

**Application; Plan for Service  
and Fiscal Impact Analysis  
Including Amended  
Automatic Aid Agreement  
between the City and the San  
Bernardino County Fire  
Protection District**

**Attachment 2**

# SAN BERNARDINO LAFCO APPLICATION AND PRELIMINARY ENVIRONMENTAL DESCRIPTION FORM

**INTRODUCTION:** The questions on this form and its supplements are designed to obtain enough data about the proposed project site to allow the San Bernardino LAFCO, its staff and others to adequately assess the project. By taking the time to fully respond to the questions on the forms, you can reduce the processing time for your project. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, or attach any relevant documents.

## GENERAL INFORMATION

1. NAME OF PROPOSAL: ANNEXATION OF APPROXIMATELY  
11.24 ACRES INTO THE CITY OF REDLANDS
  
2. NAME OF APPLICANT: URBAN ENVIRONS PATRICK J. MEYER  
MAILING ADDRESS: 1345 FOUNTAIN PLACE  
REDLANDS, CA. 92373  
PHONE: (909) 798-4446  
FAX: (909) 335-9747  
E-MAIL ADDRESS: enviroense@verizon.net
  
3. GENERAL LOCATION OF PROPOSAL: EAST SIDE OF WABASH AVENUE,  
NORTH OF SYLVAN BLVD.
  
4. Does the application possess 100% written consent of each landowner in the subject territory?  
YES  NO  If YES, provide written authorization for change.
  
5. Indicate the reasons that the proposed action has been requested. IN ORDER TO  
RECEIVE MUNICIPAL SERVICES AND UTILITIES FROM THE  
CITY OF REDLANDS IN CONJUNCTION WITH A  
SINGLE FAMILY RESIDENTIAL DEVELOPMENT.
  
6. Would the proposal create a totally or substantially surrounded island of unincorporated territory?  
YES  NO  If YES, please provide a written justification for the proposed boundary configuration.

**LAND USE AND DEVELOPMENT POTENTIAL**

1. Total land area (defined in acres): 11.24 ACRES
2. Current dwelling units in area classified by type (Single Family detached, multi-family (duplex, four-plex, 10-unit), apartments) ONE SINGLE FAMILY DETACHED
3. Approximate current population in area: 3.0
4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s): CITY OF REDLANDS - LOW DENSITY RESIDENTIAL  
SINGLE FAMILY RESIDENTIAL
- San Bernardino County General Plan designation(s) and uses permitted by this designation(s):  
RL-5 ONE UNIT PER FIVE ACRES

5. Describe any special land use concerns expressed in the above plans. In addition, for a City Annexation or Reorganization, provide a discussion of the land use plan's consistency with the regional transportation plan as adopted pursuant to Government Code Section 65080 for the subject territory: THE PROPOSED RESIDENTIAL PROJECT IS CONSISTENT WITH THE CITY GENERAL PLAN AND THEREFORE THE REGIONAL TRANSPORTATION PLAN.

6. Indicate the existing land use. ONE SINGLE FAMILY RESIDENCE, BALANCE IS CITRUS GROVE.

What is the proposed land use?  
A SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT CONSISTING OF 40 DWELLING UNITS.

7. For a city annexation, State law requires pre-zoning of the territory proposed for annexation. Provide a response to the following:
- a. Has pre-zoning been completed? YES \_\_\_ NO X
- b. If the response to "a" is NO, is the area in the process of pre-zoning? YES X NO \_\_\_

Identify below the pre-zoning classification, title, and densities permitted. If the pre-zoning process is underway, identify the timing for completion of the process.

CITY OF REDLANDS ZONING WILL BE R-1, SINGLE FAMILY RESIDENTIAL

8. Will the proposal require public services from any agency or district which is currently operating at or near capacity (including sewer, water, police, fire, or schools)? YES \_\_\_ NO X If YES, please explain.

9. On the following list, indicate if any portion of the territory contains the following by placing a checkmark next to the item:

- Agricultural Land Uses
- Williamson Act Contract
- Any other unusual features of the area or permits required: \_\_\_\_\_
- Agricultural Preserve Designation
- Area where Special Permits are Required

10. If a Williamson Act Contract(s) exists within the area proposed for annexation to a City, please provide a copy of the original contract, the notice of non-renewal (if appropriate) and any protest to the contract filed with the County by the City. Please provide an outline of the City's anticipated actions with regard to this contract.

N/A

11. Provide a narrative response to the following factor of consideration as identified in §56668(o): The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services:

THE PROPOSED RESIDENTIAL DEVELOPMENT IS NOT INTENDED FOR LOW INCOME HOUSING.

**ENVIRONMENTAL INFORMATION**

1. Provide general description of topography. THE SITE IS GENERALLY FLAT, WITH NO PHYSICAL LAND FEATURES.

2. Describe any existing improvements on the site as % of total area.

Residential	<u>5</u> %	Agricultural	<u>30</u> %
Commercial	_____ %	Vacant	<u>45</u> %
Industrial	_____ %	Other	_____ %

3. Describe the surrounding land uses:

NORTH SINGLE FAMILY RESIDENTIAL  
EAST SINGLE FAMILY RESIDENTIAL  
SOUTH SINGLE FAMILY RESIDENTIAL, AGRICULTURE  
WEST ELEMENTARY SCHOOL

4. Describe site alterations that will be produced by improvement projects associated with this proposed action (installation of water facilities, sewer facilities, grading, flow channelization, etc.).

THE SITE WILL BE DEVELOPED AS A SINGLE FAMILY DETACHED NEIGHBORHOOD WITH A FULL RANGE OF MUNICIPAL UTILITIES EXTENDED INTO THE PROJECT FROM WABASH AVENUE.

5. Will service extensions accomplished by this proposal induce growth on this site? YES  NO  Adjacent sites? YES \_\_\_ NO  Unincorporated \_\_\_ Incorporated \_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. Are there any existing out-of-agency service contracts/agreements within the area? YES \_\_\_ NO  If YES, please identify.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Is this project a part of a larger project or series of projects? YES \_\_\_ NO  If YES, please explain.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NOTICES**

Please provide the names and addresses of persons who are to be furnished mailed notice of the hearing(s) and receive copies of the agenda and staff report.

ATTN: RAY DORAME  
NAME MASTERCRAFT HOMES GROUP TELEPHONE NO. (949) 252-1122

ADDRESS: 20201 SW BIRCH ST., STE. 100, NEWPORT BEACH, CA. 92660

NAME URBAN ENVIRONS, PATRICK MEYER TELEPHONE NO. (909) 798-4446

ADDRESS: 1345 FOUNTAIN PLACE, REDLANDS, CA. 92373

NAME \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

ADDRESS: \_\_\_\_\_

**CERTIFICATION**

As a part of this application, the city of \_\_\_\_\_, or the \_\_\_\_\_ district, SAN-REDLANDS LLC (the applicant) and/or the \_\_\_\_\_ (real party in interest: subject landowner and/or registered voter) agree to defend, indemnify, hold harmless, and release the San Bernardino LAFCO, its agents, officers, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, and expenses, including attorney fees. The person signing this application will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. I/We understand that if this application is approved, the Commission will impose a condition requiring the applicant to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

As the proponent, I/We acknowledge that annexation to the city of REDLANDS or the \_\_\_\_\_ district may result in the imposition of taxes, fees, and assessments existing within the (city or district) on the effective date of the change of organization. I hereby waive any rights I may have under Articles XIII C and XIII D of the State Constitution (Proposition 218) to a hearing, assessment ballot processing or an election on those existing taxes, fees and assessments.

I hereby certify that the statements furnished above and in the attached supplements and exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

DATE 7-11-2016

Patrick J. Meyer  
SIGNATURE OF APPLICANT  
PRINTED NAME OF APPLICANT

PATRICK J. MEYER

TITLE

PLEASE CHECK SUPPLEMENTAL FORMS ATTACHED:

- ANNEXATION, DETACHMENT, REORGANIZATION SUPPLEMENT
- SPHERE OF INFLUENCE CHANGE SUPPLEMENT
- CITY INCORPORATION SUPPLEMENT
- FORMATION OF A SPECIAL DISTRICT SUPPLEMENT
- ACTIVATION OR DIVESTITURE OF FUNCTIONS AND/OR SERVICES FOR SPECIAL DISTRICTS SUPPLEMENT

KRM-Rev. 8/15/2012

SUPPLEMENT  
ANNEXATION, DETACHMENT, REORGANIZATION PROPOSALS

**INTRODUCTION:** The questions on this form are designed to obtain data about the specific annexation, detachment and/or reorganization proposal to allow the San Bernardino LAFCO, its staff and others to adequately assess the project. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, and/or include any relevant documents.

1. Please identify the agencies involved in the proposal by proposed action:

ANNEXED TO

DETACHED FROM

CITY OF REDLANDS

SAN BERNARDINO COUNTY

2. Will the territory proposed for change be subject to any new or additional special taxes, any new assessment districts, or fees?

CITY OF REDLANDS

3. Will the territory be relieved of any existing special taxes, assessments, district charges or fees required by the agencies to be detached?

NO

4. Provide a description of how the proposed change will assist the annexing agency in achieving its fair share of regional housing needs as determined by SCAG.

THE PROPOSED SUBDIVISION WILL PROVIDE  
34 SINGLE FAMILY RESIDENCES PROVIDING  
MARKET RATE HOUSING OPPORTUNITIES.



5. **PLAN FOR SERVICES:**

For each item identified for a change in service provider, a narrative "Plan for Service" (required by Government Code Section 56653) must be submitted. This plan shall, at a minimum, respond to each of the following questions and be signed and certified by an official of the annexing agency or agencies.

