

RESOLUTION NO. 7450

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS APPROVING
PLANNED DEVELOPMENT NO. 3 FOR THE EAST VALLEY CORRIDOR SPECIFIC
PLAN TO FACILITATE THE DEVELOPMENT OF THE REDLANDS COMMERCE
CENTER

WHEREAS, Hillwood Investment Properties has filed an application with the City to construct two warehouse/distribution centers consisting of a 600,727 square foot building and a 499,724 square foot building (the "Project") on approximately 50.67 acres located south side of Lugonia Avenue, east of Bryn Mawr Avenue (the "Project Site"); and

WHEREAS, to facilitate development of the Project, the City Council of the City of Redlands has approved Hillwood Investment Properties' application for Tentative Parcel Map No. 19496 which will subdivide 50.67 acres into two parcels, 27.26 acres and 23.40 acres in size; and

WHEREAS, the EV/SD (Special Development) land use designation governs the Project Site and contains development envelopes which group blocks of properties together to establish a designated minimum area that must be master-planned as a single unit; and

WHEREAS, any development application filed within a development envelope must address the development of the entire development envelope through the preparation of a Concept Plan on a Planned Development application; and

WHEREAS, Hillwood Investment Properties has also submitted an application for Planned Development No. 3 to permit the development of the 50.67 acres of undeveloped property within the development envelope that governs the Project Site; and

WHEREAS, on July 29, 2014 and August 26, 2014, the City of Redlands' Planning Commission held duly noticed public hearings on Hillwood Investment Properties' application for Planned Development No. 3 at which time the public had the opportunity to present verbal and written testimony on the proposed 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. 3; and

WHEREAS, on September 16, 2014, the City Council of the City of Redlands held a duly noticed public hearing on Hillwood Investment Properties' applications for the approval of Planned Development No. 3 at which time members of the public had the opportunity to provide verbal and written testimony on the proposed Project;

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

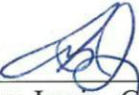
Section 1. The application of Hillwood Investment Properties for Planned Development No. 3 is hereby approved, based upon the Planning Commission's recommendation and determination that proposed Planned Development No. 3 is in conformity with the General Plan of the City and that the Planned Development No. 3 would not affect the surrounding area or the Redlands community in general, and further based upon staff's reports and the verbal and written testimony presented to the City Council, and subject to the 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

EXHIBIT A

DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION

CONDITIONS OF APPROVAL FOR

PLANNED DEVELOPMENT NO. 3 PARCEL MAP NO. 19461

Date of Preparation: July 25, 2014
Planning Commission Date: August 26, 2014
City Council Date: September 16, 2014
Applicant: Hillwood Investment Properties
Location: Southeast corner of Lugonia Avenue and Bryn Mawr Avenue

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 to construct two warehouse/distribution centers on 50.67 acres located north of the Interstate 10 Freeway, along the south side of Lugonia Avenue, and the east side of Bryn Mawr 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. All freestanding walls shall incorporate decorative design features, such as tree planter wells, variable setbacks, decorative block, post caps, or other such features to provide visual relief along the wall surface. Concrete tilt-up walls shall incorporate a decorative design in the same style and quality as the buildings.
14. Any walls exceeding eight (8) feet in height, above grade, shall require approval of a separate Minor Exception permit.
15. 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.

16. 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.
17. 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. Where automobile bumpers overhang landscaped planters, two feet (2') of clear areas unobstructed by trees or shrubs shall be provided for overhang.
 - i. A combination of landscaping berms and dense hedges and shrubs shall be provided between parking areas and right of way. A continuous row of shrubs shall be incorporated to screen parking lot areas from the public right-of-way.
 - j. Trees with a trunk height of not less than six feet (6') shall be installed in the planters at each end of an aisle, at three (3)' space intervals throughout the parking area, and at twenty foot (20') intervals along the periphery of the parking area. Within parking areas, trees may be clustered in groups to achieve a more natural setting provided the total number of trees meets the previous planting requirements.
 - k. Ten (10) trees for each parcel, a total of twenty (20) trees for the entire site, shall be added in landscaping planters within the parking lot area, at a one tree per (3) parking stall ratio; particularly at the front of the area, adjacent to office storefronts. This may be achieved through the use of landscaping planters or diamonds and/or clustering, where necessary as to not interfere with and maintain accessible parking stalls and associated loading areas.
18. 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).
19. The landscape architect responsible for the design of the project's landscape plan shall review and certify, prior to a request by the applicant for a final occupancy inspection, that the installed landscaping meets the specifications of the approved landscape plan, except as modified in the conditions of approval.
 20. 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.
 21. 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.
 22. 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.
 23. 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.
 24. 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-VOG coating, and coating transfer or spray equipment with high transfer efficiency.

