

RESOLUTION NO. 7446

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS APPROVING PLANNED DEVELOPMENT NO. 1 (REVISION NO. 1) TO REVISE THE CONDITIONS OF APPROVAL RELATED TO A REDUCTION IN THE REQUIRED SECURITY AMOUNT TO GUARANTEE CONSTRUCTION OF OFF-SITE IMPROVEMENTS FOR THE APPROVED DEVELOPMENT OF A PROPOSED WAREHOUSE AND DISTRIBUTION PROJECT

WHEREAS, on December 3, 2013, the City Council of the City of Redlands approved an application ("Planned Development No. 1") filed with the City by Hillwood Investment Properties ("Hillwood") to construct an approximately 771,839 square foot industrial building that will consist of warehouse distribution uses (the "Project") on 36.98 acres located north of Lugonia Avenue, east of California Street and South of Almond Avenue (the "Project Site"); and

WHEREAS, Hillwood has filed an additional application with the City to revise the conditions of approval for the Project to reduce the amount of security required to guarantee construction of off-site improvements for the Project; and

WHEREAS, Hillwood's request for a reduction in the amount of security for the construction of off-site improvements is consistent with the requirements of both the State Subdivision Map Act and the Redlands Municipal Code; and

WHEREAS, on August 26, 2014, the City of Redlands' Planning Commission held a duly noticed public hearing on Hillwood's application for Planned Development No. 1 (Revision No. 1) at which time members of the public had the opportunity to present verbal and written testimony on the proposed revisions to the conditions of approval for the Project; and

WHEREAS, at the close of the public hearing, and after due consideration of all verbal and written testimony provided, the Planning Commission adopted a motion recommending to the City Council the approval of Planned Development No. 1 (Revision No. 1); and

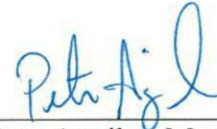
WHEREAS, on September 16, 2014, the City Council of the City of Redlands held a duly noticed public hearing on Hillwood's application for the approval of Planned Development No. 1 (Revision No. 1) at which time members of the public had the opportunity to provide verbal and written testimony on the proposed revisions to the conditions of approval for the Project;

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

Section 1. The application of Hillwood Investment Properties for Planned Development No. 1 (Revision No. 1) is hereby approved, based upon the Planning Commission's recommendation and determination that proposed Planned Development No. 1 (Revision No. 1) is in conformity with the General Plan of the City and that the requested revisions to the amount of security required for the construction of off-site improvements for the Project is consistent

with the requirements of the State Subdivision Map Act and Title 17 (Subdivision Regulations) of the Redlands Municipal Code, and further based upon staff's reports and the verbal and written testimony presented to the City Council that the reduction in the amount of security for construction of the off-site improvements will not jeopardize the interests of the City. Accordingly, the Project shall be subject to the revised conditions of approval attached hereto as Exhibit "A."

ADOPTED, SIGNED AND APPROVED this 16th day of September, 2014.



Pete Aguilar, Mayor

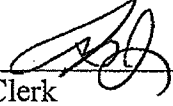
ATTEST:



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 16th day of September, 2014 by the following vote:

AYES: Councilmembers Harrison, Foster, Gardner, Gilbreath; Mayor Aguilar
NOES: None
ABSENT: None
ABSTAIN: None



Sam Irwin, City Clerk

**DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

**CONDITIONS OF APPROVAL FOR
PLANNED DEVELOPMENT NO. 1**

Date of Preparation: October 10, 2013
Planning Commission Date: November 12, 2013
City Council Date: December 3, 2013
Applicant: Hillwood Development
Location: Northeast corner of Lugonia Avenue and California Street

CONDITIONS OF APPROVAL

1. The issuance of any permits shall comply with all provisions of the Redlands Municipal Code and the 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 Planned Development for the construction of a 771,839 sq. ft. warehouse/distribution center on 35.59 acres located north of Lugonia Avenue, east of California Street, and south of Almond Avenue in the EV/SD (Special Development) District of the East Valley Corridor Specific Plan.
4. All plans submitted to the City shall reflect the City Council approval and any other changes required by the 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.
8. 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.

9. 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.
10. 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.
11. 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.
12. 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.
13. Transformer cabinets and commercial gas meters shall not be located within required setbacks and shall be screened from public view either by architectural treatment or with landscaping. Multiple electrical meters and panels shall be fully enclosed and incorporated into the overall architectural design of the building(s). Backflow preventers shall be enclosed with landscaping that will provide complete screening upon maturity. The location and method of enclosure or screening of this equipment shall be shown on the construction plans and landscape plans prior to building permit issuance. Location of said equipment shall be coordinated with appropriate utility company (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.
14. 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.

15. 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 or other 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;
- c. No more than fifty percent (50%) of the trees shall be 15 gallon in size, twenty-five percent (25%) shall be 24-inch box in size, and twenty-five percent (25%) shall be 36-inch box in size. All trees shall meet the following minimum caliper sizes. If the caliper size cannot be met at the container size then the developer shall increase the container size to meet the required caliper.