1. A description of the level and range of each service to be provided to the affected territory.
2. An indication of when the service can be feasibly extended to the affected territory.
3. An identification of any improvement or upgrading of structures, roads, water or sewer facilities, other infrastructure, or other conditions the affected agency would impose upon the affected territory.
4. The Plan shall include a Fiscal Impact Analysis which shows the estimated cost of extending the service and a description of how the service or required improvements will be financed. The Fiscal Impact Analysis shall provide, at a minimum, a five (5)-year projection of revenues and expenditures. A narrative discussion of the sufficiency of revenues for anticipated service extensions and operations is required.
5. An indication of whether the annexing territory is, or will be, proposed for inclusion within an existing or proposed improvement zone/district, redevelopment area, assessment district, or community facilities district.
6. If retail water service is to be provided through this change, provide a description of the timely availability of water for projected needs within the area based upon factors identified in Government Code Section 65352.5 (as required by Government Code Section 56668(k)).

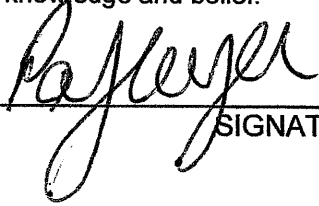
**CERTIFICATION**

As a part of this application, the city of \_\_\_\_\_, or the \_\_\_\_\_ district, SAN-REDLANDS LLC (the applicant) and/or the \_\_\_\_\_ (real party in interest: subject landowner and/or registered voter) agree to defend, indemnify, hold harmless, and release the San Bernardino LAFCO, its agents, officers, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, and expenses, including attorney fees. The person signing this application will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. I/We understand that if this application is approved, the Commission will impose a condition requiring the applicant to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

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I hereby certify that the statements furnished above and the documents attached to this form present the data and information required to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

DATE 1-11-2016



\_\_\_\_\_  
SIGNATURE OF APPLICANT

/REVISED: km - 8/15/2012

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***CITY OF REDLANDS ANNEXATION NO. 94***

***LAFCO ANNEXATION NO. 3207***

***PLAN OF SERVICES***

**JUNE 2017**

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**Prepared For**

City of Redlands  
35 Cajon Street  
Redlands, CA 92373

County of San Bernardino LAFCO  
215 North D Street, STE.204  
San Bernardino, CA 92415

**Prepared By**

Patrick J. Meyer  
Urban Environs  
1345 Fountain Place  
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(909) 798-4446

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Attachment A .....Estimated Development Impact Fees

## I. INTRODUCTION

SAM-Redlands, LLC have engaged Urban Environs to provide a Plan of Services report to address the annexation and development of a 34 unit residential subdivision within the City of Redlands. The subject property is located along Wabash Avenue just north of Sylvan Boulevard, and consists of approximately 11.78 acres. The subject property is currently owned by The Holy Name of Jesus Catholic Community, Inc., A California Religious Corporation, and have executed the LAFCO Landowner Consent Form agreeing to the annexation.

The City of Redlands is situated in the San Bernardino Valley of the Inland Empire, 63 miles east of Los Angeles and 110 miles north of San Diego. The Inland Empire has experienced unsurpassed growth since 2000. According to data collected from the *U.S. Census Bureau* and *California State Department of Finance* the City of Redland's population increased by over 9.7% from 1990 to 2004 and by 38.4% from 1980 to 1990 (**Refer to Table 1**). According to the City of Redlands 2015 Community Profile fact sheet, the current population of the City is 69,882, with a daytime population of 74,484. This consistent growth in population and development affects the organization and provision of public services. As it is likely that an incorporated City will be able to expand services to newly developed unincorporated areas, local government reorganization through annexations becomes important.

Year	Population	% Change	Housing	%Change
1970	36,374	--	--	--
1980	43,619	19.00%	--	--
1990	60,394	38.40%	23,362	--
2000	63,591	5.30%	24,790	6.10%
2010	68,747	8.10%	26,634	7.4%
2017	69,851	1.6%	26,903	1.01%

Source: 1970, 1980, 1990, 2010 Census; Department of Finance, California Annual Population and Housing Data, Demographic Research Unit, 2000, 2017.

This Plan of Services ("POS") evaluates the nature and extent of existing municipal services to the Annexation project area as they are currently provided by the City of Redlands, the County of San Bernardino and other agencies. It also outlines proposed services to be provided to the project upon its annexation to the City. This POS has been prepared as one of the documents required for submission by the City to the San Bernardino County Local Agency Formation Commission ("LAFCO") as part of the annexation application. The purpose of the application for annexation is to change the jurisdictional boundaries of these parcels, bringing them within the boundaries of the City, in support of the landowner's petition.

The proposed annexation consists of two contiguous assessor parcels 0299-011-11 and 0299-011-12. Combined with the contiguous San Bernardino County right-of-way of the adjacent streets, the total annexation is approximately 12.383 acres.

**Figure A** is an aerial view of the subject property. Currently the property consists of a citrus grove with one single family residence located at the northwest corner of the property. Wabash Avenue is located on the westerly property boundary and Sylvan Boulevard is located along the southerly project boundary. Currently, the city limit line is located generally at the centerline of Wabash Avenue.

**Figure B** is a depiction of Tentative Tract Map No. 19942, a proposed 34 lot residential subdivision. As part of the entitlement process for the project, the applicant has filed the following applications with the City of Redlands:

- A Tentative Subdivision Map application
- A Zone Change to Single Family Residential (R-1)
- A Socio-Cost Benefit Study
- An Environmental Analysis
- A request for Annexation

**Figure C** is a copy of the Assessor's Map for the subject property. The Assessor's Parcel Numbers are 0299-011-11 and 0299-011-12.



**Figure A – Aerial View**  
Source: Google Earth

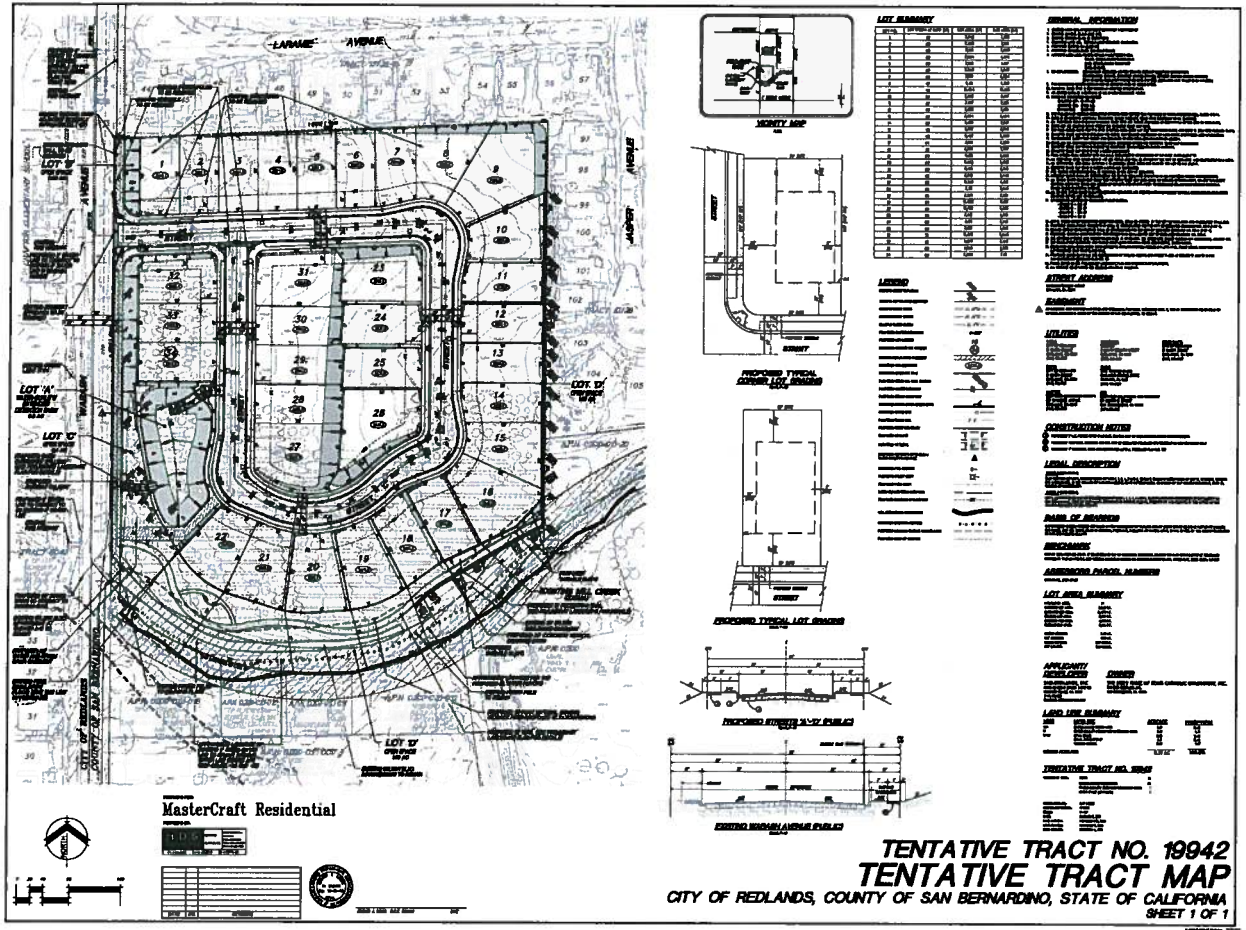


Figure B – Tentative Map



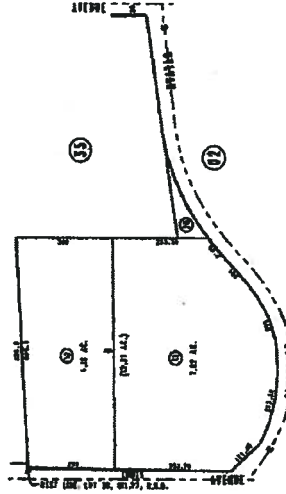
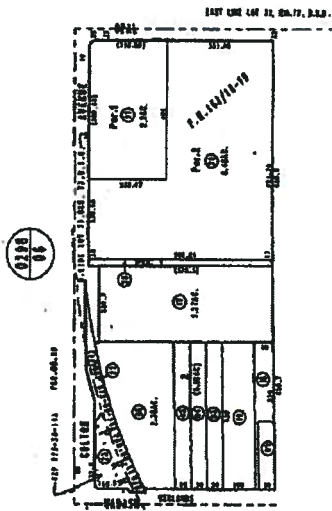
THIS MAP IS FOR THE PURPOSE  
OF AD VALOREM TAXATION ONLY.