26. 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.
27. 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.
28. The applicant for this permit, and its successors and assigns, shall defend, indemnify and hold harmless the City of Redlands, and its elected officials, officers, agents and employees, from and against any and all claims, actions, and proceedings to attack, set aside, void or annul the approval of this permit by the City, or brought against the City due to acts or omissions in any way

connected to the applicant's project that is the subject of this permit. This indemnification shall include, but not be limited to, damages, fees, costs, liabilities, and expenses incurred in such actions or proceedings, including damages for the injury to property or persons, including death of a person, and any award of attorneys' fees. In the event any such action is commenced to attack, set aside, void or annul all, or any, provisions of this permit, or is commenced for any other reason against the City for acts or omissions relating to the applicant's project, within fourteen (14) City business days of the same, the applicant shall file with the City a performance bond or irrevocable letter of credit (together, the "Security") in a form satisfactory to the City and in the amount of Three Hundred Thousand Dollars (\$300,000), to ensure applicant's performance of its defense and indemnity obligations under this condition. The failure of the applicant to provide the Security shall be deemed an express acknowledgement and agreement by the applicant that the City shall have the authority and right, without objection by the applicant, to revoke all entitlements granted for the project pursuant to this permit. The City shall have no liability to the applicant for the exercise of City's right to revoke this permit.

29. 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.
30. 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.
31. 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.
32. 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.
33. 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.
34. 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).

35. All parking stalls shall be designed to a nineteen (19) foot depth or alternatively stalls with an eighteen (18) foot depth that are adjacent to a six (6) foot or wider sidewalk or adjacent to a planter with an interior diameter of five (5) feet or more.
36. Reciprocal access easements shall be recorded to ensure proper on-site circulation through shared driveway entrances, drive aisles, and/or parking lot areas, prior to the issuance of building permits.
37. Berming shall be provided within the landscaping buffer along Bryn Mawr and Lugonia Avenues to adequately screen the truck yard from view from the public right-of-way.
38. Mitigation Measure No. 1 (I-1): The City shall conduct annual monitoring of the landscaping installed between I-10 and the new structures and shall verify that the landscape vegetation is maturing in conformance with the views shown on Figures I-2 and I-3 of the Mitigated Negative Declaration. If the landscaping is not maturing as characterized by visual simulations, the property owner shall be instructed to correct the plantings in accordance with the approved landscape plan.
39. Mitigation Measure No. 2 (II-2): The project developer will fund acquisition of farmland or farmland conservation easements at a ratio of 0.50/1. Based on the 50 acre area of the project site, a total of 25 acres of prime agricultural land or conservation easements over 25 acres of prime agricultural land shall be acquired and permanently protected. The prime agricultural land or the conservation easement shall be acquired and made available to an existing farmland trust or comparable organization within one year of occupancy of the project site, or a farmland trust or comparable organization shall verify that it has received sufficient funds to acquire prime agricultural land or a conservation easement over such lands. The City concludes that implementation of this measure provides reasonable mitigation based on the magnitude of the impact pursuant State CEQA Guidelines Section 15370.
40. Mitigation Measure No. 3 (III-1): The project developer shall ensure that all applicable SCAQMD Rules and Regulations are complied with during construction and that no more than five (5) acres per day are disturbed by equipment during grading. Disturbed areas not being actively graded shall be watered a minimum of three times per day, or more if necessary to prevent

fugitive dust from observably leaving the project site. The following rules and regulations are those required to be implemented: 402, 403, 481, 2700 and 2701, 2702, 3002. These measures are described in detail in Appendix 1.

41. Mitigation Measure No. 4 (III-2): The following operational mitigation measures shall be implemented by the developer and future operators of the facilities.
- a. The project applicant shall provide sidewalks along the property frontage onto Lugonia Avenue
 - b. The project applicant shall require that any future tenants institute a ride sharing program and employee vanpool/shuttle that is open to all employees.
 - c. The project applicant shall require that all building structures meet Green Building Code Standards (CalGreen) and exceed 2013 Title 24 Standards by 15 percent.
 - d. The project applicant shall require that all lighting installed in the proposed structures uses on average a minimum of 10% less energy than conventional metal halide warehouse lighting.
 - e. The project applicant shall require that all faucets, toilets and showers installed in the proposed structure utilize low-flow fixtures.
 - f. The project applicant shall require that a water-efficient irrigation system be installed.
 - g. The project applicant shall require all future tenants to 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. 5 (IV-1): 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.

