

RESOLUTION NO. 7492

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS APPROVING CONDITIONAL USE PERMIT NO. 1042 TO ESTABLISH A MASTER PLAN FOR THE REDLANDS HERITAGE PARK, LOCATED AT 11126 IOWA STREET, SITUATED ON THE SOUTHERLY SIDE OF ORANGE AVENUE BETWEEN NEVADA STREET AND IOWA STREET IN THE EAST VALLEY CORRIDOR SPECIFIC PLAN; ASSESSOR'S PARCEL NUMBER 0292-166-08.

WHEREAS, an application for Conditional Use Permit No. 1042 to establish a Master Plan to guide the present and future uses and activities, physical improvements and operational characteristics of the Redlands Heritage Park on 18.4 acres, located at 11126 Iowa Street, situated on the southerly side of Orange Avenue between Iowa Street and Nevada Street; and

WHEREAS, the City Council has the authority per Section 18.192.060 of the City of Redlands Municipal Code to take action on Conditional Use Permit No. 1042 to establish a Master Plan to guide the present and future uses and activities, physical improvements and operational characteristics of the Redlands Heritage Park; and

WHEREAS, on February 10, 2015, the City of Redlands' Planning Commission held a noticed public hearing at which interested persons had an opportunity to testify in support of, or in opposition to, Conditional Use Permit No. 1042 and at which the Planning Commission considered the Conditional Use Permit; and

WHEREAS, at the public hearing on February 10, 2015, the Planning Commission considered, heard public comments on, and recommended approval of, a Mitigated Negative Declaration and Conditional Use Permit No. 1042 and recommended approval of the same to the City Council; and

WHEREAS, in accordance with Government Code Sections 65453 and 65090, on February 11, 2015, the City gave public notice by publishing a display ad in the Redlands Daily Facts, a newspaper of general circulation, of the holding of a public hearing at which Conditional Use Permit No. 1042 would be considered; and

WHEREAS, on March 3, 2015, the City Council held a noticed public hearing at which interested persons had an opportunity to testify in support of, or in opposition to, the Conditional Use Permit and at which the City Council considered the Conditional Use Permit; and

WHEREAS, at the public hearing on March 3, 2015, the City Council considered, heard public comments on, the Mitigated Negative Declaration for the project;

NOW, THEREFORE, be it resolved by the City Council of the City of Redlands as follows:

Section 1. Required Findings. Pursuant to Redlands Municipal Code Section 18.192.060 and, after consideration of the record before the City Council including the March 3, 2015 staff report, and all oral and written evidence and testimony presented at the public hearing for Conditional Use Permit 1042, the City Council hereby finds as follows:

1. The proposed Master Plan will not adversely affect the applicable land use plans of the City as the use is conditionally permitted within the East Valley Corridor Specific Plan. Further, the proposal is consistent with applicable General Plan Policies contained in Section 7.0 of the Open Space and Conservation Element, as it will provide a high quality diversified park campus that will enhance Redland's unique attributes. The subject proposal will not result in impacts to the surrounding properties; the uses proposed under the Master Plan will operate in a manner compatible with the surrounding uses and complement the educational uses immediately adjacent to the site consistent with the General Plan and the East Valley Corridor Specific Plan.

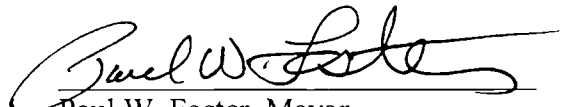
2. The Master Plan will include various amenities such as a farmers market area; amphitheater with 150-200 person capacity; an animal pen; native American "village"; a variety of gardens; a bridge; vineyard; trails; water wheel replica; citrus, olive, and fruit tree groves; a public restroom, as well as other features. The establishment of a Master Plan for Heritage Park will allow Heritage Park to expand consistent with the General Plan. Therefore, this proposal will not be detrimental to the public health, safety and welfare.

3. The General Plan envisioned the subject site to be developed with a community park. The proposal involves a Master Plan for the future expansion of Heritage Park. Future expansion of existing structures or any new construction at Heritage Park will be analyzed for compliance with the development standards of the Specific Plan at such time they are proposed and will require the approval of Commission Review and Approval.

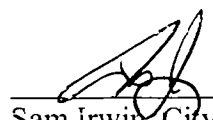
4. The project will not interfere with existing nearby businesses, residential uses because the Master Plan for Heritage Park will provide recreational opportunities conveniently accessible to present and future residents.