Pin. Judson Subdivision  
M.B.17/26 & 12/15

ReRolls Unified  
Tax Rate Area  
104401

0299 - 01



October 2003

Parcel Map No. 13867, P.N. 161/18-19

Assessor's Map  
Book 0299 Page 01  
San Bernardino County

REVISED  
05/23/00 BY

Figure C – Assessor Parcel Map

The following report will provide a comprehensive evaluation of the existing municipal services to the project site, as well as an evaluation of future services upon annexation. Where possible, this report will enumerate and describe the services to be provided, the levels of service (“LOS”) and range of those services, the feasibility of extending such services, any upgrades or additional facilities required by the City, and a description of when services will commence. Unless otherwise stated, all of the parcels being annexed are expected to receive LOS comparable to that currently being provided to City residents.

## II. ANNEXATION AREA

The area in which the Project is located is a logical extension of the borders of the City of Redlands. **Figure D** depicts the location of the proposed annexation along the easterly City limits along Wabash Avenue. The property abuts urban development.

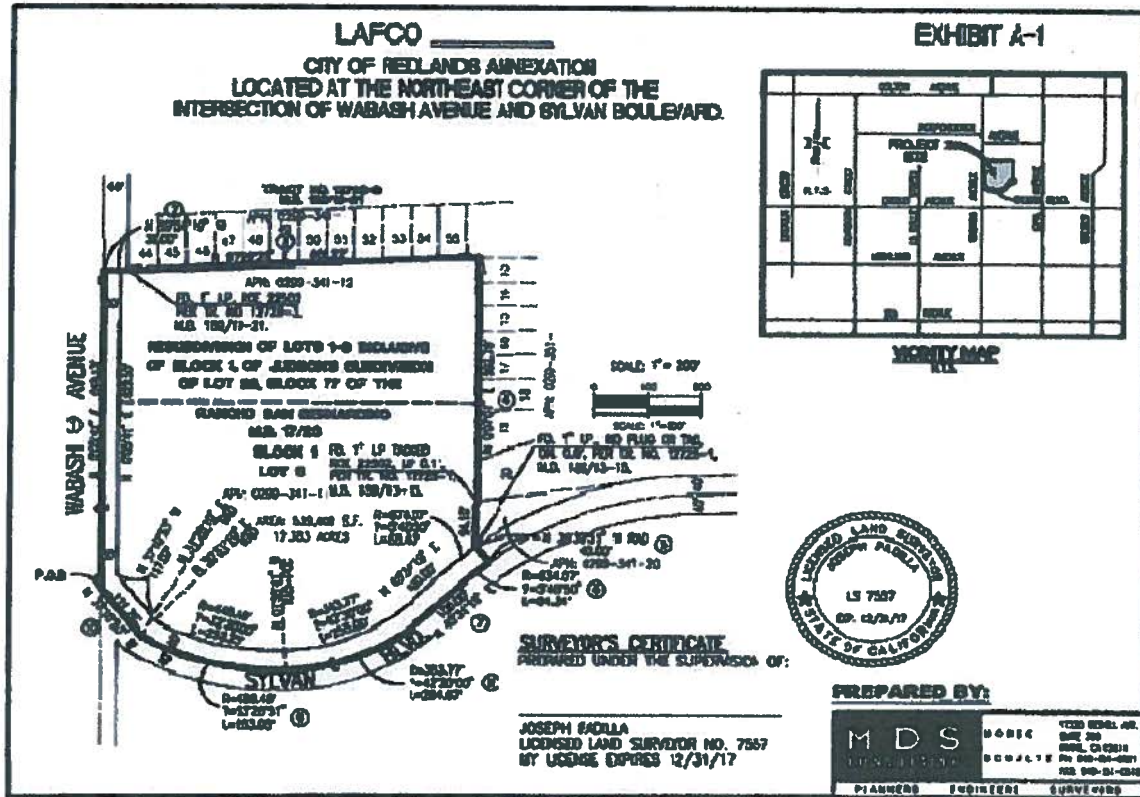


Figure D – Proposed Annexation Area

### III. EXISTING AND PROPOSED SERVICES

Below is a summary of the public services currently provided to the annexation area before and after the proposed annexation to the City of Redlands.

#### A. LAND USE REGULATION

The County Land Use Services Department provides land use planning, building and safety, and code enforcement services to unincorporated areas of San Bernardino County. The Department has two full service offices located in San Bernardino and Victorville. In addition, the Building and Safety Division of the Department staffs regional offices in Barstow, Twin Peaks, Yucca Valley and Big Bear (Refer to Table 2).

<b>Barstow Office</b>	<b>Big Bear Office</b>	<b>Victorville Office</b>
301 East Mt. View Ave. Barstow, CA 92331	477 Summit Blvd Big Bear Lake, CA 92315	15456 W. Sage St. Victorville, CA 92392
<b>San Bernardino Office</b>	<b>Twin Peaks Office</b>	<b>Yucca Valley Office</b>
385 N. Arrowhead Ave. San Bernardino, CA 92415	26010 State Highway 189 Twin Peaks, CA 92391	57407 Twentynine Palms Outer Hwy S.

Upon annexation, services would be provided by the City of Redlands Development Services Department. Responsibilities of the Development Services Department include long range planning, regional planning and coordination, zoning compliance, environmental review of projects, development review analysis and compliance, historic preservation, and economic development. The Department maintains and implements the General Plan, Zoning Ordinance and Specific Plans for developments in the City of Redlands.

The Redlands Quality of Life Department enforces zoning and public nuisance ordinances to the Project area. Code Enforcement is responsible for enforcing codes which address public health and safety issues, including regulations related to rubbish, garbage, specific nuisances, removal of vegetation, zoning, housing, dangerous buildings, and inoperable and unlicensed vehicles on private property. The Police Department also responds to citizens' requests and complaints. Fees and General Fund revenues will provide funding for these services.

The County Land Use Services Department currently provides building and safety inspection services to unincorporated areas of San Bernardino County.

Upon annexation, the City Building and Safety Division, under the Development Services Department, will be responsible for building plan check, permitting, inspection, and enforcement services. The Building Division regulates construction and occupancy

of all residential, commercial and industrial buildings. Field inspections are performed on all new construction, additions, structural alterations and demolitions for compliance to all structural, safety, health safety and life safety requirements. Inspections also occur on grading and erosion control for commercial buildings, industrial buildings and single family dwelling units. Fees and General Fund revenues will provide funding for these services.

Any new or city services required by this project would be supported by the City of Redlands Development Services Department and Building and Safety Division.

The County of San Bernardino Fire Department currently provides plan check and inspection services through its Community Safety – Construction Planning and Engineering Section. Plans are reviewed for compliance with the applicable fire and life safety regulations, codes and ordinances. The Fire Department is primarily responsible for reviewing all civil improvement plans for fire apparatus access and water supply, as well as all fire protection systems.

Upon annexation, the City's Fire Department will be responsible for plan check and inspection services to ensure the public's safety. Fees and General Fund revenues will provide funding for these services.

Any new or city services required by this project would be supported by the City of Redlands Fire Department Division.

## **B. LOCAL LAW ENFORCEMENT**

Currently, police services are provided through the San Bernardino County Sheriff's Department (SBCSD). The police station serving the Project area is the Yucaipa Station located at 34144 Yucaipa Boulevard. This station has 6 County deputies and 22 City contracted deputy Sheriffs.

After annexation, the City of Redlands Police Department will provide services to the project site. The Redlands Police Department personnel is made up of approximately 100 volunteers, 80 sworn officers and 58 full and part-time civilians, resulting in a service level of 1.12 officers per 1,000 residents. The Police Department contains an Operations Division and an Investigations and Support Services Division. In addition to sworn patrol officers, the Department has several sub-units, including Investigations, the Multiple Enforcement Team, Narcotics, and volunteers. Police services are generally financed through the General Fund. The Redlands Police Department is located at 1270 W. Park Avenue, Building C, Redlands, CA 92373.

Any new or city services required by this project would be supported by the City of Redlands Police Department.

### **C. ROADWAY MAINTENANCE AND IMPROVEMENTS**

The County of San Bernardino Public Works – Transportation/Flood Control department manages operations, maintenance, and improvements of the County Road System which currently comprises approximately 3,000 miles of roadways. Following annexation, the City of Redlands Quality of Life Department will be responsible for the maintenance and operations of the streets surrounding the annexation, including any new streets to be dedicated with the development of the subject property.

Wabash Avenue is master-planned as a four-lane minor arterial roadway. Roadway dedications, improvements and street widening will be provided according to the City's Roadway Master Plan requirements.

Routine maintenance activities of the County Department include: patching and crack filling of approximately 7,000 lane miles of asphalt pavement; grading of 533 miles of unpaved roads; shoulder maintenance; plowing snow on approximately 450 miles of mountain roads; traffic signal maintenance at numerous intersections; roadside weed abatement in urban areas; traffic sign, and pavement striping maintenance throughout the system; storm repairs and clean-up; maintenance of several bridges and thousands of metal pipe and concrete box culverts; and maintenance of drainage facilities such as inlets, ditches, dikes and gutters. Other major activities include administration, planning, design, construction, and traffic operations.

