for all other owners and tenants located within Buildings 1, 2, 3, 4-A and 4-B (i.e., the mixed use development).
 - a. All residential Guest parking spaces shall be available on a first-come, first-serve basis, and the owner shall not designate, reserve, stripe, sign, or otherwise restrict residential Guest parking spaces for individual residential or commercial tenants. All residential Guest parking spaces shall remain equally open and available to all residential guests, visitors, and others.
 - b. The owner or management company shall not rent or charge a separate fee for residential Guest parking spaces.
 - c. In accordance with Section 18.92.080(B) of the Redlands Municipal Code, up to 100% of the residential Guest parking spaces may be shared for joint use with all commercial tenants within the mixed use development.

40. On-Street Parking: All on-street parking (either on public or private streets) shall be available on a first-come, first-serve basis, and the owner shall not designate, reserve, stripe, sign, or otherwise restrict on-street parking spaces for any individual residential or commercial tenant. The owner or management company shall be responsible for maintaining, repairing, or improving any privately-owned on-street spaces (i.e., along West State Street and Third Street extensions within the mixed use development).

41. Loading Zones: A minimum of the following shall be required for each new building based on commercial square-footage (per building) and RMC Chapter 18.164, Article IV, and precise location to be finalized in Plan Check prior to issuance of construction permits:
 - a. Building No. 1 with two (2) designated loading zones, which shall be placed along the Third Street frontage, Citrus Avenue frontage, and/or Eureka Street frontage.
 - b. Building No. 2 with two (2) designated loading zones, which shall be placed along the West State Street frontage, on the Orange Street frontage, and/or along the Redlands Blvd. frontage. If re-striping of Orange Street to one southbound lane cannot be accommodated, then no Loading Zone shall be placed on Orange Street, and an alternative location shall be provided.
 - c. Building No. 3 is not required to provide any commercial loading zones.
 - d. Building No. 4-A with one (1) designated loading zone, which shall be placed along the Citrus Avenue frontage and/or the West State Street frontage.
 - e. Building No. 4-B with one (1) designated loading zone, which shall be placed along the Citrus Avenue frontage and/or the West State Street frontage. If re-striping of

- Orange Street to one southbound lane cannot be accommodated, then no Loading Zone shall be placed on Orange Street, and an alternative location shall be provided.
- f. Minimum required Loading Zone dimensions are not less than: ten feet (10') in width; twenty feet (20') in length; and fourteen feet (14') in height without overhead obstruction from buildings, street trees, or other structures.
 - g. Commercial loading and unloading activities for Buildings 1, 2, 4-A and 4-B shall be limited to the hours of 7:00 A.M. to 10:00 P.M. on weekdays, and 7:00 A.M. to 10:00 P.M. on weekends and holidays.
42. Prior to issuance of off-site improvements for West Citrus Avenue, the proposed median relocation in West Citrus Avenue (for purposes of implementing Complete Streets concepts to include bicycle and pedestrian network connectivity) and design and improvements shall be coordinated with the Development Services, Municipal Utilities & Engineering, and Facilities & Community Services departments.
- a. A pedestrian crosswalk including ADA-accessibility shall be installed to align with the Third Street extension within the State Street Village development and shall include: pavement markings, flashing safety lighting, in-pavement LED lighting, signs, and other improvements as required by the City Engineer.
 - b. A pedestrian deterrent (e.g., decorative fence or plantings) may be installed within the median for pedestrian and traffic safety.
 - c. Prior to issuance of a street improvement permit for West Citrus Avenue, the planting plan shall be coordinated with the Facilities & Community Services Department to ensure a consistent street theme and aesthetic appearance with other City streets to the extent practicable.
43. Loading and unloading of household goods: The loading/unloading of household goods or materials for the residential units (e.g., including but not limited to furniture, appliances, construction materials, and other large items) that takes place within any public or private street, shall be limited to the hours of 7:00 A.M. to 10:00 P.M. on weekdays, and 7:00 A.M. to 10:00 P.M. on weekends and holidays.
44. Noise Notification: As a required element of lease disclosures to potential tenants, residents of the mixed use development project shall be notified in writing that they will be living in an urban area and within a commercial land use district (i.e., a downtown business district and/or near a train station), and that the intermittent and ambient noise levels may be higher than a purely residential neighborhood due to nearby business activities, pedestrian activities, special events, motor vehicle traffic, Metrolink and Arrow trains operating at the nearby train station, public services (by City of Redlands or others), and various other noise sources that may not be known at the present time. The commercial noise-generating sources and activities shall have the right to continue operating in accordance with the City's Noise Ordinance regulations applicable in a commercial zone (see RMC Chapter 8.06, including Sections 8.06.070 and 8.06.080). The signature of the residents shall confirm receipt and understanding of this information.

45. Prior to issuance of any buildings permits for any building, the Developer shall prepare and submit a Trash Management Plan for the mixed use development. The plan shall provide estimates of trash generation for both residential and commercial uses, estimates for the numbers and sizes of containers and facilities, schedule for City services, pertinent instructions for on-site maintenance staff (e.g., bins and containers shall not be placed on public streets and left unattended outdoors for more than two hours before or after trash service pick-up, bins and containers shall not be placed or staged in a manner that obstructs any vehicle travel lanes, etc.), and other necessary information as required by the City. The plan shall be subject to review and approval by the Facilities & Community Services Department and the Development Services Department, and may be modified by the City after approval to mitigate any unanticipated impacts or public nuisance conditions.
 - a. Each building and building pad shall be designed to accommodate all necessary refuse storage rooms, bins and containers, hallways, access paths, and other structural elements to be completely enclosed and internal to the building. Refuse and recycling storage rooms and all bins or containers shall be completely screened from view from any streets (when not placed outdoors for scheduled pick-up and hauling).

46. Bus Stop: Prior to issuance of any building or engineering (site improvement) permits, Developer shall coordinate placement of the bus stop on the new Site Plan (i.e., new or relocated bus stop location along Redlands Boulevard abutting the project site), in accordance with RMC Section 18.224.020(F).
 - a. Omnitrans stated the existing downtown bus stop (hub for three bus routes) is likely to be relocated further to the west (e.g., westerly of the Third Street intersection or possibly nearer the Eureka Street intersection) to avoid potential conflicts of traffic movements created by the construction of Building 2 and two new access driveways on Redlands Boulevard immediately adjacent to the existing bus stop. Developer shall coordinate placement of the relocated bus stop on the new Site Plan in cooperation with Omnitrans and the City, and Developer shall construct the necessary improvements including but not limited to concrete boarding area and sidewalk (e.g., sidewalk shall be a minimum of 10'0" in depth from the curb to accommodate bus shelter, and minimum of 25'0" in length).
 - b. Developer shall purchase one (1) Omnitrans Premium Shelter manufactured by Tolar Mfg. Co., 17 feet in length with a solar e-sign for real-time bus arrival information (or an equivalent approved by the City in consultation with Omnitrans) for delivery to Omnitrans. Omnitrans will be responsible for installing the new shelter at the final location.

47. Bicycle Facilities: New nonresidential and multi-family (of 10 or more units) developments shall install bicycle racks or secured lockers at a rate of one per thirty (30) parking spaces with a minimum of a three (3) space bicycle rack. A bicycle storage room within each mixed use building (or one building if multiple buildings are connected internally) or multifamily residential building providing the required facilities will satisfy this requirement. Exterior

bicycle racks shall also be required for visitors. Plans submitted to Plan Check shall include information and specifications to verify this requirement has been met.

48. If any bollards or similar devices are used along street frontages for pedestrian safety (e.g., plaza area, West State Street extension), then bollards or the equivalent shall be decorative and subject to review and approval by the Development Services Director or designee in Plan Check prior to permit issuance. If any steel bollards or pour-in-place bollards are installed, they shall only be installed for protecting utility devices (e.g., transformers above-ground) and shall be painted a dark color (e.g., dark green, brown, or black) to blend with surrounding landscape screening.
49. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Sign locations and illumination are subject to review and approval by the Planning Division under separate permit.
50. A Sign Program shall be required for the commercial portions of the project with a multi-tenant mixed use building (e.g., for commercial tenants of Buildings 1, 2, 4-A and 4-B). The Sign Program shall specify the types of permitted signs, development standards for different types of allowable signs (e.g., location, placement, dimensions, sign area, text or lettering, graphics or images, colors, illumination, installation methods, etc.), provide appropriate formulas and calculations, provide sign area allotment for each tenant space, and provide a review checklist for use by future commercial tenants.