Section 2. Approval. The City Council hereby approves Conditional Use Permit 1042, subject to the Conditions of Approval attached hereto as Exhibit "A" and incorporated herein by this reference as Exhibit "A."

ADOPTED, SIGNED AND APPROVED this 3rd day of March, 2015.


Paul W. Foster, Mayor

ATTEST:



Sam Irwin, City Clerk

I, Sam Irwin, City Clerk of the City of Redlands, do hereby certify that the foregoing Resolution was duly adopted by the City Council at a regular meeting thereof held on the 3rd day of March, 2015 by the following vote:

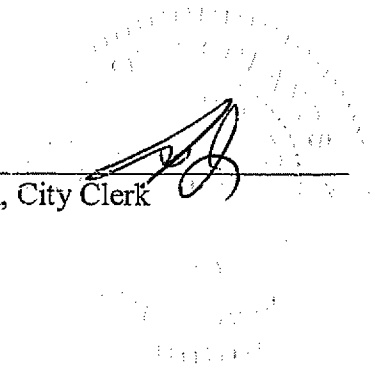
AYES: Councilmembers Harrison, Gilbreath, Barich, James; Mayor Foster

NOES: None

ABSENT: None

ABSTAIN: None

Sam Irwin, City Clerk



**DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

**CONDITIONS OF APPROVAL FOR
CONDITIONAL USE PERMIT NO. 1042**

Date of Preparation: February 6, 2015
Planning Commission Date: February 10, 2015
City Council Date: March 3, 2015
Applicant: City of Redlands
Location: 11126 Iowa Street

1. The issuance of any permits shall comply with all provisions of the Redlands Municipal Code and Specific Plan No. 40 - East Valley Corridor Specific Plan.
2. Unless construction has commenced pursuant to a building permit, or a time extension is granted in accordance with Code, this approval shall expire two (2) years from the date of City Council approval.
3. This approval is for a Master Plan for the Redlands Heritage Park on 18.4 acres located at 11126 Iowa Street in the EV/PI (Public Institutional) District.
4. All plans submitted to the City shall reflect the Planning Commission and City Council approval and any other changes required by the Commission / Council and/or staff. This condition applies to the site plan, landscape plans, building elevations and materials, grading, and all other illustrations, text, or plans submitted to the City in connection with this project.
5. No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied.
6. 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 his designee.
7. The project site shall be kept in a weed and dust free condition throughout all periods of development.

OPERATIONAL CONDITIONS:

8. Heritage Park will be open to the public between the hours of 5:00 a.m. to 9:00 p.m. in compliance with Chapter 12.44 of the City's Municipal Code.

9. Farmers Market will operate on Saturdays from 8:00 a.m. to 12:00 p.m.

UPON FINAL PROJECT APPROVAL:

10. **Mitigation Measure TRANS-1:** The following improvements shall be implemented upon approval of the project:
- Nevada Street/Orange Avenue. Provide yellow crosswalk markings across all four legs of the intersection in compliance with applicable City of Redlands standards and guidelines outlined in the FHWA's MUTCD and MUTCD 2012 California Supplement.
 - Iowa Street/Orange Avenue (#2). Provide yellow crosswalk markings across all four legs of the intersection in compliance with applicable City of Redlands standards and guidelines outlined in the FHWA's MUTCD and MUTCD 2012 California Supplement.
 - Orange Avenue Midblock Crossing. Provide yellow crosswalk markings midblock on Orange Avenue at least 600 feet from the intersection of Nevada Street/Orange Avenue in compliance with applicable City of Redlands standards and guidelines outlined in the FHWA's MUTCD and MUTCD 2012 California Supplement.
 - Orange Avenue Concept Signing. Implement concept signing plan improvements developed for Orange Avenue to reduce vehicle speeds and enhance safety for pedestrians at the proposed midblock crosswalk on Orange Avenue which includes the following components: Rectangular Rapid Flash Beacon (RRFB), School Speed Limit Sign with Flashing Beacon, and Speed Feedback Sign.