43. Mitigation Measure No. 6 (V-1): An archaeological monitor shall be required to be on-site during any earthwork activities within undisturbed native soils. If prehistoric or historic resources over 50 years of age are encountered during land modification, then activities in the immediate area of the find shall be halted so that the archaeologist can assess the find, determine its significance, and make recommendations for appropriate mitigation measures consistent with the provisions of Public Resources Code section 21083.2(b), (c) and (d).
44. Mitigation Measure No. 7 (V-2): If human remains and/or "grave goods" (i.e., funerary objects) are found within the project area, the City or its designee shall notify the City of Redlands Police Department and San Bernardino County coroner immediately, in any event not later than 24 hours after the time of discovery. The 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 coroner determines that the remains are Native American and not evidence of a crime, he/she shall contact the Native American Heritage Commission (NAHC) per CH&SC §7050.5(b). The NAHC would then immediately identify the

persons or Tribe it believes to be to be most likely descended from the deceased Native American. With the permission of the landowner, the most likely descendant (MLD) may inspect the site of the discovery and recommend means for treating or disposing of the human remains and any associated grave goods with appropriate dignity. The MLD shall complete the inspection and make a recommendation within 48 hours of notification by the NAHC.

If the NAHC is unable to identify an MLD, or if the MLD fails to make a recommendation, or if the landowner rejects the MLD's recommendation and mediation by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and any associated items with appropriate dignity on the property in a location not subject to further subsurface disturbance (PRC §5097.98).

If the human remains are not those of a Native American, the City shall consult with the coroner, a biological anthropologist or human osteologist, and a qualified historical archaeologist to develop an appropriate plan for treatment and to determine if historical research, further archaeological excavations, and/or other studies may be necessary before a treatment plan can be finalized. Also, if the remains are those of an identifiable individual and not evidence of a crime, the City shall notify the next-of-kin, who may wish to influence or control the subsequent disposition of the remains.

If the next-of-kin (for non-Indian remains) or MLD so requests, the City shall coordinate discussions among concerned parties to determine if reburial at or near the original site in a location not subject to further disturbance is feasible. If a proximate reburial location is not feasible, then the City may continue to coordinate discussions until a final disposition of the remains is decided upon.

Following the initial discovery and identification of any human remains, funerary objects, sacred objects, or objects of cultural patrimony within the project area, no further archaeological excavation, recording, or analysis of such remains and/or objects shall occur until after the MLD has made a recommendation to the landowner with respect to the disposition of the remains and/or objects. Thereafter, the City shall take into account the recommendation of the MLD, and shall decide on the nature of any archaeological excavation, recording, or analysis to be done of the discovered remains and/or funerary objects.

45. Mitigation Measure No. 8 (VI-1): Existing soils within the proposed building areas will be overexcavated to a depth of at least 5 feet below existing grade and to a depth of at least 5 feet below proposed building pad (and perimeter) subgrade

elevation, whichever is greater. The overexcavation will also extend to a depth sufficient to remove any disturbed soils. Following completion of the overexcavation, the subgrade soils within the building area should be evaluated by the geotechnical engineer to verify their suitability to serve as the structural fill subgrade, as well as to support the foundation loads of the new structure.

46. Mitigation Measure No. 9 (VI-2): The applicant shall be required to include a Soil Erosion Control Plan as part of the Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) for the project site. This section of the SWPPP/WQMP shall include measures designed to control wind and water erosion on the site during and after construction. These Best Management Practices shall include measures including landscaping, hardscaping and incorporation of site retention facilities to reduce the volume of stormwater runoff, minimize soil exposed to concentrated runoff and infiltrate surface runoff on the project site in accordance with the City's Storm Water Management ordinance (Section 15.54.160 of the municipal code). These best management practices shall be monitored by the Municipal Utilities and Engineering Services Department and the Building & Safety Division of the Development Services Department to verify effectiveness during construction and future occupancy.
47. Mitigation Measure No. 10 (VI-3): All permanent landscaping shall be installed prior to final occupancy, and, following construction, disturbed soils shall be landscaped, or otherwise treated (covered with gravel, mulch or hardscape, to protect soils from wind and water erosion; to be monitored by the Development Services Department, Planning Division, and satisfied prior to occupancy of the project.
48. Mitigation Measure No. 11 (VIII-1): All accidental spills or leakage of petroleum or other hazardous materials during construction activities shall be immediately remediated in compliance with applicable state and local regulations regarding cleanup and disposal of the contaminant released. The contaminated waste will be collected and disposed of at an appropriately licensed disposal or treatment facility. This measure will be incorporated into the SWPPP prepared for the project development.
49. Mitigation Measure No. 12 (VIII-2): All trash, debris, and waste materials should be disposed of offsite, in accordance with current local, state, and federal disposal regulations.