Subdivision Conditions

51. This Vesting Tentative Tract Map No. 20425 authorizes the subdivision of a total of approximately 12.24 acres as follows: approximately 11.15 acres located on the Redlands Mall site subdivided into seven (7) lots for development purposes plus condominium dwelling units located at the southwest corner of Redlands Boulevard and Orange Street; and approximately 1.1 acres located at the southeast corner of Citrus Avenue and Eureka Street subdivided into one (1) new commercial lot for a new retail store.
52. This Vesting Tentative Subdivision Map shall automatically expire 36 months after the approval date for the project, unless Developer has diligently developed the proposed project, as shown by the recordation of a Final Map with the San Bernardino County Recorder's Office. This Vesting Tentative Subdivision Map is approved for phases, and filing of multiple Final Maps may extend the expiration in accordance with the applicable provisions of the Subdivision Map Act.
53. This permit/approval is granted for the plans dated April 4, 2022 ("the plans") on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions.
54. The Final Tract Map(s) shall comply with the Subdivision Map Act and the Redlands Municipal Code (RMC).

55. The Final Tract Map(s) shall be in substantial conformance with the Vesting Tentative Tract Map and plans submitted by the applicant and placed on file in the office of the Planning Division.
56. This permit or approval may be modified or revoked by the City should it be determined that the proposed use as permitted by this approval or conditions under which they were permitted are detrimental to the public health, welfare, or materially injurious to property or improvements in the vicinity or if the use is maintained so as to constitute a public nuisance.
57. By signing and/or using this permit, the permittee acknowledges all of the conditions imposed and accepts this permit subject to those conditions and with full awareness of the provisions of Redlands Municipal Code Title 15 (Buildings and Construction), Title 16 (General Plan), Title 17 (Subdivision Regulations), and Title 18 (Zoning Regulations). Failure of the permittee to sign these conditions does not affect their enforceability by the City or other responsible entity. These conditions are binding upon all future property owners and occupants of the subject property.
58. Residential condominium construction or future condominium conversions shall comply with the requirements of Chapter 18.156, Article IV (Condominiums and Condominium Conversions), of the Redlands Municipal Code. Such requirements include but are not limited to:
 - a. Wall and floor-ceiling assemblies shall conform to the sound insulation performance criteria promulgated in title 25, California Administrative Code, section 1092, or its successor.
 - b. The consumption of gas and electricity within each dwelling unit shall be separately metered so that the unit owner can be separately billed for each utility. A water shutoff valve shall be provided for each unit.
 - c. All permanent mechanical equipment, including domestic appliances, which is determined by the building official to be a source or potential source of vibration or noise, shall be shock mounted, isolated from the floor and ceiling, or otherwise installed in a manner approved by the building official to lessen the transmission of vibration and noise.
 - d. The anchorages of the permanent mechanical equipment are to be designed to resist the lateral seismic forces, as required by the current edition of the uniform building code. Failure of the city to identify potential sources of vibration on the approval of a specific vibration system does not prevent the city from subsequently requiring additional modification to the mechanical equipment to prevent vibration or noise from being detected in other condominium dwelling units.
 - e. The proposed condominium project shall comply with all requirements of building, fire and housing codes, zoning provisions, and other applicable regulations in effect at the time of the application.
59. Noise Notification and Signage and Marketing Requirements: As a required element of disclosure to potential condominium purchasers, potential buyers within the mixed use

development project shall be notified in writing that they will be living in an urban area and within a commercial land use district (i.e., a downtown business district and/or near a train station), and that the intermittent and ambient noise levels may be higher than a purely residential neighborhood due to nearby business activities, pedestrian activities, special events, motor vehicle traffic, Metrolink and Arrow trains operating at the nearby train station, public services (by City of Redlands or others), and various other noise sources that may not be known at the present time. The commercial noise-generating sources and activities shall have the right to continue operating in accordance with the City's Noise Ordinance regulations applicable in a commercial zone (see RMC Chapter 8.06, including Sections 8.06.070 and 8.06.080). Signage and Marketing Requirements shall be performed consistent with the regulations contained in RMC Chapter 17.28 (specifically, Sections 17.28.030 and 17.28.050) to advise buyers of the existing commercial zoning and noise environment.

60. Any application(s) for an extension of time of the above expiration date shall be filed with the Planning Division not less than 90 days prior to the expiration date and shall comply with Title 17 (Subdivision Regulations) of the Redlands Municipal Code. Upon application by the subdivider prior to the expiration of the approved or conditionally approved tentative map, the tentative map shall be automatically extended in accordance with the Subdivision Map Act.
61. Prior to Final Tract Map clearance, the applicant shall submit one (1) copy of each of the final Articles of Incorporation, Bylaws of the Homeowners' Association, and Declaration of Covenants, Conditions, and Restrictions (CC&Rs) to the Planning Division for review and approval. After recordation of the final CC&Rs, two (2) copies of said recorded CC&Rs shall be submitted to the Planning Division.
62. The applicant shall include the following within the CC&Rs:
 - a. The CC&Rs shall identify that all sewer lines connecting each unit to the existing public sewers are privately owned, maintained, and operated by the Homeowners' Association.
 - b. The CC&Rs shall designate that it is the responsibility of the Homeowners' Association to obtain appropriate waste containers to facilitate recycling and to instruct tenants and owners on how to participate in the City's recycling program.
 - c. The establishment of reserves for common area maintenance and repairs shall be provided.
 - d. Each condominium dwelling unit shall be provided a minimum of one (1) parking space for units up to 999 square-feet, one and one-half (1.5) parking spaces for units between 1,000 to 1,499 square-feet, and two (2) parking spaces for each unit of 1,500 square-foot or greater. Each parking space shall be located in a fully enclosed garage or parking structure. These residential tenant parking spaces shall be permanently and irrevocably assigned to particular units within the project. In addition, one-half (0.5) open guest

- parking spaces for each condominium dwelling unit shall be provided (and shall be located either on-site in the parking garage for the same building within which the dwelling unit is located, or within the Building 2 parking structure at the southwest corner of Redlands Boulevard and Orange Street).
- e. The CC&Rs shall prohibit the storage or parking of trailers, boats, mobile homes, recreational vehicles, and inoperable vehicles.
 - f. Any amendments to the CC&Rs, which would affect the parking facilities, common areas, waste recycling, or which would alter the description of land and improvements or maintenance reserve accounts governed by said CC&Rs shall first require the written approval of the City of Redlands.
 - g. The condominium units shall be constructed and maintained in accordance with the development standards contained in Chapter 18.156 of the Redlands Municipal Code, Article IV (Condominiums and Condominium Conversions), if applicable.
 - h. The CC&Rs shall designate that any required guest parking spaces shall be owned, maintained, and operated by the Homeowners' Association.
63. Prior to Tract Map clearance, the applicant must obtain a building permit showing occupancy to be condominiums for the applicable dwelling units.

SCEA Mitigation Measures (MM), Project Design Features (PDF), and/or Existing Plans, Programs, Policies (PPP):

64. PDF AQ-1: Tier III Equipment. Project construction will utilize equipment during demolition, grading, and site preparation phases that equal or exceed Environmental Protection Agency (EPA) and California Air Resource Board (CARB) Tier III engine emissions standards.
65. PPP AQ-1: Rule 403. All applicable measures included in Rule 403, shall be incorporated into Project plans and specifications as implementation of Rule 403, which include but are not limited to:
- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
 - The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are limited to 15 miles per hour or less.
 - The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day.