The Transportation/Flood Control department combines with other public agencies such as cities within the County, special districts, federal, state, regional agencies and utility companies, to increase funding, provide 'economy of constructions' and improved public services.

Upon annexation, the City of Redlands Quality of Life and Municipal Utilities and Engineering Departments will provide roadway maintenance to the proposed project, including new roadways to be dedicated with the development. The City of Redlands Quality of Life Department is responsible for street maintenance and operations throughout the City of Redlands, including curbs, gutters, sidewalks, maintenance of approximately 10,000 traffic and street signs, and roadway markings including centerline striping and painted legends. Major activities include an annual street resurfacing program which combines pavement grinding, asphalt overlay and slurry seal programs to prolong the life of City roadways.

Funding for street maintenance and operations comes from numerous sources, including the general fund, Measure I, San Bernardino County's half-cent transportation sales tax, Development Impact Fees, traffic congestion relief fund and gas tax.

Any new or city services required by this project would be supported by the City of Redlands Quality of Life and Municipal Utilities and Engineering Departments.

#### D. PARKS, LANDSCAPED MEDIANS AND PUBLIC RECREATION

Upon annexation, project residents will have access to both County and City park facilities (Refer to Tables 3 and 4). The Redlands Quality of Life Department maintains the City's established parks, civic facilities, medians and traffic islands covering over several hundred acres of land throughout the City. The Department also maintains the grounds surrounding certain City facilities such as the Civic Center. No municipal parks are planned as part of the project. However, the perimeter parkways along Wabash Avenue and Citrus Avenue will be annexed into the Citywide Community Facilities District in order to maintain the landscape medians and parkways. Thus, the future residents of the project area will pay an annual assessment for the maintenance of these areas.

Parks	Location	Description
Brookside	1630 Brookside Avenue	9.3 acre neighborhood park with picnic, playground facilities, and soccer fields
Caroline	206 & 302 W. Sunset Drive	16.8 acre nature park with trails and open space with native California plants and water conservation garden
Community	1535 N. Church Street	18.2 acre park with lighted baseball fields, tennis courts, picnic and playground facilities
Crafton	601 N. Wabash Avenue	7.5 acre neighborhood park with lighted soccer field, picnic and playground facilities
Ed Hales	101 E. State Street	0.7 acre downtown park with picnic facilities
Ford	Redlands boulevard and Ford Street	27 acre park with two ponds for fishing, lighted tennis courts, picnic and playground facilities
Heritage	11126 Iowa Street	18 acres of open space and picnic areas.
Israel Beal	255 Riverview Drive	7.8 acre park with basketball courts, open grassy areas, picnic areas, playground equipment, and trails.
Franklin	Garden Street and Franklin Avenue	0.6 acre natural open space area
Jennie Davis	923 W. Redlands Blvd.	5.2 acre neighborhood park with picnic and playground facilities
Oakmont Park	31212 Sutherland Drive	14.6 acre park with picnic areas and nature trails
Orange Street Alley	50 Orange Street	0.06 acre urban park with picnic facilities
Prospect	352 Prospect Drive	11.4 acre natural park with trails and picnic facilities. The park contains the Avice Meeker Sewall Theater, an outdoor amphitheater with seating for 407. The theater is home to the Redlands Summer Theater Festival
Redlands Sports	1790 N. Dearborn Street	48-acre site with full-sized soccer fields with lighting. The facility is reserved for scheduled soccer activity.
San Timoteo Canyon Nature Preserve	San Timoteo Canyon near Fern Ave	40 acre natural preserve facility
Simond's	Garden Street and Rossmont Drive	0.9 acre neighborhood park

Smiley	168 S. Eureka Street	9.2 acre park at the Redlands Civic Center. This park is home to A.K. Smiley Public Library, a facility listed on the National Register of Historic Places; the Lincoln Shrine, containing the largest collection of Abraham Lincoln memorabilia west of the Mississippi River, and the Redlands Bowl, an outdoor amphitheater with seating for approximately 4,000 persons where summer concerts are performed each Tuesday and Friday evening during July and August
Sylvan	730 Chapel Street	23.3 acre park with softball field, group and individual picnic areas and playground facilities. The historic Mill Creek Zanja flows through the park. Sylvan Park is the home of the Redlands Fourth of July programs
Texonia	1321 Texas Street	10.7 acre neighborhood park with lighted softball field, basketball courts, picnic and playground facilities
The Terrace	106 & 500 E. Colton Avenue	2.5 acre open space with trail

TABLE 4: County Parks	
Park	Description/Location
Calico Ghost Town	Historic silver mining town in the Mojave Desert near Barstow
Moabi	Marina on the Colorado River near Topock Gorge
Prado	Park with golf course, lake and playing fields near Chino
Cucamonga Guasti	Urban park with swim complex east of Ontario
Lake Gregory	Mountain lake with lodge, and water park near Crestline
Glen Helen	Park, lake and entertainment complex at the base of Cajon Pass
Yucaipa	Park with lakes and swim complex in the foothills of San Bernardino mountains near Oak Glen
Mojave Narrows	Park with lakes and wildlife preserve in Victorville
Mojave River Fords	Camp in the Summit Valley near Lake Silverwood

## E. STREET LIGHTING

Currently, the unimproved subject property does not have any street lights; therefore, no street light services are provided by the County of San Bernardino to the subject property.

The City of Redlands Quality of Life Department is responsible for maintenance and operation of street lights throughout the City. Following annexation and development of the subject property, maintenance and operations of any new street lights associated with the development of the property will be assumed by the City.

Any new or city services required by this project would be supported by the City of Redlands Quality of Life Department.



## **F. ANIMAL REGULATION**

The San Bernardino County animal Care and Control Program currently offers field services, animal licensing and education for dog owners in the unincorporated areas of the County. The Program operates two animal shelters. Big Bear Animal Shelter is located at Northshore Rd., Big Bear City and Devore Animal Shelter is located at 19777 Shelter Way, Devore.

The Redlands Police Department's Animal Control Unit provides animal control services to City residents seven days a week. The office is located at 504 N. Kansas Street and is open to the public six days a week. Animal Control Officers are on duty seven days a week and respond to a variety of calls for service. Officers enforce municipal codes as well as State and Federal laws pertaining to animals. Officers handle a variety of both domestic and wild animals. They patrol the city streets and pick up or impound dogs running at large, dead animals, injured animals, and aggressive animals, handle reports of animal cruelty or neglect, animal welfare concerns, animals in distress, noisy animals and animal bites. Officers issue citations for violations, write crime reports, handle investigations and write other miscellaneous reports. The shelter provides adoption services for stray and homeless animals as well as a variety of educational programs within the community.

The annexation area will receive services from the City of Redlands, which will be financed by the General Fund and various fees. Any new or city services required by this project would be supported by the City of Redlands Police Departments Animal Control Unit.

## **G. LIBRARY SERVICES**

Currently, Loma Linda and Mentone branches of the San Bernardino County Library are in closest proximity to the Project area. The new Mentone branch and senior center are located at 1331 Opal Ave in Mentone. The Loma Linda branch is located at 25581 Barton Road in Loma Linda and offers an Adopt-A-Book Program and a free English Improvement class.

The City of Redlands A.K. Smiley Public Library is funded through property tax assessments, income from its endowment fund, gifts, and the non-profit Friends of the Library organization. The Library sponsors speakers and programs on cultural issues, history, and literature. The Smiley Library administers the Lincoln Memorial Shrine museum.

Children's programs include Tuesday night story time, Thursday morning story time, Saturday morning craft programs and Camp Read-a-Lot. Teen programs are "Boot Camp 1,2,3,4,...just read! And Young Adult Book Reviews. The Library also holds weekly silent book auctions, Annual Family Day, "One City, One Book" community reading

program, five Adult Reading Book clubs, and Jaws and Open Book Screen Reading software for the blind, and courses on local history.

Any new or city services required by this project would be supported by the City of Redlands A.K. Smiley Public Library.

## H. STREET SWEEPING

Currently, the City of Redlands contracts for street sweeping services twice per month for all residential and commercial streets. Some areas of the downtown area are swept on a three times -per week basis.

Street sweeping schedules have been established for each area of the City. It is expected that these services will be provided to the Project area on the second and fourth Thursdays of the month. For a street sweeping schedule, refer to **Table 8** below.

TABLE 5: Street Sweeping Schedule	
Schedule	Location
First & Third Monday	Area generally bounded by Lugonia Avenue, University Street, Interstate 10 and Interstate 210 (State Route 30).
First & Third Tuesday	Area generally bounded by Fern Avenue, Cajon Street, Highland Avenue, Ramona Drive, Crescent Avenue and the Smiley Heights area.
First & Third Wednesday	Area generally bounded by Interstate 10, Highland Avenue, Cajon Street, Brookside Avenue, New York Street, State Street and Texas Street
First & Third Thursday	Area generally bounded by the northerly and easterly city limits, Citrus Avenue, University Street, Grove Street, San Bernardino Avenue and Judson Street
First and Third Friday	Area generally bounded by Brookside Avenue, Barton Road, the westerly and northerly city limits, Interstate 210 (State Route 30), Interstate 10, Texas Street and New York Street
Second and Fourth Monday	Area generally bounded by the northerly city limits, Judson Street, San Bernardino Avenue, Grove Street Lugonia Avenue and Interstate 210 (State Route 30)
Second and Fourth Tuesday	Area generally bounded by the southerly and westerly city limits, Crescent Avenue, Ramona Drive, Highland Avenue, Cajon Street, Garden Street, Mariposa Drive, Wabash Avenue, Palo Alto Drive, and Sunset Drive
Second & Fourth Wednesday	Area generally bounded by Highland Avenue, Redlands Boulevard, Interstate 10, the southerly city limits, Sunset Drive, Palo Alto Drive, Mariposa Drive, Garden Street and Cajon Street
Second and Fourth Thursday	Area generally bounded by Citrus Avenue, Wabash Avenue and Interstate 10
Second and Fourth Friday	Area generally bounded by Barton Road, Brookside Avenue, Citrus Avenue, Cajon Street, Fern Avenue and the westerly city limits

Upon annexation, street sweeping services will be provided to the Project area by the City. Street sweeping operations are a function and under management of the City's Quality of Life Department.