15-gallon:	3/4" to 1"
24-inch box:	1-1/4" to 1-3/4"
36-inch box:	2-1/2" to 2-3/4"

- 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.
- h. A minimum of four (4) Washington Robusta Palms shall be incorporated into the corner treatment adjacent to Lugonia Avenue and California Street. Washington Robusta Palms shall provide a focal point to the landscaping buffer, pursuant to in Section EV4.0130, *Special Landscaped Intersections*, of the EVCSP.

16. 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).
17. 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.
 18. 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.
 19. 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 East Valley Corridor Specific Plan.
 20. The illumination within the parking lot shall be a minimum of 0.5 foot candle and illumination along all property lines of the project site shall not exceed 0.5 foot candle. Walkway lighting shall have a maximum height of 12 feet and all parking lot lighting shall have a maximum height of 30 feet.
 21. 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.
 22. 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.
23. 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.
24. 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.
25. In the event that any subsurface archeological materials are encountered within any part of the project area, all ground-disturbing construction activities must be suspended in the vicinity of the find until the deposit is recorded and evaluated by

a qualified archeologist.

26. 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.
27. The property owner and applicant and their successors and assigns, shall defend, by paying for the defense costs of the City of Redlands (for counsel retained by the City), indemnify and hold harmless the City of Redlands, and its elected officials, officers, employees, and agents, from and against any and all claims, actions, and proceedings (collectively "Claims") to attack, set aside, void or annul the approval of this Conditional Use Permit by the City, or Claims brought against the City due to acts or omissions in any way connected to the applicant's project that is the subject of this permit. This indemnification shall include, but not be limited to, damages, fees, costs, liabilities, and expenses incurred in such actions or proceedings, including damages for the injury to property or persons, including death of a person, and any award of costs or attorneys' fees. In the event any such action is commenced to attack, set aside, void or annul all, or any, provisions of this permit, or is commenced for any other reason against the City for acts or omissions relating to the applicant's project, within fourteen (14) City business days following notice of such action from the City, the applicant shall file with the City a performance bond or irrevocable letter of credit, or other form of security satisfactory to the City (the "Security") in a form satisfactory to the City, and in the amount of \$300,000, to ensure applicant's performance of its defense and indemnity obligations under this condition. The Security amount shall not limit the total indemnity obligation of the applicant pursuant to this condition. The failure of the applicant to provide the Security shall be deemed an express acknowledgement and agreement by the applicant that the City shall have the authority and right, without objection by the applicant, to revoke all entitlements granted for the project pursuant to this permit. The City shall have no liability to the applicant for the exercise of City's right to revoke this permit.
28. The applicant shall provide ~~five (5)~~ two (2) additional trees on the landscaping plan, with a minimum size of 15-gallon, including:
 - ~~In the passenger/employee parking lot located in the southwest corner of the parcel, within the center landscaping planter, approximately fifteen (15) feet in width, separating two rows of parking, two African Sumac trees are~~

~~currently proposed. One additional tree shall be provided.~~

- ~~• Adjacent to the parking group of eight spaces, immediately south of the northern most driveway on California Street, two trees are provided, including one African Sumac and one Chinese Flame tree. One additional tree shall be provided.~~
- In the passenger/employee parking lot, located in the northwest corner of the parcel, the center five (5) foot wide landscaping planter separating the double row of parking only provides trees at the end of the parking aisles. ~~Two trees~~ One tree shall be provided within the center planter.
- In the passenger/employee parking lot, located in the northwest corner of the parcel, a grouping of three east facing parking spaces, adjacent to the pedestrian walkway, two ~~existing Chitalpa trees~~ Chinese Flame trees are provided at the end of the parking aisle. One additional tree, centered between the three parking spaces shall be provided.

Amended by the Planning Commission on November 12, 2013

29. Berming shall be provided within the landscaping buffer along Almond Avenue and Lugonia Avenue to adequately screen the truck yard from view from the public right-of-way.
30. Mitigation Measure No. 1: The project shall design streetscape and intersections consistent with regard to setbacks, landscaping, sidewalks, and medians. This shall be verified by the Planning Division of the Development Services Department prior to issuance of building permits.
31. Mitigation Measure No. 2: The project shall preserve existing Mexican fan palms and extend palm row plantings along selected roadways. This shall be verified by the Planning Division of the Development Services Department prior to issuance of building permits.
32. Mitigation Measure No. 3: Loading service and refuse areas shall be screened from public view. This shall be verified by the Planning Division of the Development Services Department prior to issuance of building permits.
33. Mitigation Measure No. 4: Roof-top equipment shall be screened from public view through wells, parapet walls and other architectural means. This shall be verified by the Planning Division of the Development Services Department prior to issuance of building permits.