66. PPP AQ-2: Rule 1113. The following measures shall be incorporated into Project plans and specifications as implementation of SCAQMD Rule 1113 (2):
 - Only “Low-Volatile Organic Compounds (VOC)” paints (no more than 50 gram/liter of VOC) consistent with SCAQMD Rule 1113 shall be used.
67. PPP AQ-3: Rule 445. The following measures shall be incorporated into Project plans and specifications as implementation of SCAQMD Rule 445 (3):
 - Rule 445 prohibits the use of wood burning stoves and fireplaces in new developments.
68. MM BIO-1: Pre-construction Nesting Bird Survey. Construction plans and Project specifications shall state that if construction or other Project activities are scheduled to occur during the bird breeding season (February through August for raptors and March through August for most migratory bird species), a pre-construction nesting bird survey shall be conducted by a qualified biologist to ensure that active bird nests, will not be disturbed or destroyed. The survey shall be completed no more than three days prior to initial ground disturbance. The nesting bird survey shall include the Project area and adjacent areas where proposed Project activities have the potential to affect active nests, either directly or indirectly due to construction activity or noise. If an active nest is identified, a qualified biologist shall establish an appropriate disturbance limit buffer around the nest using flagging or staking. Construction activities shall not occur within any disturbance limit buffer zones until the nest is deemed inactive by the qualified biologist.
69. MM CUL-1: Archaeological Monitoring. The Applicant shall retain a qualified archaeologist to perform archaeological monitoring and the archaeologist shall be present during initial ground-disturbing activities (e.g., site preparation, demolition of historic structures, and grading up to ten feet below surface) to identify and assess any known or suspected archaeological and/or cultural resource. The qualified archaeologist shall develop a Cultural Resources Management Plan to address the details, timing, and responsibility of all archaeological and cultural resource activities that occur on the Project site. The plan shall include a scope of work, project grading and development scheduling, pre-construction meeting (with consultants, contractors, and monitors), a monitoring schedule during all initial ground-disturbance related activities, safety requirements, and protocols to follow in the event of previously unknown cultural resources discoveries that could be subject to a cultural resources evaluation. The plan shall be submitted to the City and the Consulting Tribe(s) for review and comment, prior to final approval by the City. The Monitoring and Treatment Plan shall incorporate the components described in Mitigation Measure TCR-1.
70. PPP GEO-1: California Building Code. The Project is required to comply with the California Building Code as included in the City’s Municipal Code Chapter 15.04 to preclude significant adverse effects associated with seismic hazards. California Building Code related and geologist and/or civil engineer specifications for the Project are required to be incorporated into grading plans and specifications as a condition of Project approval.

71. MM PAL-1: Paleontological Resources. Prior to the issuance of the first grading permit, the applicant shall provide a letter to the City of Redlands Planning Department, or designee, from a paleontologist selected from the roll of qualified paleontologists maintained by the County, stating that the paleontologist has been retained to provide services for the project. The paleontologist shall develop a Paleontological Resources Impact Mitigation Plan (PRIMP) to mitigate the potential impacts to unknown buried paleontological resources that may exist onsite for the review and approval by the City. The PRIMP shall require that the paleontologist be present at the pre-grading conference to establish procedures for paleontological resource surveillance. The PRIMP shall also require paleontological monitoring for ground disturbing activities greater than five feet in depth within native soil, as determined by the Project paleontologist.

In the event paleontological resources are encountered, ground-disturbing activity within 50 feet of the area of the discovery shall cease. The paleontologist shall examine the materials encountered, assess the nature and extent of the find, and recommend a course of action to further investigate and protect or recover and salvage those resources that have been encountered.

Criteria for discard of specific fossil specimens will be made explicit. If a qualified paleontologist determines that impacts to a sample containing significant paleontological resources cannot be avoided by project planning, then recovery may be applied. Actions may include recovering a sample of the fossiliferous material prior to construction, monitoring work and halting construction if an important fossil needs to be recovered, and/or cleaning, identifying, and cataloging specimens for curation and research purposes. Recovery, salvage and treatment shall be done at the Applicant's expense. All recovered and salvaged resources shall be prepared to the point of identification and permanent preservation by the paleontologist. Resources shall be identified and curated into an established accredited professional repository. The paleontologist shall have a repository agreement in hand prior to initiating recovery of the resource.

72. PPP HAZ-1: California UST Regulations. Underground storage tank (UST) repairs and/or removals will be conducted in accordance with the California UST Regulations (Title 23, Chapter 16 of the California Code of Regulations). Any unauthorized release of hazardous materials will require release reporting, initial abatement, and corrective actions that will be completed with oversight from the Regional Water Quality Control Board, Department of Toxic Substances Control, Riverside County Environmental Health Division, South Coast Air Quality Management District, and/or other regulatory agencies, as necessary. Use of existing USTs will also have to be conducted (i.e., used, maintained and monitored) in accordance with the California UST Regulations (Title 23, Chapter 16 of the California Code of Regulations).
73. PPP WQ-1: Prior to grading permit issuance, the project developer shall have a Stormwater Pollution Prevention Plan (SWPPP) prepared by a QSD (Qualified SWPPP Developer) pursuant to the Municipal Code Chapter 13.54. The SWPPP shall incorporate all necessary Best Management Practices (BMPs) and other City requirements to comply with the

National Pollutant Discharge Elimination System (NPDES) requirements to limit the potential of polluted runoff during construction activities. Project contractors shall be required to ensure compliance with the SWPPP and permit periodic inspection of the construction site by City of Redlands staff or its designee to confirm compliance.

74. PPP WQ-2: Prior to grading permit issuance, the project developer shall have a Water Quality Management Plan (WQMP) approved by the City for implementation. The project shall comply with the City's Municipal Code Section 13.54 and the Municipal Separate Storm Sewer System (MS4) permit requirements in effect for the Regional Water Quality Control Board (RWQCB) at the time of grading permit to control discharges of sediments and other pollutants during operations of the Project.
75. PPP N-1: The Project plans shall state the Project is required to comply with construction hours of operation outlined in Section 8.06.120 of the City's Municipal Code; construction activities shall take place between the hours of 7:00 am and 8:00 pm on weekdays, including Saturdays, with no activity taking place at any time on Sundays or federal holidays. In addition, all motorized equipment used in such activities are required to be equipped with functioning mufflers.
76. PPP PS-1: Schools Development Impact Fees. Prior to issuance of building permit, the Developer shall pay applicable school development impact fees levied by the Redlands Unified School District pursuant to the School Facilities Act (Senate Bill [SB] 50, Stats. 1998, c.407).
77. PPP PS-2: Park Fees. As a Condition of Approval of a tentative map, the Developer shall pay applicable park related fees pursuant to Redlands Municipal Code Chapter 3.32.
78. PPP PS-3: Development Impact Fees. As a standard requirement and included as a Condition of Approval for the Project, and prior to issuance of any building permits for the Project, the Developer shall pay all applicable City of Redlands Development Impact Fees (DIF) pursuant to the Redlands Municipal Code and/or adopted fee schedules.
79. MM TCR-1: The archaeologist shall develop a Cultural Resources Management Plan and include the specifics as to how each Project mitigation measure will be carried out. Any and all cultural documents created as a part of the project (Tribal Cultural Resources Management Plan, Monitoring and Treatment Plans, isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency and disseminated to consulting tribe(s) for review. The Cultural Resource Management Plan shall incorporate:
 - a. Project grading and development scheduling. Native American Monitor(s) should attend and be present at the pre-construction meeting to establish communication protocols, cultural sensitivity, and provide information and/or training to construction contractors.

- b. A schedule for monitoring during initial ground-disturbing activities (Ground disturbance is defined as any activity that compacts or disturbs the ground within a project area, including: the actual construction activities, permanent easements, temporary construction easements, staging areas for supplies and equipment, and borrow pits. Ground disturbance can also be caused by the use of hand tools, heavy equipment and heavy trucks. Trenching, bulldozing, excavating, scraping, and plowing are typical examples of ground disturbance activities), this may include, but is not limited to, archaeological testing, and data recovery on the Project site, if determined appropriate. The Cultural Resource Management Plan shall include scheduling, safety requirements, and duties, based on the scope of work, and address the Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with the Project Archaeologist.
 - c. The protocols and stipulations that the Applicant, Native American Tribal Monitor(s), Project Archaeologist, and City of Redlands shall follow in the event that cultural resources, items of Native American cultural patrimony, or tribal cultural resources are inadvertently discovered during the course of Project related ground disturbing activities.
- 80. MM TCR-2: If significant tribal cultural resources are discovered and avoidance or relocation cannot be ensured, the City shall engage in discussions with the Consulting Tribes to determine the best course of action for preservation of the resource.
- 81. MM TCR-3: Designated Native American Monitor(s) from the consulting tribe(s), who wish to partake in the monitoring program, shall be present during all initial ground-disturbing activities (Ground disturbance is defined as any activity that compacts or disturbs the ground within a project area, including: the actual construction activities, permanent easements, temporary construction easements, staging areas for supplies and equipment, and borrow pits. Ground disturbance can also be caused by the use of hand tools, heavy equipment and heavy trucks. Trenching, bulldozing, excavating, scraping, and plowing are typical examples of ground disturbance activities), which may include but is not limited to testing, and data recovery if determined appropriate. If initial ground-disturbing activities yield no discoveries of tribal cultural resources, the Consulting Tribe(s) may limit, suspend or terminate monitoring efforts at their discretion. The Monitoring Agreement(s) with the consulting tribe(s) shall be provided to the City of Redlands Development Services Department prior to issuance of any demolition, grading, or construction permits.
- 82. MM TCR-4: In the event that cultural resources, including historic and pre-contact materials, items of Native American cultural patrimony, or Tribal Cultural Resources are discovered during the course of ground disturbance, the following procedures shall be implemented:
 - a. All work in the immediate vicinity of the find (within a 50-foot buffer) shall cease and the find shall be assessed by a qualified archaeologist in coordination with the Native American Monitor(s) from the Consulting Tribe(s). Work on the other

portions of the Project, outside of the buffered area, may continue during this assessment period.