Any new or city services required by this project would be supported by the City of Redlands Quality of Life Department.

## **I. FIRE PREVENTION, PROTECTION AND EMERGENCY MEDICAL**

The annexation area currently receives fire services from the San Bernardino County Fire Protection District and mutual jurisdictional aid dispatch support through Confire JPA, which is staffed by contract through County Fire. ConFire JPA consists of the San Bernardino County Fire Protection District, Colton Fire Department, Loma Linda Fire Department, Redlands Fire Department, and the Rialto Fire Department. The County Fire Protection District manages 75 stations and provides fire and paramedic services to an area of over 16,535 square miles. The District provides service to 60 communities/cities and the majority of the unincorporated areas of the county.

The County of San Bernardino County Fire Protection District (County Fire) currently provides plan check and inspection services through its Community Safety – Construction Planning and Engineering Section. Plans are reviewed for compliance with the applicable fire and life safety regulations, codes and ordinances. County Fire is primarily responsible for reviewing all civil improvement plans for fire apparatus access and water supply, as well as all fire protection systems.

Upon annexation, the City's Fire Department will be responsible for plan check and inspection services to ensure the public's safety. Fees and General Fund revenues will provide funding for these services.

Any new or city services required by this project would be supported by the City of Redlands Fire Department. The City of Redlands Fire Department will provide fire and emergency medical services to the Project. The fire department consists of 55 total sworn personnel and covers an area of 37 square miles. At project buildout, city-wide level of service is expected to be 0.76 firefighters per 1,000 residents. Other services include the household hazardous waste disposal site, CPR classes, sharps container exchange program, blood pressure checks and public education programs.

Today, the Redlands Fire Department has 18 firefighter/paramedics and 37 firefighter/EMTs. The Fire Department operates five paramedic-staffed apparatus. Station No. 261 is in closest proximity to the project site. Services are financed through the General Fund. The City intends to proceed with amending the All-Response agreement, related to this annexation.

Any new or city services required by this project would be supported by the City of Redlands Fire Department.

## **J. PUBLIC TRANSIT**

The County of San Bernardino provides bus service through Omnitrans. Omnitrans provides numerous routes that cover most urban areas of the County. Three routes run through Redlands, and Omnitrans has a policy to stop for anyone along their route who flags them down. Buses run from approximately 6:00 a.m. to 10:00 p.m., with hourly departures on almost every line.

Metrolink is a regional commuter rail system that operates lines serving 44 stations from Union Station/Gateway Center, connecting downtown Los Angeles with Lancaster, Oxnard, San Bernardino, Riverside, and Oceanside. These lines operate only Monday through Friday with the exception of the San Bernardino and Santa Clarita lines, which provide Saturday service as well. Metrolink also operates a line between San Bernardino and Irvine.

Omnitrans offers the following regional bus lines in San Bernardino County: Barstow Area Transport (BAT), Mountain Area Regional Transit (MARTA), Morongo Basin Transit Authority, Needles Area Transit and Victor Valley Commuter.

Following the annexation, these services for public transit services will remain in effect. There will be no charge in funding for these services.

## **K. WATER SERVICE**

Currently, the subject property is utilized as an active citrus grove and is currently served by the Bear Valley Water Company for water service. Following development of the new homes, the City of Redlands will provide water service to the project site. More than 75,000 residents in Redlands, Mentone, parts of Crafton Hills and San Timoteo Canyon depend on Redlands Municipal Utilities and Engineering Department (MUED) for water service. MUED supplies a blend of local groundwater, local surface water, and imported water from the State Water Project. Water supply will be financed through user fees.

The wholesale water supplier for the annexation area is the San Bernardino Valley Municipal Water District ("SBVMWD"). The SBVMWD covers approximately 325 square miles of southwestern San Bernardino County (**Refer to Figure F**). It is responsible for importing supplemental water, monitoring groundwater supplies/basins and recharging groundwater. Legal flow requirements at Riverside Narrows approximately 15,250 acre-feet per year.

The City's Urban Water Management Plan (UWMP), an assessment prepared by the City of Redlands Municipal Utilities Department, concluded that the water supply is sufficient over the next 20 years with regard to reliability as described in the most recently adopted Urban Water Management Plan to meet demand for the project. Furthermore, the San Bernardino Valley 2015 Regional Urban Water Management Plan and the Integrated Regional Water Management Plan (IRWMP) verify the City's capacity to provide water for this development at the proposed density.

The City of Redlands Municipal Utilities and Engineering Department is currently the provider for potable water for the subject property, and no changes will be required. The developer will be required to construct all new water mains within the project boundaries and pay the appropriate water meter installation, water frontage, water source acquisition and water capital improvement fees to the City of Redlands for water service.

#### **L. WASTEWATER COLLECTION & TREATMENT**

Currently, the property has no sewage service. A sewer connection point to an existing City of Redlands sewer main will be available on Wabash Avenue. The developer will be required to construct all new sewer mains and private laterals within the project boundaries. The Municipal Utilities and Engineering Department will be responsible for providing wastewater service for the subject property.

The Redlands Wastewater Treatment Facility is located on approximately 50 acres near the terminus of Nevada Street. The facility has the ability to process 9.5 million gallons of wastewater per day, and is currently processing about 6 million gallons per day. In addition, the City of Redlands operates a certified environmental laboratory for monitoring its drinking water supply and wastewater effluent. The laboratory is certified by the State of California, Department of Health Services.

The City's laboratory operates cost-effectively and responsively to meet the joint needs of the City's three Municipal Utilities, waste and wastewater to ensure compliance with regulatory requirements for safe drinking water, for a high degree of wastewater treatment and disposal, and protection of groundwater quality.

The development will be required to construct all new wastewater pipelines and connect to existing pipelines located in the immediate vicinity. In addition, the development will pay capital improvement fees in order to receive service. Following development, the wastewater service will be provided through user fees on an individual home basis.

Any new or city services required by this project would be supported by the City of Redlands Municipal Utilities and Engineering Department.

#### **M. VECTOR CONTROL**

The San Bernardino County Vector Control Program office is located at 248 South Sierra Way, Unit E, San Bernardino. The Vector Control Program offers services for public pools, apartments, hotels, schools, water parks and sewage tanks and pump trucks to all cities within the County. Complete services are available to all unincorporated areas. The main functions of the Program are to respond to service requests, monitor vector borne diseases such as the West Nile virus, inspection of poultry ranches and abatement of sewer systems and flood control basins. Upon annexation, all services will continue to be provided by the SB County Vector Control Program. Vector control services are funded by the County through property assessments.

## N. SOLID WASTE DISPOSAL/TRASH COLLECTION

The project area is currently served by the Department of Public Works Solid Waste Management Division (SWMD) of San Bernardino County. The office is located at 222 W. Hospitality Lane. SWMD is responsible for the operation and management of the County's solid waste disposal system, consisting of six regional landfills, eight transfer stations and five community collection centers. The County contracts with Burrtec Waste Industries (Empire Disposal) for disposal site operations and maintenance. The Division also handles the franchise program and refuse collection permit program, which authorizes and regulates trash collection by private haulers in the unincorporated area. However, the subject property currently has no solid waste disposal service.

The City of Redlands Quality of Life Department will provide solid waste services to the project area immediately upon annexation and development. Solid waste services in the City are funded through user fees.

Any new or city services required by this project would be supported by the City of Redlands Quality of Life Department.

## O. REGIONAL FLOOD CONTROL

Regional and local flood control protection for the annexation areas as well as the City is currently provided by the County Flood Control District Zone 3. The County Flood Control District plans, funds, designs, constructs and maintains main flood control facilities. The District provides dams, conservation basins, channels and storm drains. Zone 3 covers an area of 366 square miles which includes the Cities of Highland, Loma Linda, Redlands and Yucaipa (Refer to Figure G). Flood control services are funded through property tax revenues.