34. Mitigation Measure No. 5: The project shall meet the 15% minimum landscaping requirements of the Regional Industrial District of the EVCSP.
35. Mitigation Measure No. 6: Lights shall be placed to avoid excessive light glare or spillage. This shall be provided on building and construction plans and verified by the Planning and Building & Safety Divisions of the Development Services Department prior to issuance of building permits.
36. Mitigation Measure No. 7: Only "Zero-Volatile Organic Compounds" paints (no more than 125 gram/liter of VOC) and/or High Pressure Low Volume (HPLV) applications consistent with South Coast Air Quality Management District Rule 1113 shall be used.
37. Mitigation Measure No. 8: The truck access gates and loading docks within the truck court on the Project site shall be posted with signs which state:
 - a) Truck drivers shall turn off engines when not in use;
 - b) Diesel trucks servicing the Project shall not idle for more than five (5) minutes; and
 - c) Telephone numbers of the building facilities manager and the California Air Resource Board (CARB) to report violations.
38. Mitigation Measure No. 9: In order to reduce Project-related air pollutant and greenhouse gas (GHG) emissions, and promote sustainability through conservation of energy and other natural resources, building and site plan designs shall ensure that the Project energy efficiencies surpass (exceed) applicable (2008) California Title 24 Energy Efficiency Standards by a minimum of 20 percent. Verification of increased energy efficiencies shall be shall be documented in Title 24 Compliance Reports provided by the Applicant, and reviewed and approved by the City prior to the issuance of the first building permit.
39. Mitigation Measure No. 10: To reduce energy demand associated with potable water conveyance, the Project shall implement the following:
 - Landscaping palette emphasizing drought tolerant plants;
 - Use of water-efficient irrigation techniques;

- U.S. EPA Certified WaterSense labeled or equivalent faucets, high-efficiency toilets (HETs), and water-conserving shower heads.

These items shall be noted on all future building and landscaping plan submittals, to be verified by Planning and Building and Safety Divisions and verified prior to issuance of building permits.

40. Mitigation Measure No. 11: The project shall reduce vehicle miles traveled and emissions associated with trucks and vehicles by implementing the following measures:
 - Pedestrian and bicycle connections shall be provided to surrounding areas consistent with the City's General Plan.
 - Implement a trip reduction program, for which all employees shall be eligible to participate.
 - Implement a ride sharing program, for which all employees shall be eligible to participate.
41. Mitigation Measure No. 12: All future tenants shall institute recycling programs that reduces waste to landfills by a minimum of 50 percent and includes designated recycling bins at each proposed structure and requires all green waste to be processed at a recycling or composting facility.
42. Mitigation Measure No. 13: The contractor shall abide by all applicable SCAQMD rules and regulations during construction. The following measures shall be incorporated into Project plans and specifications as implementation of Rule 403:
 - 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 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.
 - The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less

43. Mitigation Measure No. 14: Plans, specifications and contract documents shall note that a sign shall be posted on-site stating that construction workers shall not idle diesel engines in excess of five minutes.
44. Mitigation Measure No. 15: In compliance with the CDFW Staff Report on Burrowing Owl Mitigation (CDFW 2012) the applicant shall ensure that a pre-construction burrowing owl survey is conducted at least 14 days prior to construction activities. A qualified Biologist shall conduct the survey to determine if there are any active burrowing owl burrows within or adjacent to (within 500 feet) the impact area. A follow-up survey shall be conducted within 24 hours prior to ground disturbance. If no active burrows are observed, construction work can proceed.

If an active burrow is observed outside the nesting season (September 1 to January 31) and the burrow is within the impact area, a Burrowing Owl Exclusion Plan shall be prepared and submitted to CDFW for approval, outlining standard burrowing owl burrow closing procedures used to exclude burrowing owls (e.g., using passive relocation with one-way doors). The burrow exclusion shall be conducted by a qualified Biologist during the non-breeding season. Site monitoring shall be conducted prior to, during, and after exclusion of burrowing owls from their burrows in order to ensure take is avoided. If exclusion occurs immediately after the end of the breeding season, daily monitoring shall be required for one week to ensure young have fledged. The loss of any active burrowing owl burrow/territory shall be mitigated through replacement of habitat and burrows at no less than a 1:1 ratio.

If an active burrow is observed outside the nesting season (i.e., between September 1 and January 31) and the burrow is not within the impact area, construction work shall be restricted within 160 to 1,605 feet of the burrow depending on the time of year and level of disturbance near the site in accordance with guidelines specified by the CDFW.

45. Mitigation Measure No. 16: If prehistoric or historic resources over 50 years of age are encountered during land modification, then activities in the immediate area of the finds shall be halted so that the archaeologist can assess the find, determine its significance, and make recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act and/or the Federal National Environmental Policy Act.
46. Mitigation Measure No. 17: If human remains are encountered, the applicant shall notify the Redlands Police Department and San Bernardino County Coroner immediately after the time of discovery. The police and coroner shall determine whether or not the circumstances, manner, and cause of death require further investigation as a crime scene. If not, the coroner shall endeavor to determine if

the remains are Native American. This shall be accomplished in consultation with a physical anthropologist, human osteologist, or other qualified specialist. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC) which will determine and notify the most likely descendants (MLD). With the permission of the landowner or representative, the MLD may inspect the site of the discovery and may require scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