PRIOR TO DEVELOPMENT AND USE OF THE AMPHITHEATER:

11. **Mitigation Measure PS- 1:** The following shall be implemented in conjunction with development of the amphitheater:
- Surveillance cameras shall be installed to monitor areas of the park as deemed appropriate and necessary by the City's Police Department.
12. **Mitigation Measure TRANS-2:** The following improvements shall be implemented in conjunction with development of the amphitheater:

- Orange Avenue. Construct Orange Avenue from Nevada Street to Iowa Street along the project's frontage at its ultimate half-section width as a Collector (64-foot right-of-way) in compliance with the applicable City of Redlands and East Valley Corridor Specific Plan standards.
- Nevada Street. Construct Nevada Street from Orange Avenue to the project's southern boundary along the project's frontage at its ultimate half-section width as a Minor Arterial (88 foot right-of-way) in compliance with the applicable City of Redlands and East Valley Corridor Specific Plan standards.
- Iowa Street. Construct Iowa Street from Orange Avenue to the project's southern boundary along the project's frontage at its ultimate half-section width as a Local (60-foot right-of-way) in compliance with the applicable City of Redlands and East Valley Corridor Specific Plan standards.
- Wherever necessary, constructed roadways adjacent to the project, site access points and site-adjacent intersections, to be consistent with the recommended roadway classifications and respective cross-sections in the City of Redlands General Plan and East Valley Corridor Specific Plan.
- Implement on-site traffic signing and striping.
- Review sight distance at each project access point with respect to standard Caltrans and City of Redlands sight distance standards at the time of preparation of final grading, landscape and street improvement plans.
- Construct pedestrian infrastructure around the perimeter of the Park including sidewalks according to City of Redlands General Plan. Alternatively, to achieve similar pedestrian infrastructure, and a more rural aesthetic, implement improvements to site adjacent streets to accommodate a through lane, a parking lane and a designated pedestrian path.

PRIOR TO BUILDING PERMIT ISSUANCE:

13. All on-site utilities shall be placed underground except power poles for lines over 66 KV. Plans shall be submitted that detail the undergrounding of all on-site utilities, subject to review and approval by the Development Services Director, prior to issuance of building permits.

14. 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.
15. Ground mounted equipment shall be screened from public view on all sides subject to review and approval by the Development Services Director, prior to issuance of building permits.
16. All fire sprinkler risers shall be located inside the building. Any exterior fire and/or mechanical equipment shall be appropriately screened, except for equipment designated by the Fire Chief as being exempt from this requirement.
17. The applicant shall comply with the requirements of the California Fire Code, as amended by the City of Redlands.
18. All roof drain down spouts shall be placed within the interior of the building walls and shall not be visible from the exterior of the building.
19. All freestanding walls shall incorporate design features, such as tree planter wells, variable setbacks, columns, split face block, decorative cap, or other such features to provide visual relief along the wall surface.
20. Transformer cabinets and commercial gas meters shall not be located within required setbacks and shall be screened from public view either by architectural treatment or with landscaping. Multiple electrical meters and panels shall be fully enclosed and incorporated into the overall architectural design of the building(s). Backflow preventers shall be enclosed with landscaping that will provide complete screening upon maturity. The location and method of enclosure or screening of this equipment shall be shown on the construction plans and landscape plans prior to building permit issuance. Location of said equipment shall be coordinated with appropriate utility company (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.
21. The applicant shall prepare plans that include a trash enclosure and/or trash compactor(s) as specified by the Municipal Utilities & Engineering Department.

Trash enclosure design and location shall be subject to review and approval by the Municipal Utilities & Engineering Director and Development Services Director prior to issuance of building permits. Trash storage areas shall be completely enclosed with solid masonry walls that have a decorative block and cap and solid metal gate. The exterior design and finish of the trash enclosure shall be designed to match or be compatible with the structures on site.

22. All lighting within the parking lot areas shall be a shoe box-type design that directs the light beam downward and not outward. In addition, any lighting attached to the building shall be shielded to prevent light and glare from projecting horizontally or outward. Parking lot light fixtures shall not exceed the overall height as permitted by the Redlands Municipal Code or applicable Specific Plan.
23. The illumination along all property lines of the project site shall not exceed 0.5 foot candle.
24. Noise producing equipment shall be acoustically insulated to prevent impacts on adjacent residential uses and/or sensitive receptors. The location of such equipment shall be shown on the site plan and shall be subject to review and approval by the Development Services Director, prior to issuance of building permits. The plans shall also detail any noise reduction measures taken.
25. The Final Landscape Plans shall incorporate the following:
 - a. The landscape plan shall comply with all requirements for landscaping in parking lots pursuant EV4.0225 of the East Valley Corridor Specific Plan.
 - b. The landscape plans shall be detailed and show the specific distribution, size, and amount of each species of trees, shrubs, and groundcover;
 - d. The Landscape Plan shall show concrete mow strips to separate turf from other ground surfaces;
 - e. All trees shall be a minimum of 15-gallon size and be double staked. Arbor guards shall be provided on all trees planted in turf areas;
 - f. The landscape plans shall identify measures such as root barriers and deep watering to be utilized to minimize heaving of parking lot pavement by tree roots;