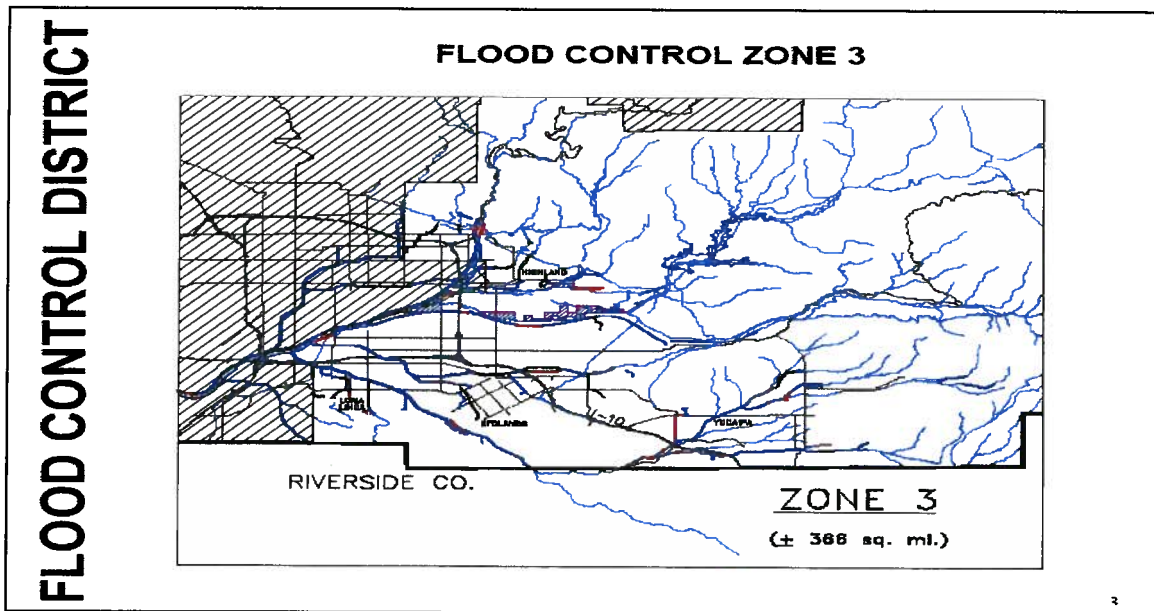


Figure G – County Flood Control District Zone 3

## **P. LOCAL DRAINAGE AND FLOOD CONTROL**

The City's Quality of Life Department will provide drainage services to the Project area upon annexation. City crews offer regular inspection and maintenance of storm drains throughout Redlands and maintains a stock of sandbags for emergency purposes. There are a number of regional and local storm drains that run through the City. Most of these drains flow through enclosed pipes or open channels. The project drains to an existing reinforced concrete pipe along Wabash Avenue. The City maintains all improved storm drains that have dedicated easements for storm drain purposes. All drainage from the City of Redlands ultimately enters the Santa Ana River. Drainage services will be funded by the City General Fund after annexation. The water quality facilities will be maintained by a Community Facilities District.

Maintenance of the best management practices (BMPs) described in the Water Quality Management Plan (WQMP) is included in the CFD 2004-1 annexation. Therefore, funding for maintenance will be paid through property tax assessments on individual homeowners. The City's Quality of Life Department will coordinate the actual maintenance work, using either City staff or an outside contractor. This development, as with all development, pay a variety of Development Impact Fees. An estimate of Development Impact Fees has been calculated and included as Attachment A. These fees are established per Council resolution and are used for funding growth-induced infrastructure.

Any new or city services required by this project would be supported by the City of Redlands Quality of Life and Municipal Utilities and Engineering Departments.

Any new or city services required by this project would be supported by the City of Redlands Quality of Life and Municipal Utilities and Engineering Departments.

## **Q. CABLE TV FRANCHISE**

Currently, the subject property receives no Cable TV services. Following annexation and development, cable television service will be provided by Time Warner. Cable TV services are financed through user fees.

## **R. SCHOOL DISTRICTS**

The entire proposed annexation area is currently situated within the boundaries of the Redlands Unified School District. The District serves communities of Redlands, Loma Linda, Mentone, Forest Falls and portions of San Bernardino and Highland, covering an area of 157 square miles. Current enrollment for grades K-12 is 21,170 students. The District is composed of 15 elementary schools, 4 middle schools (Beattie, Cope, Clement and Moore) and 3 high schools (Redlands, Redlands East Valley and Citrus Valley High Schools). The Project area is served by Mentone and Crafton Elementary schools, Clement Middle School and Redlands East Valley High School. Elementary school

serves grades K-5, middle school grades 6-8 and high school grades 9 -12. The School District is financed through property taxes and the State of California.

The Redlands Unified School District will continue to provide services to the subject property after annexation to the City of Redlands.

## ***K. CONCLUSIONS***

The San Bernardino County Local Agency Formation Commission has previously identified the City of Redlands as the logical service provider for the annexation project area by placing the area within the City's Sphere of Influence. The proposed development is consistent with existing and previously planned development. Residents and employees of the project area will receive a sufficient level of City provided municipal services, especially in the areas of police, fire and land use regulation.

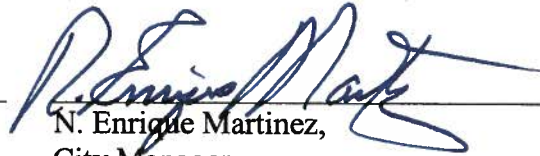


**L. CERTIFICATION**

**CERTIFICATION**

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief. I understand that if this proposal is approved, the Commission will impose a condition requiring the applicant to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

\_\_\_\_\_  
Date



N. Enrique Martinez,  
City Manager,  
City of Redlands

# ATTACHMENT "A"

## Estimate of Development Impact Fees

Proposed Development	Project Data:	Date:	4/13/2017
Applicant	<b>SAM-REDLANDS, LLC</b>	Prepared by:	AKC
Project	<b>TTM 19942</b>	DIF Preliminary Estimate	
Address	<b>NEC SYLVAN BLVD./WABASH ST.</b>		
Prior project	<b>NA</b>	DIF Preliminary Credit*	

\*Credits for either prior use or relinquishment of water rights through submission of water shares are not included in these estimates.

(Include Agriculture if water supplied by City)

PW DIF:	Fee	Credit	Est. NET DIF
Transportation	\$51,420.24	\$0.00	\$51,420.24
Fire	\$19,620.72	\$0.00	\$19,620.72
Government	\$23,339.30	\$0.00	\$23,339.30
Library	\$8,995.72	\$0.00	\$8,995.72
Open Space/Park/Community Facility	\$134,637.96	\$0.00	\$134,637.96
Police	\$1,023.74	\$0.00	\$1,023.74
Storm Drain	\$23,800.00	\$0.00	\$23,800.00
Subtotal:	<b>\$262,837.68</b>	<b>\$0.00</b>	<b>\$262,837.68</b>

Participation in Wabash Av, pedestrian crossing not included. TBD

**Water and Sewer DIF:**

Sewer Capacity	\$106,420.00	\$0.00	\$106,420.00
Recycled Irr	\$0.00	\$0.00	\$0.00
**Water Capacity	\$155,538.00	\$0.00	\$155,538.00
**Water Source	\$28,062.00	\$0.00	\$28,062.00
Solid Waste	\$22,100.00	\$0.00	\$22,100.00
Subtotal:	<b>\$312,120.00</b>		<b>\$312,120.00</b>

\*\*Water DIF for common area landscaping is not included in these estimates.

**Frontage Fees:**

Frontage Fee 8" Water	\$19,410.00	\$0.00	\$19,410.00
Frontage Fee 12" Water:	\$0.00	\$0.00	\$0.00
Frontage Fee 6" Non-Potable	\$0.00	\$0.00	\$0.00
Frontage Fee 8" Sewer:	\$0.00	\$0.00	\$0.00
Subtotal	<b>\$19,410.00</b>		<b>\$19,410.00</b>

Grand Total: **\$594,367.68** With Credits - Adjusted Total: **\$594,367.68**

## **SOCIO-ECONOMIC EVALUATION CHECKLIST FORM**

### **BACKGROUND**

1. **Project Title:**  
Mastercraft Homes Tract  
Annexation No. 94 (LAFCO 3207), Zone Change No. 454, Tentative Tract No. 19942, and Demolition Permit No. 258.
  
2. **Contact Person and Phone Number:**  
Loralee Farris  
Principal Planner  
Development Services Department  
City of Redlands  
(909) 798-7555
  
3. **Project Location:**  
The project is located in the unincorporated area of the County of San Bernardino north of Sylvan Boulevard and east of Wabash Avenue. Assessor's Parcel Numbers (APN's): 0299-011-11 and 0299-011-12.
  
4. **Project Sponsor's Name and Address:**  
Sam-Redlands LLC, Mastercraft Homes Group, 20201 Birch Street, Suite 100, Newport Beach, CA. 92660.
  
5. **General Plan Designation:**  
Rural Living (RL) - 5 Acre Minimum Parcel Size (County of San Bernardino General Plan). Proposed - Low Density Residential (LDR) 0-6 dwelling units per acre (City of Redlands General Plan).
  
6. **Zoning:**  
RL-5: Rural Living, 5 acre Minimum Parcel Size (County of San Bernardino); Proposed - R-1 Low Density Residential, 7200 square feet minimum lot size. (City of Redlands).
  
7. **Description of Project:**  
Entitlement actions include: 1) Approval of a proposed annexation of approximately 11.97 acres from the unincorporated area of the County of San Bernardino into the boundaries of the City of Redlands, 2) Approval of a proposed Zone Change to pre-zone approximately 11.97 acres to be annexed from (RL-5) Rural Living (County of San Bernardino) to the Single-Family Residential (R-1) District (City of Redlands), 3) Approval of Tentative Tract Map No. 19942 to subdivide approximately 11.97 acres into thirty four (34) single family residential lots and four (4) lettered lots, and 4) Approval of a Demolition Permit to allow removal of one existing residential

structure on the subject site, two commercial buildings, one carport, and one garage and shed.

Proposed residential lot areas would vary from approximately 7,200 – 16,450 square feet and would average approximately 8,990 square feet in area. The proposed gross density is 2.84 dwelling units (du) per acre, and the proposed net density is 2.89 du/acre. The project will include open space, including public landscape areas and a storm water basin. All streets are proposed to be public streets and the community will not be gated.

Pursuant to Redlands Municipal Code Section 16.60.030, as a condition of receiving water and/or sewer connections to the city's water and sewerage system, unincorporated parcels contiguous to the City of Redlands boundaries are required to annex into the City of Redlands. As the proposed development would need to connect to these systems, the applicant has concurrently submitted a request for annexation into the City of Redlands. To ensure compliance with the Local Agency Formation Commission requirements for annexing unincorporated parcels into the City of Redlands, the project site must be contiguous to the City of Redlands boundaries.

**8. Surrounding Land Uses and Setting:**

The project site is surrounded by single family residential use to the north and east, to the west by Wabash Avenue and an institutional (school) use, and to the south by the Mill Creek Zanja and Sylvan Boulevard. A mix of rural residential and agricultural uses is located across Sylvan Boulevard to the south and east.