- b. Notification and information regarding the nature of the find shall be made to the representatives of all consulting tribe(s).
 - c. Temporary Curation and Storage: During construction, any cultural resources discovered shall be temporarily curated in a secure onsite location, as determined appropriate with consideration of input from consulting tribe(s). The removal of any cultural resources from the Project site shall be thoroughly inventoried and overseen by the Native American Tribal Monitor(s).
 - d. Treatment and Final Disposition: The land owner(s) shall relinquish ownership of all items of Native American cultural patrimony and tribal cultural resources (including but not limited to sacred items, burial goods, archaeological artifacts, and non-human remains) that may be discovered. The land owner(s) shall relinquish ownership of tribal cultural resources and items of Native American Cultural Patrimony through one or more of the following methods and provide the City of Redlands with evidence of same:
 - i. Accommodate the process for on-site reburial of the discovered items with the Participating Tribes. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and recordation have been completed. A final report which includes associated State DPR Forms, containing an inventory of the items reburied, along with UTM parameters for the reburial location, shall be completed and provided to the City, the Consulting Tribes and filed with the California Historical Resource Information System (CHRIS).
 - ii. A curation agreement with an appropriate qualified repository that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists or researchers for further study. The collections and associated records shall be transferred, including title and associated fees, to an appropriate curation facility.
 - iii. If more than one Native American Tribe or Band is involved with the Project and cannot come to a consensus as to the disposition of tribal cultural resources within one hundred and twenty (120) days from the initial recovery of the items, the cultural resources shall be curated at the San Bernardino County Museum. A curation agreement with an appropriate qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees.
83. MM TCR-5: Discovery of Human Remains. In the event that human remains are encountered on the Project site, the construction contractor's designated Native American Tribal Monitor shall immediately stop all work within 100 feet of the discovery. The

Developer shall immediately notify the San Bernardino County Coroner, the City of Redlands Police Department, and the City of Redlands Development Services Department. The County Coroner shall be permitted to examine the remains consistent with the requirements of California Code of Regulations (CCR) §15064.5(e). California Health & Safety Code §7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code (PRC) §5097.98. If the remains are determined to be Native American, the County Coroner shall notify the Native American Heritage Commission (NAHC), which shall determine and notify a Most Likely Descendant (MLD). The MLD shall complete the inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.

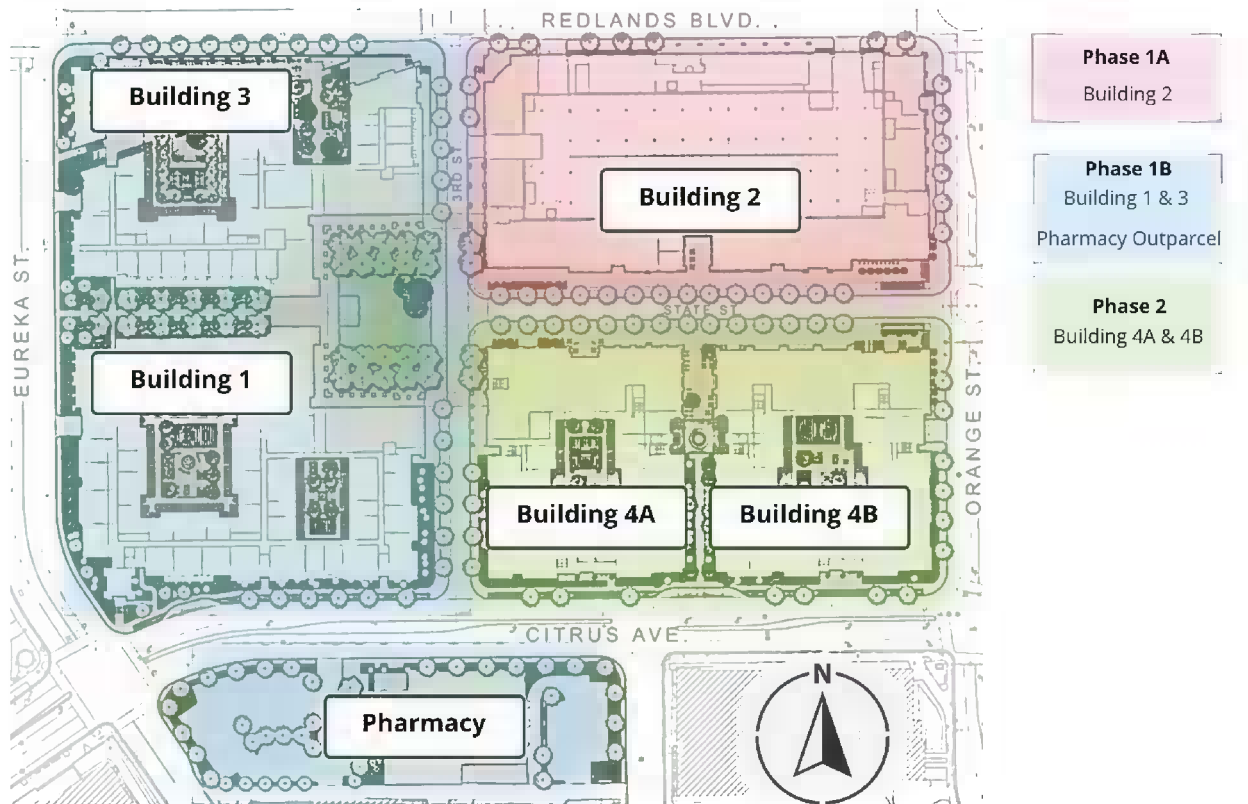
The specific location of Native American burials and reburials will be proprietary and not disclosed to the general public. The locations will be documented by the Project Archaeologist in conjunction with the various stakeholders and a report of findings will be filed with the Eastern Information Center (EIC).

According to California Health & Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052).

84. The approved Phasing Plan for the project (prepared and submitted by the Applicant) shall be implemented as described on the following two pages.

State Street Village
Phasing Description
Alternative 1

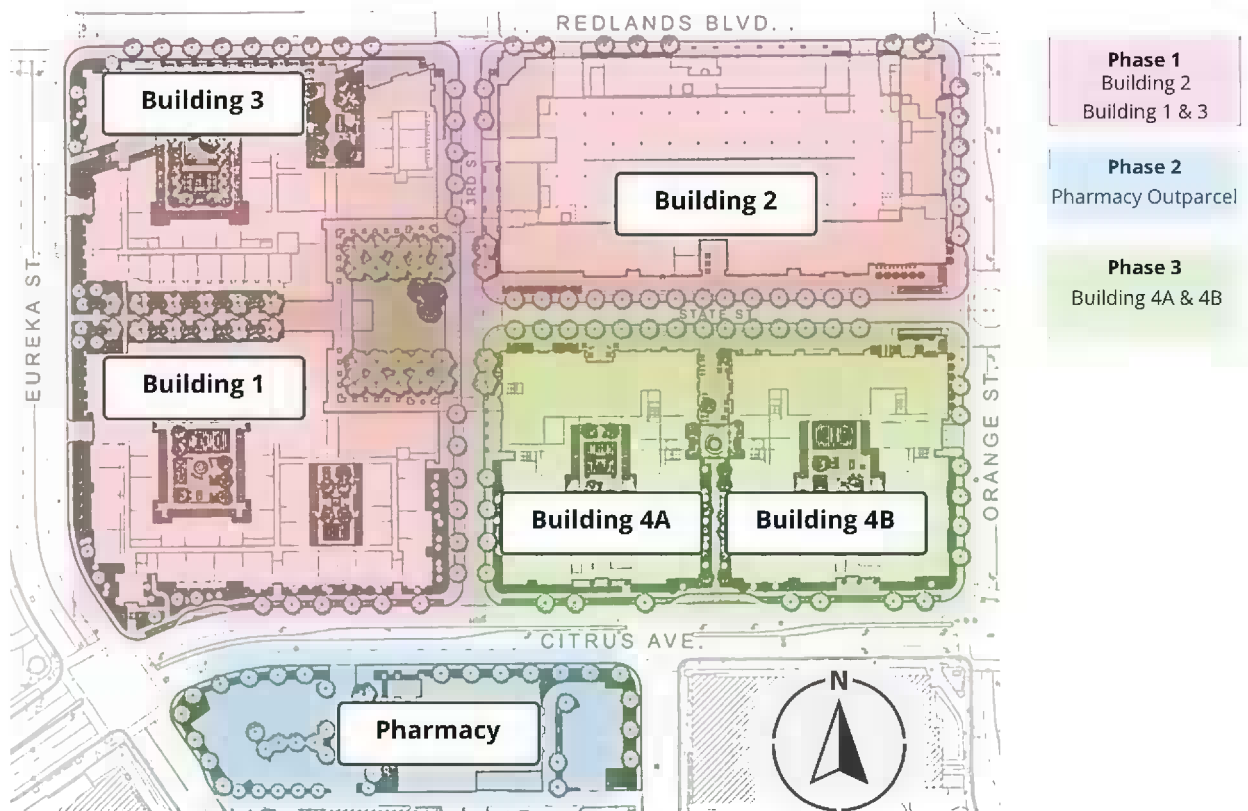
<i>Phase</i>	<i>Building</i>	<i>Residential</i>	<i>Non Residential</i>	<i>Parking</i>
Phase 1A	Building 2	134 DU	32,000 SF Retail 12,000 SF Office	686 Parking Spaces
Phase 1B	Building 1, Building 3, and Pharmacy	364 DU	B1: 15,000 SF Retail Pharmacy: 14,500 SF Retail	B1: 415 Parking Spaces Pharmacy: 61 Parking Spaces
Phase 2A	Building 4A & 4B	202 DU	24,000 SF Retail	225 Parking Spaces
TOTALS		700 DU	85,500 SF Retail 12,000 SF Office	1,326 Parking Spaces