- g. An automatic irrigation system shall be utilized to irrigate the site's approved landscape design.
26. The Landscape and Irrigation Plans shall be approved by the following City departments, prior to the issuance of building permits:
- Submit Landscape and Irrigation Plans with each copy of the construction plans for plan check to the Development Services Department, Building & Safety Division, for distribution to other departments and for review and approval by the Development Services Director.
 - The Landscape and Irrigation Plans shall be subject to review and approval by the Municipal Utilities & Engineering Director and the Development Services Director for compliance with the Water Efficient Landscape Ordinance No. 2724 (Also known as Chapter 15.54 of the RMC).
27. The evergreen trees, as identified on the landscape plan, are to be maintained and the trimming or maintenance of them shall serve the purpose to bring them into a full canopy-type configuration which is the intent of this approval.
28. Prior to issuance of a building permit, the applicant shall be required to obtain approval of a construction site safety plan by the Redlands Police Department providing adequate security measures such as lights, video cameras, vehicle transponders, locks, alarms, trained security personnel, fencing etc. The nature of the measures will depend on the specific requirements of the site, and may vary with the different stages of construction. The applicant shall be responsible for the compliance of all sub-contractors working on the site.

PRIOR TO GRADING PERMIT ISSUANCE:

29. Prior to grading permit issuance, the applicant shall be required to prepare and comply with the Final Water Quality Management Plan (WQMP) prepared in accordance with Santa Ana Regional Water Quality Control Board guidelines to be reviewed and approved by the City.
30. Prior to grading permit issuance, the applicant shall be required to comply with all requirements of the Nationwide National Pollutant Discharge Elimination System (NPDES) permit issued by the Santa Ana Regional Water Quality Control Board and to the City of Redlands. The project shall also provide the appropriate NPDES Best Management Practices (BMP).

31. Prior to issuance of grading permits, the construction contractor shall provide evidence showing that the following measures shall be implemented to reduce air pollutants generated by equipment exhaust and fugitive dust during project construction:
- The construction contractor shall select the construction equipment used on site based on low emission factors and high energy efficiency. The construction contractor shall ensure that construction grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.
 - The construction contractor shall utilize electric or diesel-powered equipment in lieu of gasoline-powered engines where feasible.
 - The construction contractor shall ensure that construction grading plans include a statement that work crews will shut off equipment when not in use. During smog season (May through October), the overall length of the construction period will be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time.
 - The construction contractor shall time the construction activities so as not to interfere with peak hour traffic and to minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag person shall be retained to maintain safety adjacent to existing roadways.
 - The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew.
 - The construction contractor shall demonstrate compliance with SCAQMD Rule 1113 on the use of architectural coatings. Emissions associated with architectural coatings would be reduced by complying with these rules and regulations, which include using pre-coated/natural-colored building materials, water-based or low-VOC coating, and coating transfer or spray equipment with high transfer efficiency.

DURING CONSTRUCTION, GRADING OR GROUND DISTURBANCE:

32. **Mitigation Measure BIO-1:** Ground-disturbing activities affecting vegetated areas on the most southerly, northeasterly and northwesterly portions of the subject site should be conducted outside of the avian nesting season, from February to August, if possible. If ground disturbance must take place during the nesting season, a 30-day pre-construction survey shall be conducted prior to any ground disturbance activities. If any migratory birds are found nesting or if there is evidence of nesting behavior within 150 feet of a construction area, project related impacts may be considered significant and mitigation is required. A 150-

foot buffer will be required around the nest where no vegetation disturbance will be permitted. For raptor species such as hawks and owls, this buffer may be expanded to 250 feet at the discretion of a biological monitor in consultation with the California Department of Fish and Wildlife (CDFW). A qualified biologist will be required to closely monitor nests until it is determined that they are no longer active, at which time construction activity in the vicinity of nests may continue. Construction may proceed within the buffer area at the discretion of the biological monitor.