**COST BENEFIT FACTORS:**

The cost benefit factors are evaluated independently using the cost benefit model. A positive or negative cost/benefit ratio will be derived by evaluating projects. A complete model used to evaluate the project is available in the Development Services Department. A summary of that analysis is provided here:

**According to the Cost Benefit Model used by the City, this project will provide the City approximately \$51,027.00 in revenue and costs of \$48,158.00, resulting in a positive balance of \$2,869 with a Cost Benefit Ratio of 1.05 over the period of 2017-2025.**

**PUBLIC INFRASTRUCTURE AND EFFECT ON THE CITY OF REDLANDS:**

Identify the public infrastructure required for development of this project and identify the

source(s) of funding for these improvements. Identify the effects of such development upon the City of Redlands.

List of public infrastructure required for the project:

**The applicant will provide the infrastructure as required by the Municipal Utilities and Engineering Department. The developer will be installing all required off-site improvements. Based on the data provided by the applicant's engineer, the proposed development will provide the following:**

- 1. 9 street lights**
- 2. 0.30 road lane miles of new streets**
- 3. 1,880 linear feet of water lines**
- 4. 1,860 linear feet of sewer**
- 5. 937 linear feet of storm drain**
- 6. 3,110 linear feet of curb and gutter**
- 7. 17,840 square feet of sidewalk**

**The required public improvements will be installed with the development of the subdivision, in accordance with the State Subdivision Map Act, the City's Subdivision Ordinance, the Subdivision Improvement Agreement for the project, and prior to final approval of a building permit for any future home. In addition, to ensure construction of the required public improvements, the subdivision will be required to furnish improvements security, such as a bond, as a guarantee of performance.**

Sources of funding for these improvements to include developer installed payment of impact fees, assessment districts, etc.:

**The developer will also be required to pay impact fees as required by the Redlands Municipal Code.**

The effect of the project upon the City of Redlands relative to public infrastructure is as follows:

**This project does impact existing public infrastructure systems. However, this is offset by the payment of Development Impact Fees and construction of improvements adjacent to the project site along Wabash Avenue.**

#### **BENEFITS OF THE PROJECT TO THE CITY OF REDLANDS**

The following is a list of benefits that can be attributed to the proposed project. The

benefits may fall into the categories identified or a miscellaneous category. Each benefit identified will be described in detail with supporting reasons as to how the item benefits the community.

**A. Citrus Enhancements or Preservation.** Does the project preserve citrus? The following are accepted ways to enhance or preserve citrus which may be determined to be a benefit to the City of Redlands.

1. Provide conservation easement(s) on citrus groves the City hopes to preserve.
2. Acquire citrus grove(s) and donate all or a portion of the grove to the City.
3. Enhance viability and productivity of existing groves by enhancing irrigation or adding frost water.
4. Maintain a viable buffer of citrus around the project (at least 3 rows).
5. Other ways to preserve citrus.

If this project provides benefit(s) that apply to citrus enhancement or preservation, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

**The project, as designed, does not preserve citrus. Approximately 5.5 acres of the project site is currently occupied with citrus groves that would be removed to accommodate the development of the project. The remainder of the site was, at one time, was occupied by citrus groves as well. Aerial photographs indicate the presence of groves on the property back to at least 1938, however, they also illustrate the removal of grove area on the property between 1980 and 2005, to accommodate the establishment of an equipment yard which presently occupies the remainder of the site.**

**The area in the vicinity of the project site has changed over time from agricultural to residential uses. The project site is bounded on two sides by residential development and the existing agricultural use represents a fragmented portion of citrus groves, non-contiguous with other citrus orchards located further east in the unincorporated area of Crafton.**

**B. Cultural Enhancements or Preservation.** Does the project enhance or preserve cultural aspects of the community? The following are accepted ways to enhance and/or preserve cultural aspects of the community which may be determined to be a benefit to the City of Redlands.

1. Contributes to “art in public places” concept to a minimum of 1% of total project value.
2. Contributes to the alleviation of problems at cultural sites.
3. Provides an electronic library available to the public.
4. Enhances or contributes to current services or cultural resources.
5. Contribute to performing arts venues.

If this project provides benefit(s) that apply to cultural enhancements or preservation, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

**The project does not propose contributions or enhancements to cultural aspects of the community. The project will pay City established Development Impact Fees and provide additional revenue from increased property tax assessment, business license tax, and other revenue sources that will indirectly provide funding that will contribute to enhancing and/or maintaining some of the cultural facilities within the City.**

**C. Heritage Enhancements or Preservation.** Does the project enhance or preserve heritage aspects of the community? The following are accepted ways to enhance and/or preserve heritage aspects of the community which may be determined to be a benefit to the City of Redlands.

1. Renovates existing historic homes.
2. The project has design features which include garage doors do not face street; 50% wrap around porch on 1-1/2 sides; broad overhangs on roof; driveway located on the side of house or a circular drive; decorative wood, masonry or wrought iron fence.
3. Adaptive reuse of historic structures in appropriate zones.
4. Forming a new or annexing to an existing historic district.
5. Designation of a structure as an individual historic resource.

If this project provides benefit(s) that apply to heritage enhancements or preservation, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

**The property is not located within a Historic and Scenic District. A report assessing the potential for archaeological and paleontological resources, historical resources, and human remains has been prepared for the proposed project by the firm of Brian F. Smith and Associates. In addition, a Mill Creek Zanja Protection Plan has been**



**prepared by the firm of Cadre Environmental. The project will enhance the Mill Creek Zanja Trail along the southerly tract boundary, extending the trail system by 795 linear feet. The site does not contain any historical structures, and the site is not considered a Historical Resource under CEQA pursuant to Public Resources Code §5020.1 q and §15064.5. Since no California or Local Register-listed or eligible resources are located within the project site, the project will not cause a substantial adverse change in the significance of a known Historical Resource.**

**D. Architectural Enhancements.** Does the project enhance architectural aspects of the community? The following are accepted ways to enhance architectural aspects of the community which may be determined to be a benefit to the City of Redlands.

1. Provide architectural or decorative enhancements to the project which exceed normal architectural standards.
2. Trees or other landscaping amenities that exceed minimum requirements.
3. Contribution of off-site enhancements in the public right-of-way, such as sidewalk installation and street tree replacement.
4. Assisting in undergrounding of utility lines.

If this project provides benefit(s) that apply to architectural enhancements, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

**Proposed residential lot areas are proposed to vary from approximately 7,200 – 16,450 square feet and would average approximately 8,990 square feet in area. The proposed gross density is 2.84 dwelling units (du) per acre, and the proposed net density is 2.89 du/acre. The project includes open space, including public landscape areas and a flood detention basin. Approximately 0.43 acres along Wabash Avenue and along the proposed extension of the Mill Creek Zanja Trail will be landscaped, including 795 linear feet of decomposed granite trail open to the public. In addition, the 0.6 acre water quality detention basin located adjacent to Wabash Avenue will be fully landscaped. Home construction is expected to begin in 2017 and be complete by 2019.**

**E. Historic Downtown Enhancements or Preservation.** Does the project enhance or preserve the historic downtown of the community? The following are accepted ways to enhance and/or preserve the historic downtown of the community which may be determined to be a benefit to the City of Redlands.

1. Contributes financially to viability of core downtown within expanded downtown.

2. Renovate old buildings.
3. Within an expanded downtown extends DRBA streetscape enhancements.
4. Contributing to the restoration of original building facades of existing structures
5. Re-establishing historical “pedestrian oriented” street frontages where original buildings have been removed.
6. Provides unique adaptive use of historic building.
7. Contributes to alternative means of transportation.

If this project provides benefit(s) that apply to historic downtown enhancements or preservation, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

**The project is not located within the historic downtown district. The project will pay City established Development Impact Fees and provide significant additional revenue from increased property tax assessment, business license tax, and other revenue sources that will indirectly provide funding that could be utilized to enhance and/or maintain the downtown district.**

**F. Job Enhancements.** Does the project enhance jobs for the community? The following are accepted ways to enhance jobs for the community which may be determined to be a benefit to the City of Redlands.

1. Provides jobs for the community.
2. Brings in revenue from outside the city.
3. Internship opportunities for students at universities, high school and colleges.

If this project provides benefit(s) that apply to job enhancements, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

**The project is a residential development and will not create jobs other than constructive activities necessary to develop the subdivision.**

**G. Open Space Enhancements or Preservation.** Does the project enhance or preserve open space aspects of the community? The following are accepted ways to enhance and/or preserve open space within the community which may be determined to be a benefit to the City of Redlands.

1. Hardscape feature that enhances wildlife-water/food/ shelter.
2. Enhanced landscape on commercial project which conceals infrastructure.

3. Waterscaping which increases illusion of open space.
4. Provides open space in addition to zoning requirement.
5. Provides a Planned Residential Development
6. Provides a usable conservation easement across open space in perpetuity.
7. Preserves access for wildlife migration corridor.
8. Provides undisturbed refuge area for wildlife.

If this project provides benefit(s) that apply to open space enhancements or preservation, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

**Approximately 16% of the project site will be open space, including landscape areas and a storm water basin. Approximately 0.43 acres along Wabash Avenue and 795 linear feet of a decomposed granite trail along the proposed extension of the Mill Creek Zanja Trail will be landscaped. In addition, the 0.6 acre water quality detention basin located adjacent to Wabash Avenue will be fully landscaped.**

**H. Park Enhancements or Preservation.** Does the project enhance or preserve parks of the community? The following are accepted ways to enhance and/or preserve parks within the community which may be determined to be a benefit to the City of Redlands.