47. Mitigation Measure No. 18: A geotechnical investigation shall be conducted to determine the design of the foundation and building. The site investigation shall include information on the soil type, a history of water-table fluctuation throughout the site, and the potential for saturation within the upper fifty (50) feet of alluvial material.
48. Mitigation Measure No. 19: The applicant shall provide the City with a Soil Erosion Control Plan that shall include measures designed to reduce wind and water erosion of the site during and after construction.
49. Mitigation Measure No. 20: All permanent landscaping shall be installed prior to final occupancy, and following construction disturbed soils shall be landscaped, or otherwise treated, to protect soils from wind and water erosion.
50. Mitigation Measure No. 21: Prior to site grading, a Phase II level Environmental Site Assessment shall be conducted in accordance with ASTM test E1903, or other ASTM guideline as appropriate, to determine if toxic material is present in the fill and/or toxic levels of pesticides and fertilizers are present in site soils. In the event that contaminated soil or materials are encountered during excavation or other ground disturbing activities, the soil would be segregated, sampled, and tested to determine appropriate treatment and disposal options. If the soil is classified as hazardous, it would be properly managed on location, such as blending of additional fill material or collected transported in accordance with USDOT regulations using a Uniform Hazardous Waste Manifest to a Class I Landfill or other appropriate soil treatment or recycling facility. All hazardous materials would be transported, used, and disposed of in accordance with applicable rules, regulations. If any contamination exceeding thresholds are encountered at the site, this contamination shall be remediated to current standards for the contaminant prior to initiating project construction activities at the project site.
51. Mitigation Measure No. 22: The project shall be required to comply with all requirements of the NPDES permit issued by the Santa Ana Regional Water Quality Control Board and the City of Redlands. The project shall also provide

the appropriate Best Management Practices (BMPs) within the project site to stop "first flush" of accumulated pollutants from entering the City storm drain system. The project may also incorporate other measures such as bio-swales in planter areas which can also eliminate the "first flush" of accumulated pollutants on street surfaces.

52. Mitigation Measure No. 23: The applicant shall comply with the submitted 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 prior to issuance of a grading permit.
53. Mitigation Measure No. 24: The project shall develop an on-site stormwater facility plan consistent with adopted City of Redlands design standards and the planned master stormwater system of the EVCSP subject to review and approval by the City.
54. Mitigation Measure No. 25: All construction activities shall be limited to the hours between 7:00 a.m. to 6:00 p.m. with no construction activities permitted on Sundays and Federal Holidays.
55. Mitigation Measure No. 26: Approval of a construction site security plan by the police department shall be acquired 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 developer shall be responsible for the compliance of all sub-contractors working on the site. Other impacts associated with new development are mitigated with the payment of development impact fees, and State established school fees.
56. Mitigation Measure No. 27: All on-site improvements and improvements adjacent to the site will be required in conjunction with the proposed development to ensure adequate circulation within the project itself.
57. Mitigation Measure No. 28: The project shall require construction of California Street from the north project boundary to Lugonia Avenue at its ultimate half section width including landscaping and parkway improvements in conjunction with development, as necessary.
58. Mitigation Measure No. 29: The project shall require construction of Lugonia Avenue from the east project boundary to California Street at its ultimate half section width including landscaping and parkway improvements in conjunction with development, as necessary.

- 59. Mitigation Measure No. 30: The project shall require construction of Almond Avenue from the east project boundary to California Street at its ultimate half section width including landscaping and parkway improvements in conjunction with development, as necessary.
- 60. Mitigation Measure No. 31: The project shall require that sight distance at each project access be reviewed with respect to California Department of Transportation/City of Redlands standards in conjunction with the preparation of final grading, landscaping, and street improvement plans.
- 61. Mitigation Measure No. 32: On-site traffic signing and striping shall be implemented in conjunction with detailed construction plans for the project.
- 62. Mitigation Measure No. 33: The site shall provide sufficient parking spaces to meet the City of Redlands parking code requirements in order to service on-site parking demand.
- 63. Mitigation Measure No. 34: The project shall contribute towards the cost of necessary off-site improvements on a fair share or "pro-rata" basis.
- 64. Mitigation Measure No. 35: The project shall require periodic review of traffic operations in the vicinity of the project once the project is constructed to assure that the traffic operations are satisfactory.
- 65. Mitigation Measure No. 36: The project shall participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fee and that the traffic signals within the study area at buildout should specifically include an interconnect of the traffic signals to function in a coordinated system.
- 66. *A continuous screen of five gallon shrubs to reach a minimum height of three feet (3') shall be provided along California Street to screen the car parking.*

Added by the Planning Commission on November 12, 2013.

- 67. *If the use is converted from a warehouse/distribution facility to a use with a higher parking demand, so as to require use of the alternative parking plan provided in Planned Development No. 1, the loading docks on the south side of the building shall be removed and replaced with glass windows to provide a storefront appearance.*

Added by the Planning Commission on November 12, 2013.

68. *Mounding shall be included within the landscaping setback adjacent to California Street to aide in screening the vehicle parking area from view.*

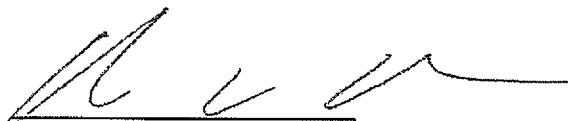
Added by the Planning Commission on November 12, 2013.

69. *The mature "heritage" palms along Almond Avenue shall be relocated on-site, pursuant to the approved plans, and shall be maintained by the property owner. Any palms that fail to thrive upon relocation shall be replaced with "like" species, as necessary.*

Added by the Planning Commission on November 12, 2013.