33. **Mitigation Measure BIO-2:** Any disturbance to the Barton School House or onsite trees should be conducted outside of the bat maternity roosting season from March to September, if possible. If the aforementioned disturbance must take place during the roosting season, a 30-day pre-construction survey shall be conducted prior to any disturbing activities. If bats are found to be roosting or if there is evidence of nesting behavior within 150 feet of a construction area, project related impacts may be considered significant and mitigation is required. A 150-foot buffer will be required around the nest where no vegetation disturbance will be permitted. A qualified biologist will be required to closely monitor roosts until it is determined that they are no longer active, at which time construction activity in the vicinity of maternity roosts may continue. Construction activity may proceed within the buffer area at the discretion of the biological monitor.
34. **Mitigation Measure BIO-3:** Prior to any ground disturbance of the existing on-site drainage generally situated within the western portion of the project site, a pre-application meeting will occur with the California Department of Fish and Wildlife (CDFW) and the Regional Water Quality Control Board (RWQCB) to determine jurisdiction over the feature. If the CDFW and/or RWQCB determine State jurisdiction over the feature, the area will be delineated consistent with California Department of Fish and Wildlife and Regional Water Quality Control Board requirements. The City will coordinate with the regulatory agencies, and if applicable, obtain permits for improvements and implement any required compensatory mitigation.
35. **Mitigation Measure CUL-1:** It is always possible that ground-disturbing activities during construction may uncover previously unknown, buried historic resources. In the event that buried historic resources are discovered during construction, operations shall stop within 50 feet of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The City shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The archaeologist shall make

recommendations concerning appropriate measures that will be implemented to protect the resources, including but not limited to excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Historic resources could consist of, but are not limited to, stone, wood, or shell artifacts, structural remains, privies, or historic dumpsites. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and evaluated for significance in terms of CEQA criteria.

36. **Mitigation Measure CUL-2:** It is always possible that ground-disturbing activities during construction may uncover previously unknown, archaeological resources. In the event that archaeological resources are discovered during construction, operations shall stop within 50 feet of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The City shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resources, including but not limited to, excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Cultural resources could consist of, but are not limited to, stone, bone, wood, or shell artifacts or features, including hearths. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms, and evaluated for significance in terms of CEQA criteria.).
37. **Mitigation Measure CUL-3:** In the event a fossil is discovered during construction for the project, excavations within 50 feet of the find shall be temporarily halted or delayed until the discovery is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. The City shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. If the find is determined to be significant and if avoidance is not feasible, the paleontologist shall design and carry out a data recovery plan consistent with the Society of Vertebrate Paleontology standards.
38. **Mitigation Measure CUL-4:** In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines §15064.5; Health and Safety Code §7050.5; Public Resources Code §5097.94 and §5097.98 must be followed. If during the course of project development there is accidental discovery or recognition of any human remains, the following steps shall be taken: There shall be no further excavation or disturbance of the site or any

nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the "most likely descendant" (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98. Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the project site in a location not subject to further subsurface disturbance: The NAHC is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 48 hours after being notified by the commission. The descendant identified fails to make a recommendation. The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner.

39. **Mitigation Measure CUL-5:** During any and all ground disturbance the Gabrieleno Band of Mission Indians shall be contacted for a certified Native American monitor.
40. **Mitigation Measure NOI-1:** Implementation of the following multi-part mitigation measure is required to reduce potential construction period noise impacts:
 - The construction contractor shall ensure that "quiet" models of air compressors and other stationary construction equipment are utilized where such technology exists.
 - The construction contractor shall, to the maximum extent practical, locate on-site equipment staging areas so as to maximize the distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
 - The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site. The construction contractor shall prohibit unnecessary idling of internal combustion engines (i.e., in excess of 5

minutes).

- The construction contractor shall designate a noise disturbance coordinator who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaints (starting too early, bad muffler, etc.) and institute reasonable measures warranted to correct the problem. The construction contractor shall conspicuously post a telephone number for the disturbance coordinator at the construction site.
41. All grading and construction activities shall be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. Grading and construction activities are prohibited on weekends and federal holidays.
42. The construction contractor shall demonstrate compliance with the fugitive dust suppression measures in SCAQMD Rule 403. SCAQMD Rule 403 requires that fugitive dust be controlled so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. Applicable fugitive dust control measures identified in Rule 403 include:
- Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).
 - Water active sites at least twice daily. Locations where grading is to occur will be thoroughly watered prior to earthmoving.
 - Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least two feet of freeboard (vertical space between the top of the load and top of the trailer) in accordance with the requirements of California Vehicle Code (CVC) Section 23114.
 - Pave construction access roads at least 100 feet onto the site from the main road.
 - Reduce traffic speeds on all unpaved roads to 15 miles per hour (mph) or less.
43. During all site excavation and grading, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturer's standards.
44. The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest to the project site.