[Staff Note: In this alternative, with Building 2 constructed first (i.e., five-level parking structure), it will provide all the commercial parking for State Street Village (minimum of 274 spaces) plus the residential guest parking (minimum of 175 spaces).]

State Street Village
Phasing Description
Alternative 2

<i>Phase</i>	<i>Building</i>	<i>Residential</i>	<i>Non Residential</i>	<i>Parking</i>
Phase 1	Building 2, Building 1, Building 3	498 DU	B2: 32,000 SF Retail B2: 12,000 SF Office B1: 15,000 SF Retail	B2: 686 Parking Spaces B1: 415 Parking Spaces
Phase 2	Pharmacy	0 DU	Pharmacy: 14,500 SF Retail	Pharmacy: 61 Parking Spaces
Phase 3	Building 4A & 4B	202 DU	24,000 SF Retail	225 Parking Spaces
TOTALS		700 DU	85,500 SF Retail 12,000 SF Office	1,326 Parking Spaces



[Staff Note: In this alternative, if B1 and B3 are constructed before B2 (i.e., the parking structure), then the existing parking lot on the south side of Citrus Avenue between Eureka and Fourth Streets shall provide 142 spaces to provide the commercial parking and residential guest parking for B1 and B3 (142 minimum) until the B2 parking structure is available to provide the required residential guest parking and commercial parking for B1 and B3.]

85. Prior to recordation of a Final Map, the Developer shall dedicate to the City a non-exclusive easement(s) for the benefit of the City for purposes of public access across private streets, sidewalks, and paseos to provide access for pedestrians, bicycles, and vehicles (such as commercial customers and employees as well as residential guests). Developer shall be responsible for the maintenance, repair, and replacement of private streets, sidewalks, and paseos within the development.

Building & Safety Division


86. Project shall comply with currently adopted California Building Codes at time of construction document submittal for plan review, including the Building Code (CBC), the California Electrical Code, California Mechanical Code, California Plumbing Code, Building Energy Efficiency Standards (Energy Code), California Green Building Standards Code, and applicable provisions of Title 15 (Buildings and Construction) of the Redlands Municipal Code.
87. Project is located within FEMA Flood zone AO and design will be required to comply with Redlands Municipal Code (RMC) Chapter 15.32.
88. Project shall comply with California Building Code for Building Heights, Area limitations, Fire design features and building separation distances, means of egress, and accessibility.
89. A demolition permit is required for removal of existing structures and supporting infrastructure.
90. An inspection and structural analysis of Zanja Channel Storm Drain along Lots 1, 2 and 6 shall be performed, and any recommended repairs to the existing storm drain and/or design recommendations to structures adjacent to Storm Drain shall incorporated into plan submittal.
91. An analysis by a California registered professional engineer on the changes caused to the floodplain as a result of the water displacement caused by grading and proposed structures.
92. Residential condominium construction or future condominium conversions shall comply with the requirements of Chapter 18.156, Article IV (Condominiums and Condominium Conversions), of the Redlands Municipal Code. Such requirements include but are not limited to:
- a. Wall and floor-ceiling assemblies shall conform to the sound insulation performance criteria promulgated in title 25, California Administrative Code, section 1092, or its successor.

- b. The consumption of gas and electricity within each dwelling unit shall be separately metered so that the unit owner can be separately billed for each utility. A water shutoff valve shall be provided for each unit.
 - c. All permanent mechanical equipment, including domestic appliances, which is determined by the building official to be a source or potential source of vibration or noise, shall be shock mounted, isolated from the floor and ceiling, or otherwise installed in a manner approved by the building official to lessen the transmission of vibration and noise.
 - d. The anchorages of the permanent mechanical equipment are to be designed to resist the lateral seismic forces, as required by the current edition of the uniform building code. Failure of the city to identify potential sources of vibration on the approval of a specific vibration system does not prevent the city from subsequently requiring additional modification to the mechanical equipment to prevent vibration or noise from being detected in other condominium dwelling units.
 - e. The proposed condominium project shall comply with all requirements of building, fire and housing codes, zoning provisions, and other applicable regulations in effect at the time of the application.
93. Approved hours for construction activities are: Monday through Friday, 7:00 a.m. to 6:00 p.m.; and Saturday, 7:00 a.m. to 6:00 p.m. No construction is permitted by contractors or subcontractors after hours, on Sundays, or Federal holidays (RMC Chapter 8.06; RMC 8.06.090(F); RMC 8.06.120(G)).

Other City Departments/Divisions

94. The attached 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
 - b. Fire Department

End of Conditions of Approval



Brian Desatnik
Development Services Director

EXHIBIT B
CONDITIONS OF APPROVAL
MUNICIPAL UTILITIES & ENGINEERING DEPARTMENT

[Attached]

**REDLANDS MUNICIPAL UTILITIES AND ENGINEERING DEPARTMENT
DEVELOPMENT REQUIREMENTS
TENTATIVE TRACT NO. 20425
CONDITION USE PERMIT NO.S 1155 AND 1156
COMMISSION REVIEW AND APPROVAL NO.S 933 AND 934
Joint Meeting – Planning Commission and City Council**

Date of P.C. Meeting: May 10, 2022
Applicant: Village Partners Ventures, LLC
Location: Southwest Corner of Redlands Boulevard and Orange Street
and the Southeast Corner of Citrus Avenue and Eureka Street
Project Description: Redevelop Redlands Mall with a Transit-Oriented
Development with Mixed Uses and Construct a New Single-
Tenant Retail Building

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

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

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

1. Pay plan check fee as established per resolution. The amount will be determined at plan check submittal.
2. Plans required to be submitted include:
 - a. Precise Grading Plan. Grading plans shall be coordinated with the existing and proposed off-site improvements. (RMC 15.04)
 - b. SWPPP/Erosion Control Plan. Erosion/Sediment Control Plan shall be submitted for review and approval. A copy of the project’s Storm Water Pollution Prevention Plan (SWPPP) shall be submitted for review. SWPPP Best Management Practices (BMPs) to prevent and control discharges to the municipal separate storm sewer (drain) system shall be in effect for the entire duration of project construction to its completion and acceptance by the City. (RMC 13.54)

- c. Water Quality Management Plan. Submit final Water Quality Management Plan (WQMP) for review and approval. WQMP shall consist of post construction Best Management Practices (BMPs) prepared in accordance with the requirements and guidelines of the San Bernardino County Stormwater Program. The requirements of the WQMP shall remain in effect throughout the life of the project. (California State Order No. R8-2010-0036)