70. *The applicant shall construct conduit for future broadband usage along Lugonia Avenue and California Street, provided that the construction will be only for installation of conduit with any necessary structures to be constructed by others; the conduit to be installed in a joint trench for other utilities within the public right of way; and the conduit is not to be included in any warranty. Plans, permitting, and approvals for the conduit to be prepared or obtained by others must be complete at the time that the applicant is ready for construction.*

Added by the City Council on December 3, 2013.

A handwritten signature in black ink, appearing to read 'Oscar Orci', written over a horizontal line.

Oscar Orci,
Development Services Director

**DEVELOPMENT SERVICES DEPARTMENT
BUILDING AND SAFETY DIVISION**

PD-1

Date of Preparation: 10/17/2013

Planning Commission Date: TBD

Applicant: Hillwood

Project Description: 771,839 sq ft warehouse

Location: APN 292-053-14, address: bounded by Almond Ave (N), California St (W), West Lugonia (S)

Conditions Required Prior to Issuance of a Grading Permit

1. Submit six (6) sets of grading plans and three (3) sets of specifications and supporting data consisting of a soils engineering report and engineering geology report for review and approval. The plans shall be signed by an individual licensed by the state to prepare such plans and specifications. Upon approval, a final original mylar shall be submitted to the Director of the Municipal Utilities and Engineering Department for signatures prior to issuance.
2. Submit erosion control plans with the grading plans.
3. Provide a WDID# from the State Water Resources Board for the land disturbance of one (1) acre or more or less than one acre but part of a larger common development.
4. The applicant shall pay any required site grading bond amounts as required by the Redlands Municipal Code, Chapter 15.04.102.
5. Slopes exceeding three (3) feet in height shall be provided with erosion control methods approved by the Planning Division that may include planting and irrigation systems or approved matting material designed by the project engineer and submitted with the grading plans.
6. Grading plans shall identify offsite drainage patterns to safely and adequately direct water through the project to an approved drainage way.
7. Grading plans will need to comply with all requirements of the Municipal Code, Chapter 18.212, Article I-General Provisions, II- Minimum Fill Grading, III- Grading Adjacent to Property Lines, and IV-Grading property with Slopes Steeper than Five Percent.

Conditions Required Prior to Issuance of Building Permits

8. Submit five (5) complete sets of construction plans and two (2) sets of specifications, engineering calculations, diagrams, soils investigation reports, special inspection and structural observation programs and other data to the Building and Safety Division and obtain approval. Plans and specifications shall be drawn to scale upon substantial paper and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of codes and all relevant laws, ordinances, rules, and regulations.
9. Items requested for deferred submittal (fire sprinklers, alarms, truss engineering, etc) shall be reviewed and permitted separately for an additional fee.
10. Submit a final compaction report showing all fills have been compacted to a minimum of 90 percent maximum density for every two (2') of fill depth or 1,000 cubic yards, whichever is greater. This report shall also be made available to the inspector at the time of foundation inspection.
11. Submit a letter of rough grade (pad) certification to the Building and Safety Division for review and approval. This letter shall also be made available to the inspector at the time of foundation inspection.
12. Obtain rough grading inspection approval from the Building and Safety Division and Municipal Utilities and Engineering.
13. Submit plans that include accessibility design for the physically challenged for review and approval.
14. Provide recorded copies of any easement or dedication required for non-buildable areas, right of way, water, drainage, or utilities that may be necessary to confirm setbacks, allowable building areas, access, etc.
15. Provide approved drainage facilities to carry water to the nearest practical drainage way.
16. Prior to the start of construction and prior to the first building inspection, erosion controls per the City Engineer approved plans shall be in place.
17. Provide sufficient information to determine the required fire resistance of property line walls and occupancy or area separation barriers as may be required by the California Building Code and detail construction features on the plan.
18. The applicant shall comply with the requirements for allowable floor areas, type of construction and allowable area increases as permitted by the applicable version of

the code. The area of any one or two story building of Group B; F, Division 1 or 2; M; S, Division 1,2,3,4, or 5; and H, Division 5, as defined by the California Building Code, shall not be limited if the building is provided with an approved automatic sprinkler system throughout and entirely surrounded and adjoined by public ways or yards not less than 60 feet. When the 60 foot yard requirements per code infringe onto adjacent properties, the applicant shall receive approvals from the Chief Building Official and Fire Marshal and shall submit a recorded restrictive covenant to be executed to ensure that the shared space will remain open and unoccupied as long as it is required by the Building Code. Prior to building permit issuance, the covenant will need to be submitted to and reviewed by the City Attorney and Chief Building Official to be sure the covenant will accomplish what is intended and should clearly describe the reason and code section applicable so that any future revisions or deletions may be considered by the City if the owners wish to terminate such an agreement.

19. Plans submitted for approval shall display the Conditions of Approval and the current version of the "City of Redlands, Standard Construction Notes" which will enumerate additional details concerning permit requirements and construction activity.
20. The governing codes regarding construction of this project shall be based on the state laws and regulations that establish the effective implementation date of the new codes at the time of submittal.