50. Mitigation Measure No. 13 (VIII-3): Although unlikely, any stained soils or materials containing petroleum residues, encountered during site earthwork, should be evaluated prior to removal and disposal, following proper containment procedures. Any buried trash/debris encountered should be evaluated by an experienced environmental consultant prior to removal.
51. Mitigation Measure No. 14 (VIII-4): Although not anticipated, any wells uncovered during site earthwork should be properly destroyed in accordance with State and County guidelines if they are to be abandoned.
52. Mitigation Measure No. 15 (VIII-5): Owing to documented contamination, groundwater beneath the subject site should not be used for potable water supply. Human contact with groundwater should be avoided.
53. Mitigation Measure No. 16 (VIII-6): Should development encounter Asbestos Cement Pipes (ACP), they should be properly disposed of in accordance with County and State guidelines.
54. Mitigation Measure No. 17 (IX-1): 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-specific BMPs 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. BMPs can include onsite bio-swales, infiltration trenches, treatment units and detention basins that will reduce pollutant levels from onsite runoff to meet as defined in Municipal Code section 15.54.160. The specific mix of BMPs will be reviewed and approved by the City.
55. Mitigation Measure No. 18 (IX-2): The applicant shall be required to 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. BMPs can include onsite bio-swales, infiltration trenches, treatment units and detention basins that will reduce pollutant levels from onsite runoff to meet as defined in Municipal Code section 15.54.160. The specific mix of BMPs will be reviewed and approved by the City.

56. Mitigation Measure No. 19 (IX-3): The project will be required to develop an onsite stormwater facility plan that will achieve runoff volume control from the project site consistent with the backbone system identified in the EVCSP and EVCSP EIR. This system shall also include facilities to achieve pollutant reductions defined in Municipal Code section 15.54.160. The City shall review and approve the facility plan prior to initiating grading.
57. Mitigation Measure No. 20 (XII-1): All grading and construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m.; Monday through Saturday and prohibited on Sundays and Federal Holidays; to be monitored by the Development Services Department, Building & Safety Division and Planning Division, and satisfied during construction of the project. All mobile or stationary internal combustion engine powered equipment or machinery shall be equipped with exhaust and air intake silencers in proper working order, or suitable to meet the standards set forth herein.
58. Mitigation Measure No. 21 (XIV-1): Shall require a construction site security plan approved by the 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 developer shall be responsible for the compliance of all sub-contractors working on the site.
59. Mitigation Measure No. 22 (XVI-1): The project shall pay its fair share cost of Year 2035 intersection improvements, which are estimated to be \$624. The project shall also pay any adopted traffic impact fees in addition to this fair share contribution.
60. Mitigation Measure No. 23 (XVI-2): Construct Lugonia Avenue from Bryn Mawr Avenue to the east project boundary at its ultimate half-section width including landscaping and parkway improvements in conjunction with the development
61. Mitigation Measure No. 24 (XVI-3): Construct Bryn Mawr Avenue from Lugonia Avenue to the south project boundary at its ultimate half-section width including landscaping and parkway improvements in conjunction with the development.
62. Mitigation Measure No. 25 (XVI-4): The site shall provide sufficient parking spaces to meet the City of Redlands parking code requirements in order to service on-site parking demand.