45. The construction contractor shall locate equipment staging areas that will create the greatest practical distance between construction-related noise sources and noise-sensitive receptors nearest to the project site during all project construction.
46. Construction contractors shall provide the Building & Safety Division a name and phone number of a contact person in the event that noise levels become disruptive. The name and phone number shall be posted on site, informing the public who to contact.

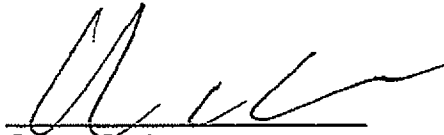
PRIOR TO OCCUPANCY:

47. The landscape architect responsible for the design of the project's landscape plan shall review and certify, prior to a request by the applicant for a final occupancy inspection, that the installed landscaping meets the specifications of the approved landscape plan, except as modified in the conditions of approval.

STANDARD CONDITIONS:

48. 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.
49. The applicant for this permit, and its successors and assigns, shall defend, indemnify and hold harmless the City of Redlands, and its elected officials, officers, agents and employees, from and against any and all claims, actions, and proceedings to attack, set aside, void or annul the approval of this permit by the City, or brought against the City due to acts or omissions in any way connected to the applicant's project that is the subject of this permit. This indemnification shall include, but not be limited to, damages, fees, costs, liabilities, and expenses incurred in such actions or proceedings, including damages for the injury to property or persons, including death of a person, and any award of attorneys' fees. In the event any such action is commenced to attack, set aside, void or annul all, or any, provisions of this permit, or is commenced for any other reason against the City for acts or omissions relating to the applicant's project, within fourteen (14) City business days of the same, the

applicant shall file with the City a performance bond or irrevocable letter of credit (together, the "Security") in a form and in an amount satisfactory to the City, to ensure applicant's performance of its defense and indemnity obligations under this condition. The failure of the applicant to provide the Security shall be deemed an express acknowledgement and agreement by the applicant that the City shall have the authority and right, without objection by the applicant, to revoke all entitlements granted for the project pursuant to this permit. The City shall have no liability to the applicant for the exercise of City's right to revoke this permit.



Oscar Orci,
Development Services Director

**REDLANDS MUNICIPAL UTILITIES AND ENGINEERING DEPARTMENT
DEVELOPMENT REQUIREMENTS
CONDITIONAL USE PERMIT NO. 1042**

Date of P.C. Meeting: February 10, 2014
Applicant: City of Redlands
Location: Redlands Heritage Park (11126 Iowa Street)
Project Description: Establish a Master Plan for Heritage Park

The applicant shall comply with the following engineering requirements as necessary because the required construction is a necessary prerequisite to the orderly development of the surrounding area and for public health and safety.

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

A. The following items are required prior to GROUND DISTURBANCE.

1. Ground-disturbing activities affecting vegetated areas should be conducted outside of the avian nesting season, from February to August, if possible. If ground disturbance must take place during the nesting season, a 30-day pre-construction survey shall be conducted prior to any ground disturbance activities. If any migratory birds are found nesting or if there is evidence of nesting behavior within 150 feet of a construction area, project related impacts may be considered significant and mitigation is required. A 150-foot buffer will be required around the nest where no vegetation disturbance will be permitted. For raptor species such as hawks and owls, this buffer may be expanded to 250 feet at the discretion of a biological monitor in consultation with the California Department of Fish and Wildlife (CDFW). A qualified biologist will be required to closely monitor nests until it is determined that they are no longer active, at which time construction activity in the vicinity of nests may continue. Construction may proceed within the buffer area at the discretion of the biological monitor. (Mitigation Measure BIO-1).
2. Any disturbance to the Barton School House or onsite trees should be conducted outside of the bat maternity roosting season from March to September, if possible. If the aforementioned disturbance must take place during the roosting season, a 30-day pre-construction survey shall be conducted prior to any disturbing activities. If bats are found to be roosting or if there is evidence of nesting behavior within 150 feet of a construction area, project related impacts may be considered significant and mitigation is required. A 150-foot buffer will be

required around the nest where no vegetation disturbance will be permitted. A qualified biologist will be required to closely monitor roosts until it is determined that they are no longer active, at which time construction activity in the vicinity of maternity roosts may continue. Construction activity may proceed within the buffer area at the discretion of the biological monitor. (Mitigation Measure Bio-2).