Conditions Required Prior to Final Inspection and Occupancy

21. The structure shall not be occupied until a certificate of occupancy has been issued by the City of Redlands.
22. A Certificate of Occupancy cannot be issued until the conditions of the other City Departments have been satisfied. Prior to the request for final inspection consult with the building inspector to obtain clearance from each respective stakeholder.
23. Submit a complete set of approved structural and architectural drawings for the construction of structural and architectural work, including truss, electrical, plumbing, and mechanical plans, which will be transmitted on CD, TIF or GIF imaging file, for archiving purposes.


Henry Roe
Chief Building Official

**MUNICIPAL UTILITIES AND ENGINEERING DEPARTMENT
DEVELOPMENT REQUIREMENTS
PLANNED DEVELOPMENT NO. 1 (Revision No. 1)**

City Council Meeting: September 2, 2014

Applicant: Hillwood Investment

Location: Northeast Corner California Street and Lugonia Avenue

Project Description: Construct a 770,910 Square Foot Warehouse/Distribution Center

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 issuance of the GRADING PERMIT.

1. Pay plan check fee as established per resolution. The amount is to be determined at plan check submittal.
2. Plans required to be submitted include:
 - a. Precise Grading Plan. Grading plans shall be coordinated with the existing and proposed off-site improvements.
 - 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.
 - 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.

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
 - b. Geotechnical Report
 - c. Easement Documents
5. A final WQMP that is in substantial conformance with the preliminary WQMP and in full conformance with the WQMP Guidance Document shall be submitted and approved prior to the approval of precise grading plans.
6. Cash cleanup deposit shall be submitted (\$3,000.00). Deposit will be reimbursed after the work is completed and accepted by the City upon written request.
7. Truck route permit is required (\$67.00) for all construction vehicles five (5) tons and over gross vehicular weight (e.g. concrete trucks) using streets other than established truck routes.

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

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

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

No map is required for this application.

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

1. Pay plan check fee as established per resolution. The amount is to be determined at plan check submittal.
2. Plans required to be submitted shall include:
 - a. Street Construction;
 - b. Storm Drain Construction;

- c. Pavement Striping Plans (including reflectorized pavement markers);
- d. Traffic Signal Modification;
- e. Street Light Installation – Provide street lighting plan which show approved locations of service pedestal(s), conduits, street lights, appurtenances, and any necessary detail by Southern California Edison Company;
- f. Non-potable Water Main Installation;
- g. Sewer Main Installation.

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

- 3. Submission of plan sets shall be complete and include all required engineering designs and drawings listed in No. 2 above. All plans submitted shall be substantially complete, and no plan check queue place-holder plans will be accepted. An incomplete plan submittal will not be accepted for plan check.
- 4. All support documentation shall be submitted with the plans to be checked. Submission shall include:
 - a. Hydrology Report and Hydrologic Calculations
 - b. Geotechnical Report
 - c. Easement Documents
- 5. Process a "Reversion to Acreage" with the Development Services Department for APN(s) 0292-053-01, 02, and 09 – 11.
- 6. All off-site improvements shall be designed by owner's Civil Engineer in accordance with City Standard Specifications and Detail Drawings and Standard Specifications for Public Works Construction (Green Book) latest revision thereof. All existing utilities shall be pot-holed to determine the actual depth if no signed plan is available.
- 7. The approximate locations of existing underground utilities shall be shown on the improvement/site/grading plans. The utilities shall be plotted from record and field data. The City of Redlands and the Engineer assume no liability as to the exact location of said lines whose locations are not shown.
- 8. Provide pad certification to the Building and Safety Department. All SWPPP Best Management Practices (BMPs) to prevent and control discharges to the municipal separate storm sewer (drain) system shall be in place and shall be maintained throughout the course of the project.
- 9. Pay the required development impact fees per ordinance in effect at time of issuing the building permit. The exact amount will be determined based upon the

review of the final building plan or project information. Development Impact Fees shall include:

- Transportation Facilities;
- Fire Facilities;
- General Government Facilities;
- Library Facilities;
- Open Space/Park;
- Police Facilities;
- Storm Drain Facilities;
- Water Capital Improvement Charge;
- Water Source Acquisition Charge;
- Non-Potable Capital Charge;
- Sewer Capital Improvement Charge;
- Solid Waste Capital Improvement Charge;
- Water/Sewer/Non-Potable Water Frontage Charges.

10. Final City approved mylars for all public improvements shall be on file with the Municipal Utilities and Engineering Department.
11. Although this project will have an on-going inspection throughout construction, a final inspection for all off-site improvements must be scheduled by developer to certify that these improvements comply with City specifications.
12. Requirements for California Street.
 - a. Dedicate to provide for a 63 foot half street right-of-way width.
 - b. Construct standard curb and gutter 57 feet east side of street centerline.
 - c. Construct a raised landscaped center median in accordance with the East Valley Corridor Specific Plan and as accepted by the City Engineer.
 - c. Construct standard street section between new curb and the centerline/raised center median consistent with the City Standard verified through a geotechnical report.
 - d. Construct standard curb adjacent sidewalk along the entire street frontage and ramps at all curb returns. Provide sidewalk easement as needed.
 - e. Install LED ornamental street light(s) [LEOTEK (GCA1-40E) or approved equal], with the equivalent illumination of a 150 watt sodium vapor street light. Prepare and submit a separate street lighting plan for City approval. Street light spacing shall be determined by the City of design specifications. Installation of five (5) lights will be required. Location of the light will be determined at time of plan preparation. Coordinate with City staff for guidance at that time. Prepare and submit a separate street lighting plan for City approval.
 - f. Construct underwalk drain, if necessary.
 - g. Use traffic index of 9.0.
 - h. Install commercial fire hydrants as required by the Redlands Fire Department. Provide fire flow calculations.