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

3. Submission of plan sets shall be complete and include all required engineering designs and drawings listed in No. 2 above. All plans submitted shall be substantially complete, and no plan check queue place-holder plans will be accepted. An incomplete plan submittal will not be accepted for plan check.
4. All support documentation shall be submitted with the plans to be checked. Submission shall include:
 - a. Hydrology Report and Hydrologic Calculations; (RMC 17.07.030)
 - b. Geotechnical Report; (RMC 17.07.040)
 - c. Easement Documents. (RMC 17.09.050)
5. The post-construction stormwater discharge rate (Q) from a 100 year storm event shall not be greater than the pre-construction stormwater discharge rate (Q).
6. A final WQMP that is in substantial conformance with the preliminary WQMP and in full conformance with the WQMP Guidance Document shall be submitted and approved prior to the approval of precise grading plans.
7. Cash cleanup deposit shall be submitted (\$3,000.00). Deposit will be reimbursed after the work is completed and accepted by the City upon written request. (RMC 12.16.290)
8. Truck route permit is required for all construction vehicles 5 tons and over gross vehicular weight (e.g. concrete trucks) using streets other than established truck routes. (RMC 10.54)

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

9. For all development requiring coverage under the state of California General Storm Water Permit, in effect at the time of permit issuance, and whom have filed with the State Board a Notice of Intent (NOI), a copy of the Waste Discharge Identification Number (WDID) and NOI shall be submitted for review and file. Call (866) 563-3107. (RMC 13.54)
10. The Final WQMP shall also include a site trash plan detailing the installation, operation, and maintenance of a Full Capture System (FCS) for loose trash. The intent of the FCS is to capture loose trash preventing the trash from entering the site storm drains and basins. BMPs or devices used as FCS devices shall require acceptance by the City Engineer. Full Capture Systems are defined as treatment controls (either a single device or a series of devices) capable of trapping all particles 5 mm or greater. In addition, the FCS shall trap trash from the greater of:
 - a. A flow not less than the peak flow rate, Q, resulting from a one-year, one-hour, storm. Precipitation intensity shall be determined using the NOAA ATLAS 14 Point Precipitation Frequency Estimates web site; or
 - b. A flow rate equal to the on-site storm water conveyance system including pipes, channels, and swales.
11. FEMA Elevation Certificate (Pre-Construction). All new construction or substantial improvements within a Special Flood Hazard Area (designated floodplain) shown on the FEMA flood map (FIRM) shall comply with the City's floodplain management regulations (Chapter 15.32, Redlands Municipal Code). For proposed developments within a floodplain, the applicant must submit a FEMA Elevation Certificate (EC) for review and acceptance by the Municipal Utilities and Engineering Department prior to issuance of the grading permit. This certification shall be made by a registered professional engineer or land surveyor in the State of California. The latest EC form and instructions can be downloaded from the FEMA website at www.fema.gov.

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

1. Pay plan check fee as established per resolution. The amount will be determined at plan check submittal. (City Resolution No. 7671)
2. Plans required to be submitted shall include (RMC 17.17.060):
 - a. Tract Map;
 - b. Street Improvement;
 - c. Storm Drain Construction;
 - d. Pavement Striping and Signage Plans (including reflectorized pavement markers);
 - e. Street Tree Installation – Street trees shall be provided as per the approved Street Tree List;
 - f. Traffic Signal Modification;

- g. Street Light Installation – Provide street lighting plan which show approved locations of service pedestal(s), conduits, street lights, appurtenances, and any necessary detail by Southern California Edison Company;
- h. Potable Water Main Installation;
- i. Recycled Water Main Installation;
- j. Sewer Main Installation; and
- k. Approved Onsite Potable and Irrigation Water Line Installation.

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

- 3. Submission of plan sets shall be complete and include all required engineering designs and drawings listed in No. 2 above. All plans submitted shall be substantially complete, and no plan check queue place-holder plans will be accepted. An incomplete plan submittal will not be accepted for plan check.
- 4. All support documentation shall be submitted with the plans to be checked. Submission shall include (RMC 17.09.060):
 - a. Title Reports and backup documents for the property;
 - b. All record maps and deeds referenced on the Tract/Parcel Map;
 - c. Easement Documents;
 - d. Boundary and Lot Closure Calculations; and
 - e. Record plans, maps and documents.
- 5. Pay the required development impact fees per ordinance in effect at time of approval of Final Tract Map. The exact amount will be determined based upon the review of the final building plans and project information. Development Impact Fees shall include;
 - Water Source Acquisition Charge (RMC 13.40);
 - Sewer Frontage Charges; (RMC 13.44 and 13.12) and
 - Remaining Development Impact Fees will be due at time of building permit issuance or water meter installation (RMC 13.48.030 and Redlands Ordinance No. 2830).
- 6. All off-site improvements shall be designed by a Civil Engineer licensed in the State of California. All existing utilities shall be pot-holed to determine the actual depth if no signed plan is available. Field notes will be submitted at time of submitting the plan for review and plan checking (RMC 17.17.060).
- 7. The approximate locations of existing underground utilities shall be shown on the improvement/site/grading plans. The utilities shall be plotted from record and field data. The City of Redlands and the design Engineer assume no liability as to the exact location of said lines where locations are not shown.

8. Submission of approved onsite potable and irrigations plans is required prior to connection to recycled water system. All onsite improvements shall be done in accordance with the Water Resources Control Board, Division of Drinking Water requirements for recycled water. City shall submit plans to Division of Drinking Water for approval prior to final approval and installation of irrigation meters.
9. Final City approved mylars for all public improvements shall be on file with the Municipal Utilities and Engineering Department.
- 10a. Requirements for Redlands Boulevard, Eureka Street to 3rd Street (RMC 17.15 and 17.17):
 - a. Dedicate to provide for a minimum 49 foot half street right-of-way width including a corner cutoff/radius at the property line return to accommodate all pedestrian ramps and a 25 foot radius curb return at Eureka Street;
 - b. Repair/replace altered, broken or substandard existing off-site improvements to the project boundary;
 - c. Construct standard curb and gutter 39 feet south side of monumented centerline;
 - d. Provide full depth construction/reconstruction consistent with the City standard or alternative method of street rehabilitation as accepted by the City Engineer between the new curb and gutter to the street centerline verified through a geotechnical report;
 - e. Apply thermoplastic striping and markings to provide for 2 traveled lanes, class II bike lane and a bus lane as accepted by the City Engineer;
 - f. Provide a bus pad(s) and shelter(s) as accepted by Omnitrans and the City Engineer;
 - g. Construct standard curb adjacent sidewalk along the entire street frontage and ramps at all curb returns as shown on approved tentative tract map and as accepted by the City Engineer;
 - h. Provide street trees avoiding sewer and water laterals as shown on approved tentative tract map and as accepted by the Facilities and Community Development Department. Prepare and submit a separate street tree plan for City approval;
 - i. Use traffic index of 9.0; and
 - j. Install commercial fire hydrants as required by the Redlands Fire Department.
- 10b. Requirements for Redlands Boulevard, 3rd Street to Orange Street (RMC 17.15 and 17.17):
 - a. Dedicate to provide for a minimum 49 foot half street right-of-way width including a corner cutoff/radius at the property line return to accommodate all pedestrian ramps and;
 - b. Repair/replace altered, broken or substandard existing off-site improvements to the project boundary;

- 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 curb and gutter to the street centerline verified through a geotechnical report;
- d. Apply thermoplastic striping and markings to provide for 2 traveled lanes and class II bike lane as accepted by the City Engineer;
- e. Construct standard curb adjacent sidewalk along the entire street frontage and ramps at all curb returns as shown on approved tentative tract map and as accepted by the City Engineer;
- h. Provide street trees avoiding sewer and water laterals as shown on approved tentative tract map and as accepted by the Facilities and Community Development Department. Prepare and submit a separate street tree plan for City approval;
- i. Use traffic index of 9.0; and
- j. Install commercial fire hydrants as required by the Redlands Fire Department.

11. Requirements for Orange Street (RMC 17.15 and 17.17):

- a. Repair/replace altered, broken or substandard existing off-site improvements to the project boundary;
- b. Install curb pop-outs to shorten the east/west pedestrian crosswalk length at State Street. Modify traffic signal for ADA compliance, if necessary;
- c. For the portion of Orange Street between State Street and Redlands Boulevard, apply thermoplastic striping and markings to provide for one traveled lane and a class II bike lane in the southbound direction, and two traveled lanes and a class II bike lane in the northbound direction. Include left turn pockets at each intersection. Appropriate transitions for the bike lanes shall be included in the final design documents. All striping design shall be as accepted by the City Engineer;
- d. For the portion of Orange Street between Citrus Avenue and State Street, apply thermoplastic striping and markings to provide for 1 traveled lane and a class II bike lane in each direction with a left turn pockets at each intersection along with a south bound right turn lane at Citrus Avenue, all as accepted by the City Engineer;
- e. 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;
- f. Reconstruct decorative sidewalk to accommodate the proposed stairways and ADA ramps to the site as accepted by the City Engineer and the Director of Development Services. All excess decorative bricks shall be delivered to the City yard;
- g. Provide street trees avoiding sewer and water laterals as shown on approved tentative tract map and as accepted by the Facilities and Community Development Department. Prepare and submit a separate street tree plan for City approval;

- h. Use traffic index of 9.0;
- i. Install a minimum 8 inch diameter non-potable/recycled water main including necessary valves and appurtenances from the existing non-potable main to Citrus Avenue; and
- j. Install commercial fire hydrants as required by the Redlands Fire Department;
- k. Street layout prepared for entitlement shall be considered as diagrammatic with final design to be approved by the City Engineer.