3. Prior to any ground disturbance of the on-site drainage within the western portion of the project site, a pre-application meeting will occur with the California Department of Fish and Wildlife (CDFW) and the Regional Water Quality Control Board (RWQCB) to determine jurisdiction over the feature. If the CDFW and/or RWQCB determine State jurisdiction over the feature, the area will be delineated consistent with California Department of Fish and Wildlife and Regional Water Quality Control Board requirements. The City will coordinate with the regulatory agencies, and if applicable, obtain permits for improvements and implement any required compensatory mitigation. (Mitigation Measure Bio-3).
4. A grading permit may be required as determined by the City Engineer.
5. A Water Quality Management Plan may be required as determined by the City Engineer.
6. A Storm Water Pollution Prevention Plan may be required as determined by the City Engineer.
7. A minimum of 30 days prior to ground disturbance activities, a meeting shall be held with the City Engineer to determine which of the above listed conditions are appropriate for the proposed ground disturbance activity.

B. The following items are required prior to DEVELOPMENT AND USE OF THE AMPHITHEATER.

1. Construct Orange Avenue from Nevada Street to Iowa Street along the project's frontage at its ultimate half-section width as a Collector (66-foot right-of-way) in compliance with the applicable City of Redlands and East Valley Corridor Specific Plan standards.
2. Construct Nevada Street from Orange Avenue to the project's southern boundary along the project's frontage at its ultimate half-section width as a Minor Arterial (88 foot right-of-way) in compliance with the applicable City of Redlands and East Valley Corridor Specific Plan standards.
3. Construct Iowa Street from Orange Avenue to the project's southern boundary along the project's frontage at its ultimate half-section width as a Local (66-foot right-of-way) in compliance with the applicable City of Redlands and East Valley Corridor Specific Plan standards.

4. Wherever necessary, constructed roadways adjacent to the project, site access points and site adjacent intersections, shall be constructed to be consistent with the recommended roadway classifications and respective cross-sections in the City of Redlands General Plan and East Valley Corridor Specific Plan. The Council may approve a more rural aesthetic to site adjacent streets by implementing an alternative standard that includes a minimum of one through lane, an 8' wide parking lane, and a designated ADA accessible pedestrian path with appropriate pavement markings and signage in lieu of the typical East Valley Corridor Specific Plan standards. Implementation of this alternative standard will be evaluated at the time each project associated with Heritage Park is reviewed for approval.
5. Review sight distance at each project access point with respect to standard Caltrans and City of Redlands sight distance standards at the time of preparation of final grading, landscape and street improvement plans.
6. Provide yellow crosswalk markings across all four legs of the Orange/Nevada and Orange/Iowa intersections in compliance with applicable City of Redlands standards and guidelines outlined in the FHWA's MUTCD and MUTCD 2012 California Supplement.
7. Provide yellow crosswalk markings midblock on Orange Avenue at least 600 feet from the intersection of Nevada Street/Orange Avenue in compliance with applicable City of Redlands standards and guidelines outlined in the FHWA's MUTCD and MUTCD 2012 California Supplement.
8. Provide traffic signing to reduce vehicle speeds and enhance safety for pedestrians at the proposed midblock crosswalk on Orange Avenue which includes the following components:
 - Rectangular Rapid Flash Beacon (RRFB);
 - School Speed Limit Sign with Flashing Beacon;
 - Speed Feedback Sign.

All the above devices are recommended to be solar powered. A concept signing plan for Orange Avenue is shown in the Traffic Study (Appendix F of the Project Specific Impact Analysis). The RRFB is an acceptable beacon type per the FHWA's 2009 MUTCD; however, is not included in the 2012 California Manual on Uniform Traffic Control Devices (CAMUTCD). The RRFBs are a lower cost alternative to hybrid pedestrian signals, which utilize an irregular flash pattern (similar to emergency flashers of police vehicles) that are pedestrian actuated. The school speed limit sign with flashing beacon and the speed feedback sign provide advance warning to the drivers and encourage them to reduce speed ahead of the mid-block crossing.

9. An encroachment permit is required for any work with the Public right-of-way.

10. Pay the required development impact fees per ordinance in effect at time of approval of Final/Parcel Map. The exact amount will be determined based upon the review of the final building plans and project information. Development Impact Fees shall include;
 - Water Source Acquisition Charge;
 - Water/Sewer Capital Improvement Charge;
 - Solid Waste Capital Improvement Charge.

C. The following items are required at the time of EXPANSION OF THE GROVE SCHOOL FACILITIES LOCATED WITHIN HERITAGE PARK.