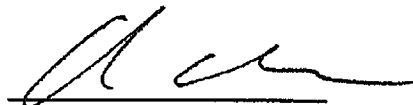
63. Mitigation Measure No. 26 (XVI-5): Sight distance at each project access shall be reviewed with respect to Caltrans and City of Redlands standards in conjunction with preparation of final grading, landscaping and street improvement plans. The final set of plans shall demonstrate that sight distance standards are met and shall be reviewed and approved by the City as consistent with this measure prior to issuance of grading permits.
64. Mitigation Measure No. 27 (XVI-6): Onsite traffic signing and striping shall be implemented in conjunction with detailed construction plans for the project.
65. Mitigation Measure No. 28 (XVI-7): The project developer shall participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees. The traffic signals with the study area at buildout should specifically include an interconnect of the signals to function in a coordinated system and the mitigation fee shall include this cost.
66. Mitigation Measure No. 29 (XVI-8): A Transportation Management Plan shall be prepared as part of construction specifications and approved by the City prior to construction.
67. Mitigation Measure No. 30 (XVI-9): All roadway construction effects shall be repaired and returned to operation in a condition comparable to that which existed prior to initiating construction. The City shall verify the acceptability of all temporary and permanent roadway repairs.
68. Mitigation Measure No. 31 (XVI-10): At all times during construction of the site improvements, the site developer shall ensure that emergency fire or medical vehicles are able to access all areas along the project alignment during construction. The Developer shall submit an acceptable temporary traffic routing plan to ensure that adequate circulation capacity is being maintained to serve emergency functions (including emergency response and emergency evacuation plans) along adjacent project roadways.
69. Each individual parcel shall be designed to not exceed fifty percent (50%) lot coverage.
70. The development shall be constructed to meet a minimum on-site landscaping requirement consisting of fifteen percent (15%) of the overall site.

**CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP NO. 19461**

1. The issuance of any permits shall comply with all provisions of the Redlands Municipal Code and East Valley Corridor Specific Plan.
2. Unless the Final Map is recorded, or a time extension is granted in accordance with Code, this application shall expire two years after the date of City Council approval.
3. This approval is for a Parcel Map subdivide 50.67 acres into two parcels, 27.26 acres and 20.40 acres in size, located north of the Interstate 10 Freeway, along the south side of Lugonia Avenue, and the east side of Bryn Mawr Avenue within 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.
5. The applicant shall not make any modifications or changes during construction that are in conflict or contrary to the project's approved tentative map, site design, grading plan, landscape plan, or building elevations without first consulting with the Development Services Director or his designee.
6. Any conditions of approval regarding common area improvements that will not be completed prior to recordation of the final map shall be the subject of a Subdivision Improvement Agreement entered into by the applicant with the City of Redlands, and at a minimum the following improvements shall be considered: landscaping, private roads, curb, gutter and sidewalks, trails, lighting, walls and fences, detention basins, greenways, and recreational facilities. Surety, in accordance with the standards established by the Municipal Utilities and Engineering Department, shall be provided to guarantee completion of said common area improvements.
7. The applicant shall provide plans that detail retaining walls or obtainment of slope easements to maintain property lines at the tops of all slopes prior to approval of final map.
8. The applicant shall record the lots by parcel map.

9. The applicant shall ensure that the project shall be kept in weed and dust free condition throughout all periods of development.
10. Prior to final map approval, the applicant shall submit a final grading and drainage plan that shows how off-site drainage from adjacent, up-stream, private properties will be picked-up and carried to a City storm drain system. The plan shall identify the contours, improvements (buildings, driveways, walls, etc.), landscaping, and existing drainage systems of adjacent properties. The plan, at a minimum shall show the area 20 feet from the parcel property line. The plan shall identify the relationship of the subdivision and its proposed grading and improvements to adjacent properties and their grading and improvements and show that the adjacent properties will not be negatively impacted as a result of the acceptance of drainage or on-site improvements. Plans are to be submitted, reviewed and approved by the Development Services Department and the Municipal Utilities & Engineering Department prior to approval of the final map.
11. 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.
12. The applicant for this permit, and its successors and assigns, shall defend, indemnify and hold harmless the City of Redlands, and its elected officials, officers, agents and employees, from and against any and all claims, actions, and proceedings to attack, set aside, void or annul the approval of this permit by the City, or brought against the City due to acts or omissions in any way connected to the applicant's project that is the subject of this permit. This indemnification shall include, but not be limited to, damages, fees, costs, liabilities, and expenses incurred in such actions or proceedings, including damages for the injury to property or persons, including death of a person, and any award of attorneys' fees. In the event any such action is commenced to attack, set aside, void or annul all, or any, provisions of this permit, or is commenced for any other reason against the City for acts or omissions relating to the applicant's project, within fourteen (14) City business days of the same, the applicant shall file with the City a performance bond or irrevocable letter of credit (together, the "Security") in a form satisfactory to the City and in the amount of Three Hundred Thousand Dollars (\$300,000), to ensure applicant's performance of its defense and indemnity obligations under this condition. The failure of the

applicant to provide the Security shall be deemed an express acknowledgement and agreement by the applicant that the City shall have the authority and right, without objection by the applicant, to revoke all entitlements granted for the project pursuant to this permit. The City shall have no liability to the applicant for the exercise of City's right to revoke this permit.

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

Oscar Orci,
Development Services Director