12. Requirements for Citrus Avenue (RMC 17.15 and 17.17):

- a. Dedicate to provide for a 44 foot half street right-of-way width including a corner cutoff/radius at the property line return to accommodate all pedestrian ramps;
- b. Repair/replace altered, broken or substandard existing off-site improvements to the project boundary;
- c. Construct standard curb and gutter 27 feet north side of monumented centerline;
- d. Construct full width median curb at 11 feet south and 1 foot north of monumented street centerline with transition for left turns as accepted by the City Engineer.
- e. Provide detail on the design of the loading space popouts for acceptance by the City Engineer.
- f. Apply thermoplastic striping and markings to provide for 1 traveled lane, class II bike lane, loading/parking lane and left turn lanes at 4th Street and Eureka Street for the west bound barrel as accepted by the City Engineer. Apply thermoplastic striping and markings to provide for 1 traveled lane, class II bike lane, and left turn lane at Orange Street for the east bound barrel as accepted by the City Engineer;
- g. Reconstruct the raised center median to accommodate the striping called out in Section 12c above;
- h. Provide full depth construction/reconstruction consistent with the City standard or alternative method of street rehabilitation as accepted by the City Engineer between the north and south curb and gutter verified through a geotechnical report;
- i. Construct minimum 6 foot wide curb adjacent sidewalk along the entire street frontage and ramps at all curb returns as shown on approved tentative tract map and as accepted by the City Engineer;
- j. Install a dual LED ornamental street light [LEOTEK (GCJ1-20H-MV-WW-2-GY-580-WL-PCR7) or approved equal], with the equivalent illumination of a 150 watt sodium vapor street light at the wide point of the raised center median. Location of the light will be determined at time of plan preparation. Coordinate with City staff for guidance. Prepare and submit a separate street lighting plan for City approval;

- k. Provide street trees avoiding sewer and water laterals as shown on approved tentative tract map and as accepted by the Facilities and Community Development Department. Prepare and submit a separate street tree plan for City approval;
 - l. Install an ADA ramp, solar powered pedestrian activated crosswalk with beacons and in-pavement crosswalk lighting at the west side of 4th Street.
 - m. Use traffic index of 9.0;
 - n. Install a minimum 8 inch diameter recycled/non-potable water main including necessary valves and appurtenances from Orange Street to the Eureka Street centerline; and
 - o. Install commercial fire hydrants as required by the Redlands Fire Department.
13. Requirements for Eureka Street North of Citrus Avenue (RMC 17.15 and 17.17):
- 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. Apply thermoplastic striping and markings to provide for a class II bike lane by the City Engineer;
 - d. Use traffic index of 9.0;
 - e. Construct standard 6' wide curb adjacent sidewalk not including the top of curb along the entire street frontage and ramps at all curb returns. Provide roadway dedication as needed; and
 - f. Install commercial fire hydrants as required by the Redlands Fire Department.
14. Requirements for Eureka Street South of Citrus Avenue (RMC 17.15 and 17.17):
- a. Repair/replace altered, broken or substandard existing off-site improvements to the project boundary. This should include, but not limited to, the installation of an ADA compliant ramp at Citrus Avenue. Provide roadway dedication as needed;
 - 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 6' wide curb adjacent sidewalk not including the top of curb along the entire street frontage and ramps at all curb returns. Provide roadway dedication as needed;
 - d. Use traffic index of 5.0; and
 - e. Install commercial fire hydrants as required by the Redlands Fire Department.

15. Requirements for West State Street (Private Street):
 - a. Any proposed City owned potable water mains with necessary valves and appurtenances shall be a minimum of 8 inches in diameter;
 - b. Any proposed City owned non-potable/recycled water mains with necessary valves and appurtenances shall be a minimum of 8 inches in diameter;
 - c. Any proposed City owned sewer mains with manholes and appurtenances shall be a minimum of 8 inches in diameter; and
 - d. Dedicate any necessary easement(s) to the City of Redlands for Public Utility purposes as accepted by the City Engineer.

16. Requirements for 3rd Street (Private Street) (RMC 17.15 and 17.17):
 - a. Any proposed City owned potable water mains with necessary valves and appurtenances shall be a minimum of 8 inches in diameter;
 - b. Any proposed City owned non-potable/recycled water mains with necessary valves and appurtenances shall be a minimum of 8 inches in diameter;
 - c. Any proposed City owned sewer mains with manholes and appurtenances shall be a minimum of 8 inches in diameter; and
 - d. Dedicate any necessary easement(s) to the City of Redlands for Public Utility purposes as accepted by the City Engineer.

17. Requirements for 4th Street South of Citrus Avenue (RMC 17.15 and 17.17):
 - a. Repair/replace altered, broken or substandard existing off-site improvements to the project boundary. This should include, but not limited to, the installation of an ADA compliant ramp at Citrus Avenue. Provide roadway dedication as needed;
 - 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. Use traffic index of 5.0; and
 - d. Install commercial fire hydrants as required by the Redlands Fire Department.

18. Requirements for Alley between 4th street and Eureka Street (RMC 17.15 and 17.17):
 - a. Provide a minimum 16 foot wide full depth portland cement concrete pavement construction/reconstruction as accepted by the City Engineer and verified through a geotechnical report;
 - b. Use traffic index of 7.0 or accepted by the City engineer.
 - c. Provide all signage for one way traffic only as accepted by the City Engineer.

18. Provide for adequate drainage facilities as shown on the approved tentative tract map and as accepted by the City Engineer. The applicant shall provide and submit all necessary hydrology/hydraulic studies and calculations in accordance with the San Bernardino County Hydrology Manual (RMC 17.17).
19. Provide a structural analysis of the existing storm drain crossing the northwest corner of the site from the Eureka Street centerline to the Redlands Boulevard centerline. (RMC 17.17). The purpose of the analysis is to verify integrity of the facility, the ability of the facility to withstand any loading resulting from the proposed buildings, verification that the storm drain will not negatively impact the proposed buildings and also to identify any necessary repairs to the existing structure that may be needed because of the proposed project. The overall intent of the analysis is to determine that the storm drain and the buildings will function without negatively impacting each other during construction (near term) and over time with operation and maintenance (long term). This analysis shall be subject to review and approval of the City Engineer.
20. Conditions, Covenants and Restrictions ("CC&Rs") shall be prepared by the applicant and approved by the City for the project which address cross lot drainage, Water Quality Management Plan requirements, sewer usage, water service, and solid waste disposal, which are shared by the property and condominium owners. The CC&Rs shall contain the following:
 - a. A provision which reads substantially as follows: "The City shall have the right to review and approve any proposed amendment or termination of [the CC&Rs] when such termination or amendment would alter, amend, terminate or otherwise impair the rights of the City under those provisions of [the CC&Rs] which satisfy the conditions of approval imposed by the City for the project. All proposed amendments shall be submitted to the City's Development Services Director and shall be approved in writing by the City Attorney as a precondition of and prior to the recordation of such amendment."
 - b. A provision which reads substantially as follows: "[The CC&Rs] shall be covenants running with the land, and shall, in any event, and without regard to technical classification or designation, legal or otherwise, be, to the fullest extent permitted by law and equity, binding for the benefit and the favor of, and enforceable by the City of Redlands. Although the City of Redlands shall be a beneficiary of [the CC&Rs], and shall have a right to enforce [them], the City of Redlands shall not be obligated hereunder to exercise such rights of enforcement."
21. The CC&Rs shall be subject to a joint review by the all affected City Department Directors and the City Attorney's Office. The applicant shall be required to pay for the review of the CC&Rs by the affected Department Directors and the City Attorney's Office at such persons' hourly billing rates.