13. Requirements for Lugonia Avenue.

- a. Dedicate to provide for a 52 foot half street right-of-way width including a corner cutoff at the property line return to accommodate a 40 foot radius curb return and pedestrian ramp at California Street.
- b. Construct standard curb and gutter 40 feet north side of street centerline.
- c. Construct standard street section between new curb and street centerline consistent with the City Standard verified through a geotechnical report.
- d. Construct standard sidewalk along the entire street frontage and ramps at all curb returns. Provide sidewalk easement as needed.
- e. Install LED ornamental street light(s) [LEOTEK (GCA1-40E) or approved equal] with the equivalent illumination of a 150 watt sodium vapor street light. Prepare and submit a separate street lighting plan for City approval. Street light spacing shall be determined by the City of design specifications. Installation of five (5) lights will be required. Location of the light will be determined at time of plan preparation. Coordinate with City staff for guidance at that time. Prepare and submit a separate street lighting plan for City approval.
- f. Construct underwalk drain, if necessary.
- g. Use traffic index of 9.0.
- h. Install a minimum 12 inch diameter non-potable water main including necessary valves and appurtenances.
- i. Install commercial fire hydrants as required by the Redlands Fire Department. Provide fire flow calculations.
- j. Install a minimum 8 inch diameter sewer main with manholes and appurtenances.
- k. Provide sewer capacity calculations for the proposed sewer main.

14. Requirements for Almond Avenue.

- a. Dedicate to provide for 33 foot half street right-of-way width including a corner cutoff at the property line return to accommodate a 50 foot radius curb return and pedestrian ramp at California Street.
- b. Construct standard curb and gutter 22 feet south side of street centerline.
- c. Construct standard street section between new curb and street centerline consistent with the City Standard verified through a geotechnical report.
- d. Construct standard curb adjacent sidewalk along the entire street frontage and ramps at all curb returns. Provide sidewalk easement as needed.
- e. Construct standard pavement transition based on design speed of the street from the easterly property line to the east.
- f. Construct underwalk drain, if necessary.
- g. Use traffic index of 8.0.
- h. Install a minimum 6 inch diameter non-potable water main including necessary valves and appurtenances. Reference City Plan No. NP-00040.
- i. Install commercial fire hydrants as required by the Redlands Fire Department. Provide fire flow calculations.

15. Provide for adequate drainage facilities as accepted by the City Engineer. The applicant shall provide and submit all necessary hydrology/hydraulic studies and calculations in accordance with the San Bernardino County Hydrology Manual.
16. As a condition of, and prior to, issuance of a Building Permit, the applicant shall (1) petition the City for annexation of the property comprising CUP No. 984 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, public right-of-ways and the landscaped raised center median on California Street.

For the landscaped areas located within the public right of way, excluding the landscaped raised center median on California Street, the applicant may also enter into a Landscape Maintenance Covenant (Covenant) for the parkway landscaping and public right-of-ways. This Covenant shall be recorded with the San Bernardino County Records' Office. The purpose of this Covenant is to declare that the maintenance of said Parkway area is the responsibility of the owner of this property and that this responsibility shall pass to successive owners. The Covenant shall also include a statement that it shall not be removed or amended without written consent of the City of Redlands and shall run with the land in perpetuity. Maintenance of the parkway areas by the Community Facilities District will remain dormant. In the event the owner fails to maintain the Parkway to the satisfaction of the City of Redlands as required in said Covenant, the City of Redlands may remove the dormancy status of the landscape maintenance for the public parkway areas and then levy taxes per the Community Facilities District.

In the event the owner elects not to annex to the City's Community Facilities District No. 2004-1, or a similar City community facilities district, the owner shall enter into, prior to issuance of a building permit, a perpetual Public Improvement Landscape Maintenance Agreement prepared by the City for the landscaped raised center median on California Street and the parkway landscaping and public right-of-ways. The Landscape Maintenance Covenant (Covenant) for the parkway landscaping and public right-of-ways may be executed for the public landscaped areas as previous described.

17. All irrigation lines that exist within any street right-of-way shall be replaced with ductile iron, cement mortar lined and coated steel, or as approved by City Engineer.
18. All off-site and on-site utilities shall be placed underground. The undergrounding shall include power poles located along the project site's street frontage(s) and may include power poles beyond the site's boundary as determined by Southern California Edison. Those power poles that are 66KV or greater will not be required to be undergrounded. Any power pole(s) that contain a street light may

be required to install a standard street light, in accordance with the Municipal Utilities and Engineering Department's standards. Plans shall be submitted that detail the undergrounding of all off-site utilities, subject to review and approval by the City Engineer.