1. Construct Iowa Street from Orange Avenue to the project's southern boundary along the project's frontage at its ultimate half-section width as a Local (60-foot right-of-way) in compliance with the applicable City of Redlands and East Valley Corridor Specific Plan standards. See Condition B4 for implementation of an alternative cross-section.
2. Provide yellow crosswalk markings midblock on Orange Avenue at least 600 feet from the intersection of Nevada Street/Orange Avenue in compliance with applicable City of Redlands standards and guidelines outlined in the FHWA's MUTCD and MUTCD 2012 California Supplement.
3. Provide traffic signing to reduce vehicle speeds and enhance safety for pedestrians at the proposed midblock crosswalk on Orange Avenue which includes the following components:
 - Rectangular Rapid Flash Beacon (RRFB);
 - School Speed Limit Sign with Flashing Beacon;
 - Speed Feedback Sign.

All the above devices are recommended to be solar powered. A concept signing plan for Orange Avenue is shown in the Traffic Study (Appendix F of the Project Specific Impact Analysis). The RRFB is an acceptable beacon type per the FHWA's 2009 MUTCD; however, is not included in the 2012 California Manual on Uniform Traffic Control Devices (CAMUTCD). The RRFBs are a lower cost alternative to hybrid pedestrian signals, which utilize an irregular flash pattern (similar to emergency flashers of police vehicles) that are pedestrian actuated. The school speed limit sign with flashing beacon and the speed feedback sign provide advance warning to the drivers and encourage them to reduce speed ahead of the mid-block crossing.

4. An encroachment permit is required for any work with the Public right-of-way.

5. Pay the required development impact fees per ordinance in effect at time of approval of Final/Parcel Map. The exact amount will be determined based upon the review of the final building plans and project information. Development Impact Fees shall include;
 - Water Source Acquisition Charge;
 - Water/Sewer Capital Improvement Charge;
 - Solid Waste Capital Improvement Charge;
 - Transportation Facilities;
 - Fire Facilities;
 - General Government Facilities;
 - Police Facilities;
 - Storm Drain Facilities.

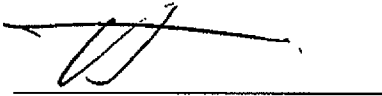
D. The following items are required at the time of BARTON SCHOOL HOUSE RESTORATION AND REUSE.

1. Construct Orange Avenue from the parking lot entrance on Orange Avenue to Iowa Street along the project's frontage at its ultimate half-section width as a Collector (64-foot right-of-way) in compliance with the applicable City of Redlands and East Valley Corridor Specific Plan standards. See Condition B4 for implementation of an alternative cross-section.
2. Provide yellow crosswalk markings midblock on Orange Avenue at least 600 feet from the intersection of Nevada Street/Orange Avenue in compliance with applicable City of Redlands standards and guidelines outlined in the FHWA's MUTCD and MUTCD 2012 California Supplement.
3. Provide traffic signing to reduce vehicle speeds and enhance safety for pedestrians at the proposed midblock crosswalk on Orange Avenue which includes the following components:
 - Rectangular Rapid Flash Beacon (RRFB);
 - School Speed Limit Sign with Flashing Beacon;
 - Speed Feedback Sign.

All the above devices are recommended to be solar powered. A concept signing plan for Orange Avenue is shown in the Traffic Study (Appendix F of the Project Specific Impact Analysis). The RRFB is an acceptable beacon type per the FHWA's 2009 MUTCD; however, is not included in the 2012 California Manual on Uniform Traffic Control Devices (CAMUTCD). The RRFBs are a lower cost alternative to hybrid pedestrian signals, which utilize an irregular flash pattern (similar to emergency flashers of police vehicles) that are pedestrian actuated. The school speed limit sign with flashing beacon and the speed feedback sign provide advance warning to the drivers and encourage them to reduce speed ahead of the mid-block crossing.

4. An encroachment permit is required for any work with the Public right-of-way.

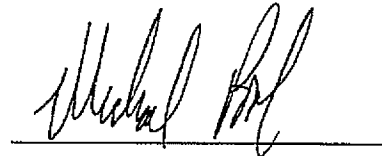
5. Pay the required development impact fees per ordinance in effect at time of approval of Final/Parcel Map. The exact amount will be determined based upon the review of the final building plans and project information. Development Impact Fees shall include;
- Water Source Acquisition Charge;
 - Water/Sewer Capital Improvement Charge;
 - Solid Waste Capital Improvement Charge;
 - Transportation Facilities;
 - Fire Facilities;
 - General Government Facilities;
 - Police Facilities;
 - Storm Drain Facilities.



CHRIS DIGGS
Interim Director of Municipal Utilities
and Public Works Engineering

DY:akc

FILE: CUP 1042



MICHAEL POOL
Interim City Engineer

DPY
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