22. The CC&Rs shall be submitted to the City at least thirty (30) days prior to the submission of any request for approval of the final map. The CC&Rs shall subsequently be recorded, in the form approved by the City, prior to or at the same time as the final map.
23. As a condition of and prior to the final tract map approval, the applicant shall (1) petition the City for annexation of the property comprising Tentative Tract Map No. 20425 to the City's Community Facilities District No. 2004-1, or a similar City community facilities district, as designed by the City; (2) take actions reasonable or necessary to annex such property to community facilities district; and (3) pay the reasonable and actual costs incurred by the City in annexing the property to the community facilities district; all for the purpose of maintenance of landscaping, trails, street lights, commonly-owned areas and public right-of-ways. (California Community Facilities Act)
24. Install reduced pressure principle backflow devices as required by City Engineer. (RMC 13.20)
25. Install onsite fire line with double detector check valve backflow devices at service connection satisfactory to the City Fire Department. (RMC 13.20)
26. Improvement bonds must be posted for the total estimated cost of off-site improvements as follows (RMC 17.17.080):

Performance	100% security (due prior to final map approval)
(Warranty)	10% security (due at time of acceptance of improvements)
Labor and Materials	50% security (due prior to final map approval)
- Acceptable security forms: Surety Bond(s), Letter of Credit from a qualified bank or institution, Cash Deposits, or Set Aside Letter (savings account) in City's name subject to approval of the City Attorney and Finance Director.
27. Survey and Monumentation cash bond must be posted.
28. The 10% warranty security will be retained for one year after acceptance of public improvements by the City for warranty of off-site work.
29. Execute Subdivision Improvement Agreement (RMC 17.17.070).
30. A development agreement shall be approved by separate City Council action. All development requirements and conditions within the agreement shall be incorporated into and considered as a part of these Conditions of Approval.

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

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

* These charges are required for building permit issuance if Final Tract Map was not required for the project or charges were not paid with the Final Tract Map approval.
4. Although this project will have an on-going inspection throughout construction, a final inspection for all off-site improvements must be scheduled by developer to certify that these improvements comply with City specifications. (RMC 12.16.090)
5. Provide for adequate drainage facilities, including any necessary under sidewalk drains. (RMC 17.17)
6. Comply with 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.
7. Submit recycling plans for site demolition/construction for review and approval in accordance with Chapter 13.66 of the Redlands Municipal Code.

8. FEMA Elevation Certificate (Pre-Construction). All new construction or substantial improvements within a Special Flood Hazard Area (designated floodplain) shown on the FEMA flood map (FIRM) shall comply with the City's floodplain management regulations (Chapter 15.32, Redlands Municipal Code). For proposed developments within a floodplain, the applicant must submit a FEMA Elevation Certificate (EC) for review and acceptance by the Municipal Utilities and Engineering Department prior to issuance of the building permit. This certification shall be made by a registered professional engineer or land surveyor in the State of California. The latest EC form and instructions can be downloaded from the FEMA website at www.fema.gov.
9. Tract map shall be recorded and proof of recordation provided.

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

1. Pay the Water Capital Improvement Charge; (RMC 3.48.030)
2. 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 (\$3,000.00). Deposit will be reimbursed after the work is completed and accepted by the City upon written request. (Required unless previously submitted under Sections A, B or C.) (RMC 12.16.290)
2. Truck route permit is required for all construction vehicles 5 tons and over gross vehicular weight (e.g. concrete trucks) using streets other than established truck routes. (RMC 10.54)
3. Section 4216/4217 of the Government Code requires a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert Identification Number, call Underground Service Alert toll free, 1-800-227-2600, two (2) working days prior to conducting any excavation. (RMC 12.20.120)
4. Encroachment Permit application and two (2) sets of City approved plans must be submitted for all off-site improvements. Encroachment Permit fees shall be paid prior to issuance of Encroachment Permit. (RMC 12.16.010)

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

Performance	100% security (due prior to final map approval)
(Warranty)	10% security (due at time of acceptance of improvements)
Labor and Materials	50% security (due prior to final map approval)
9. Execute Subdivision Improvement Agreement. (RMC 17.17.070).
10. The 10% warranty security will be retained for one year after acceptance of public improvements by the City for warranty of off-site work.

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.

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. FEMA Elevation Certificate (Finished Construction). A post-construction Elevation Certificate (EC) shall be submitted for all new construction or substantial improvements within a Special Flood Hazard Area (designated floodplain) shown on the FEMA flood map (FIRM). This certification shall provide as-built survey elevations to verify compliance with the City's floodplain management regulations (Chapter 15.32, Redlands Municipal Code). This certification shall be made by a registered professional engineer or land surveyor in the State of California and submitted to the Municipal Utilities and Engineering Department for review and acceptance prior to issuance of the Certificate of Occupancy. The latest EC form and instructions can be downloaded from the FEMA website at www.fema.gov.
6. One mylar copy of recorded tract map shall be furnished to the Municipal Utilities and Engineering Department.
7. 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.)
8. 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.
9. Resurface existing roadway as directed by the City Engineer due to utility installations and construction damage.
10. Existing striping shall be removed and replaced as necessary. New striping and pavement markings shall be installed as required by the City Engineer.
11. Contractors will be required to pave new streets in two (2) phases with last phase being delayed until 95 percent of construction has been completed, or on approval of the City Engineer.
12. Owner/Developer shall provide recycling receipts as required by the recycling plan.

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

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


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

Initial

EXHIBIT C
CONDITIONS OF APPROVAL
FIRE DEPARTMENT

[Attached]



Redlands Fire Department

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

10/10/2021

City of Redlands
 Brian Foote

<input type="checkbox"/> Special Reports/Comments needed
<input type="checkbox"/> DRAFT Conditions of Approval
<input checked="" type="checkbox"/> FINAL Conditions of Approval

Reference Number: CRA 933 & 934 State Street Village

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
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Special Reports or Comments - Prior to final conditions.

Draft Conditions Final Conditions

PRIOR TO MAP

Required	Not Required	Condition
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Minimum road width for fire apparatus in Planned Residential Developments is <input type="checkbox"/> 20 ft. <input type="checkbox"/> 26 ft. <input type="checkbox"/> 28 ft. <input type="checkbox"/> ___ft., if no parking is allowed, 30 feet if parking allowed on one side and 40 feet if parking is allowed on both sides.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The applicant shall grant an easement for the fire lane on the tentative tract map.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>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:</p> <p>A. The maintenance of the required fire lane, with no obstructions, within an area that is a minimum of <input type="checkbox"/> 20 ft. <input type="checkbox"/> 26 ft. <input type="checkbox"/> 28 ft. <input type="checkbox"/> ___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:</p> <ol style="list-style-type: none"> 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.

		<p>3. No parking-fire lane signs shall be repaired or replaced as needed.</p> <p>4. A monument entry sign with required address numbers shall be provided.</p> <p>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.</p> <p>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.</p> <p>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.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Private residential, public residential, commercial and industrial fire access roads shall provide an access roadway with a minimum unobstructed width of <input type="checkbox"/> 20 ft. <input type="checkbox"/> 26 ft. <input type="checkbox"/> 28 ft. <input type="checkbox"/> ____ft., wide and a minimum 13'6" vertical clearance. Additional width requirements may be applied to individual projects as determined by the Fire Marshal.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input type="checkbox"/>	

PRIOR TO ISSUANCE OF A BUILDING OR GRADING PERMIT

Required	Not Required	Condition
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The building has the potential for storage of combustible stock in excess of <input type="checkbox"/> 6 ft. <input type="checkbox"/> 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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed project shall comply with the applicable codes and standards of Title 24, Part 1-12.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The required fire flow shall be 4,000 GPM for a 4-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.
<input type="checkbox"/>	<input type="checkbox"/>	

PRIOR TO CONSTRUCTION

Required	Not Required	Condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Private residential, public residential, commercial and industrial fire access roads shall provide an access roadway with a minimum unobstructed width of <input type="checkbox"/> 20 ft. <input checked="" type="checkbox"/> 26 ft. <input type="checkbox"/> 28 ft. <input type="checkbox"/> ____ 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 with fire access
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All required fire apparatus access roads, fire lanes, fire department turn-around and entry/exit drives shall have a minimum <input type="checkbox"/> 20 ft. <input checked="" type="checkbox"/> 26 ft. <input type="checkbox"/> 28 ft. <input type="checkbox"/> ____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. Project complies with fire access
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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 maybe 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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire hydrant water mains that supply two (2) or more fire hydrants shall be looped to provide adequate supply.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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: <ul style="list-style-type: none"> 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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Private 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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input type="checkbox"/>	

PRIOR TO OCCUPANCY

Required	Not Required	Condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A class I 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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
<input type="checkbox"/>	<input type="checkbox"/>	

Yours in Service,

Christopher P. Jensen

Christopher P. Jensen, Fire Marshal