19. Construct standard Community Trail/Bike Trail along California Street, within the development and along easement areas in accordance with the East Valley Corridor Specific Plan. Dedicate a minimum 15 foot public access easement for all trails within the development located outside of street right-of-way.
20. Install reduced pressure principle backflow devices as required by City Engineer.
21. Install onsite fire line with double detector check valve backflow devices at service connection satisfactory to the City Fire Department.
22. Comply with City of Redlands Landscape Ordinance No. 2724 and submit a landscape/irrigation plan prepared by a licensed landscape architect for review and approval. The irrigation system shall be designed and constructed to make use of future recycled and/or non-potable water system.
23. 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.
24. Submit recycling plans for site demolition/construction for review and approval in accordance with Chapter 13.66 of the Redlands Municipal Code.
25. Dedication documents shall be prepared by a licensed Land Surveyor or registered Civil Engineer (registered prior to January 1982) and must be submitted for review and approval before recordation.
26. Improvement bonds must be posted for the total estimated cost of off-site improvements as follows:

Performance	100% security
(Performance/Warranty)	10% in cash (minimum \$500.00)
Labor and Materials	50% in security

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.

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

28. Survey and Monumentation cash bond must be posted in an amount accepted by the City Engineer.
 29. Execute Public Improvement Agreement.
 30. "Reversion to Acreage" 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 Meter Charge.
 2. Pay the required water and sewer development impact fees per ordinance in effect at time of water meter installation.
- 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.)
 2. Section 4216/4217 of the Government Code requires a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert Identification Number, call Underground Service Alert toll free, 1-800-227-2600, two (2) working days prior to conducting any excavation.
 3. Encroachment Permit application and four (4) 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.
 4. A California OSHA Permit Number for all work that is five feet deep or deeper shall be provided. Call (909)383-4321.
 5. A copy of soils report is required with recommendation for the final pavement structural section to be submitted prior to placing of the street pavement. The report shall include test results and boring/sampling locations.
 6. A traffic control plan shall be prepared in accordance with the latest revision of Chapter 5 of the State of California Traffic Manual or W.A.T.C.H. manual, submitted and approved by the City Engineer prior to issuance of an encroachment permit. The plan shall show all required construction signage, warning devices, road closures, detours, delineation, phasing schedules and anticipated durations of closures and detours for any work within the public right-of-way. The plans shall provide names and 24-hour phone numbers of individuals who can be contacted regarding traffic control measures.

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

Performance	100% security
(Performance/Warranty)	10% in cash (minimum \$500.00)
Labor and Materials	50% Security

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.

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

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

1. All requirements as described in Sections A, B, C, D and E of these conditions of approval shall be met.
2. All improvements shall be reviewed and accepted by the City Engineer. The Engineer of Record shall file a Final Grading Certification for all grading and improvements relating to the project development.
3. 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.
4. One mylar copy of recorded "Reversion to Acreage" shall be furnished to the Municipal Utilities and Engineering Department.
5. 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 as well as a CD-ROM.dwg file of the as-built plans.
6. A list of as-built infrastructure improvement quantities shall be provided in the Excel format provided by the City showing quantities for each street segment (i.e. pavement, curb and gutter, sidewalk, etc.)
7. Streets may be required to have a seal coat applied at the option of the City Engineer. Type of seal coat is to be determined by the City Engineer.

8. Resurface existing roadway as directed by the City Engineer due to utility installations and construction damage.
9. Existing striping shall be removed and replaced as necessary. New striping and pavement markings shall be installed as required by the City Engineer.
10. Owner/Developer shall provide recycling receipts as required by the recycling plan.
11. One recorded copy of the Stormwater Treatment Device and Control Measure Access and Maintenance Agreement.
12. The applicant shall pay the project's fair share towards the installation of a traffic signal at the intersection of California Street and Driveway 2 as listed in the Traffic Study prepared by Urban Crossroads dated August 9, 2013.

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

1. Prior to the release of the bonds 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. Monumentation letter shall be submitted by licensed Land Surveyor or qualified Civil Engineer certifying that all monuments have been set as required and that he or she has been paid for the service.
4. The release of bonds/warranties/deposits must be requested in writing to the City Engineer. Allow 30 days for processing.



FRED MOUSAVIPOUR
Director of Municipal Utilities
and Public Works Engineering/City Engineer

DPY
Initial

CD
Initial

CD/DY:akc

MUNICIPAL UTILITIES & ENGINEERING
DEPARTMENT

MEMORANDUM

TO: Oscar Orci, Development Services Director
CC: Robert Dalquest, Assistant Development Services Director
Loralee Farris, Associate Planner

FROM: Fred Mousavipour, MUED Director *FM*

DATE: October 22, 2013

SUBJECT: Planned Development No. 1

I recommend that the following item be added to the MUED Conditions.

**Planned Development No. 1
Section F, Condition No. 12**

The applicant shall pay the project's fair share towards the installation of a traffic signal at the intersection of California Street and Driveway 2 as listed in the Traffic Study prepared by Urban Crossroads dated August 9, 2013.

Added by the Planning Commission on November 12, 2013.