1. Adds improved parkland.
2. Adds parkland beyond requirements.
3. Provides pedestrian and/or bike trails to parks or provides extension of existing pedestrian and/or bike trails from the project site.
4. Adds meeting rooms accessible to local groups on a frequent basis.
5. Improves or adds to existing landscape and/or streetscape at or near the project site.

If this project provides benefit(s) that apply to park enhancements or preservation, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

**The project incorporates 795 linear feet of decomposed granite trail along the proposed extension of the Mill Creek Zanja Trail, which will also be landscaped. The City General Plan establishes a park standard of five to six acres of parkland for every 1,000 residents. Currently, the City has approximately 213.3 acres of parkland, and a ratio of 4.1 acres of parkland per 1,000 residents. The proposed project would be limited to the annexation and subdivision of land for residential uses and does not propose plans for neighborhood, community, or city parks.**

**The City will require the project proponent to pay in lieu park fees to offset potential impacts relative to the provision of park facilities. The project and its future residents will also provide additional revenue to the City, resulting from increased property tax assessment and sales tax revenue which will indirectly benefit City parks.**

**I. Public Safety Enhancements.** Does the project enhance public safety aspects of the community? The following are accepted ways to enhance public safety within the community which may be determined to be a benefit to the City of Redlands.

1. Security infrastructure is provided in an architecturally acceptable manner.
2. Exterior television monitoring on commercial project.
3. Provide a building site or fully equipped fire station or contributes to dedicated City account for future construction.
4. Provides significant additional fire equipment as determined by the Fire Department.
5. Provides for a police substation (subject to City approval).
6. Provides for a building site for a new facility.

If this project provides benefit(s) that apply to public safety enhancements, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

**The project will pay Development Impact Fees which have been established by the City to fund public facilities, including police. The project and its future residents will also provide additional revenue from increased property tax assessment and sales tax revenue which will assist in funding police operations.**

**J. School Enhancements.** Does the project enhance schools or their operations within the community? The following are accepted ways to enhance schools within the community which may be determined to be a benefit to the City of Redlands.

1. Senior citizen development adds revenue but no impact.
2. Provides day care and after school program(s).
3. Project is close to schools serving the project.
4. Contributes equipment or other enhancements to existing day care and after school programs.
5. Assist schools with land or financing (such as Mello Roos).

If this project provides benefit(s) that apply to schools, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

**The project will pay State established School Fees that will assist in funding school facilities.**

**K. Traffic.** Does the project reduce traffic, enhance systems to improve traffic conditions or otherwise improve traffic within the community? The following are accepted ways to improve traffic within the community which may be determined to be a benefit to the City of Redlands.

1. Provide financial mitigation which helps alleviate parking problems in town i.e. by contributing to the parking district.
2. Incorporate “traffic calming” elements into the design of the circulation system.
3. Support for alternative forms of public transportation or public transportation facilities.
4. Add biking and pedestrian access to off campus intellectual or entertainment resources.
5. Have a unique method of product/inventory delivery.

If this project provides benefit(s) that apply to traffic, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

**The proposed project is small in scale, and is estimated to generate 32 trip ends per day with 26 AM peak trips and 34 PM peak trips, and a total of 324 trips daily. Current traffic levels of service in the project vicinity will remain the same. Staff has conditioned this project to mitigate all traffic impacts to a level of less than significant. All streets within the project area will be dedicated and improved to ultimate right-of-way widths that can safely accommodate the increase in vehicle trips generated by the project. Off-site improvements have been or will be installed in accordance with Redlands General Plan Circulation Element for neighboring streets. The project will also pay Development Impact Fees established by the City as a fair share contribution toward the development’s impacts on the local street system.**

**L. Wastewater System Enhancements.** Does the project enhance the wastewater system within the community? The following are accepted ways to improve the wastewater system within the community which may be determined to be a benefit to the City of Redlands.

1. Provide a dual system to use potable and non-potable water.
2. Provide financial contributions to tertiary facilities at the Wastewater Treatment Plant.

3. Improve water quality.

If this project provides benefit(s) that apply to the wastewater system, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

**The project includes a request for annexation into the City of Redlands to facilitate connection to City provided water and sewer treatment. The project will be required to construct standard public infrastructure. The project does not contain any enhancements to the wastewater system but the project applicant will pay their fair share of development impact fees for wastewater systems. The project has been designed with storm water basins to manage on-site drainage and allow the percolation of storm water.**

**M. Miscellaneous Preservation or Enhancements.** Does the project enhance or preserve elements within the community?

If this project provides benefit(s) that apply to enhancement or preservation of elements that are important to the City, describe in detail the benefit(s) with supporting reasons as to how the item(s) benefits the community.

**The project does not provide any additional enhancements or preservation of elements within the community than previously identified.**

## SOCIAL FACTORS POTENTIALLY AFFECTED:

This project may create unmitigable physical blight or overburden public services for those social factors checked below within the "Potentially Significant," "Potentially Significant Unless Mitigation" or "Less Than Significant" as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/> Agricultural/Citrus Removal	<input checked="" type="checkbox"/> Police Services	<input type="checkbox"/> Recreational Programs
<input checked="" type="checkbox"/> Wildlife/Habitat	<input type="checkbox"/> Downtown Impacts	<input type="checkbox"/> Land Use Compatibility
<input checked="" type="checkbox"/> Traffic	<input type="checkbox"/> Residential Design	<input type="checkbox"/> Schools
<input checked="" type="checkbox"/> Fire Services	<input checked="" type="checkbox"/> Cultural Facilities	
<input checked="" type="checkbox"/> Paramedic Services	<input type="checkbox"/> Park Facilities	

## DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project will not create unmitigable physical blight or overburden public services in the community, and no additional information or evaluation is needed.
- I find that although the proposed project could create unmitigable physical blight or overburden public services in the community, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project by the applicant.
- I find that the proposed project may create unmitigable physical blight or overburden public services in the community, and additional information or evaluation is needed in the following areas:
- I find that the proposed project has already been evaluated for socio-economic impacts and the prior evaluation adequately evaluated this project.

Signed:

\_\_\_\_\_  
Loralee Farris  
Principal Planner  
City of Redlands  
December 15, 2016

**EVALUATION OF SOCIAL FACTORS**

Explanations of all "Potentially Significant," "Potentially Significant Unless Mitigation Incorporated," "Less Than Significant Impact," and "No Impact" answers are provided on the attached sheets.

Issues and Supporting Information Sources:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**1. AGRICULTURAL/CITRUS REMOVAL.** Would the proposal:

a) Affect agricultural resources or operations (e.g. impacts to soils or farmlands, or impacts from incompatible land uses)?

b) Remove active citrus groves from production?

**Agricultural/Citrus Removal**

1.a,b) The project site is partially occupied by a citrus orchard, which has existed for several decades. Aerial photographs indicate the presence of groves on the property back to at least 1938, however, aerial photographs illustrate the removal of grove area on the property between 1980 and 2005, to accommodate the establishment of an equipment yard. Presently, approximately 5.5 acres of groves on the 11.97 acre site remain on the southern and western areas of the project site. Farmland maps are compiled by the California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP). These maps utilize data from the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) soil survey and land use information to inventory agricultural resources. The City contains approximately 1,357 acres of land classified by the FMMP as Prime, Statewide or Local Important, or Unique Farmland, with another 1,837.1 acres located within the City's Sphere of Influence. The FMMP designates the southern and western portion of the site, presently planted with citrus groves, as "Prime Farmland". This area encompasses approximately 5.5 acres of the project site. However, the portion of the project site, located at the north and eastern areas of the site, where groves have been removed for the previous equipment yard use, are designated as "Urban and Built-Up Land". The proposed project will convert this remaining Prime Farmland to non-farmland



use. The project site is currently zoned for residential use, under the Rural Living (RL) 5-Acre Minimum District in the County of San Bernardino and within the Rural Living residential designation of the City of Redlands General Plan. The project includes a Zone Change to pre-zone 11.97 acres to the R-1 (Single Family Residential) zone. Further, the area in the vicinity of the project site has changed over time from agricultural to residential uses. Increasing prices of land, higher water and labor costs, competition from other parts of the state, increased environmental regulations, and the expansion of urbanization have all put considerable pressure on farming as an economically viable use within the area. The project site is bounded on two sides by residential development and the existing agricultural use represents a fragmented portion of citrus groves, non-contiguous with other citrus orchards located further east in the unincorporated area of Crafton. A minor arterial roadway (Wabash Avenue) exists at the west boundary of the project site and a local street (Sylvan Boulevard) at the south boundary of the project site. Thus, this parcel should be considered a small island of agricultural land that does not have long-term viability regardless of the current development proposal. Based on these constraints, Mitigation Measure AGR-1 is adequate to offset the removal of this parcel of land from agricultural productivity. The City of Redlands concludes that implementation of this measure provides reasonable mitigation based on the magnitude of the impact pursuant State CEQA Guidelines Section 15370. :

**Mitigation Measure AGR-1:** The project developer shall fund acquisition of farmland or farmland conservation easements at a ratio of 0.50/1. Based on the 5.5 agricultural acre area of the 11.97 acre project site, a total of 2.75 acres of prime agricultural land or conservation easements over 2.75 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 prior to issuance of a grading permit, 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 project developer shall submit verification to the City of Redlands Development Services Department that the acquisition of farmland has been completed. A receipt from the farmland conservation agency will serve as adequate verification.

Issues and Supporting Information Sources:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**2. WILDLIFE/HABITAT/OPEN SPACE PRESERVATION.** Would the proposal:

- |  |   |          |          |          |
|--|---|----------|----------|----------|
| a) Eliminate or have negative impact upon wildlife corridors?  | — | <u>✓</u> | <u>→</u> | —        |
| b) Tend to urbanize open space impacting preservation and conservation of natural resources?                                       | — | <u>✓</u> | <u>→</u> | —        |
| c) Interfere with use of recognized trails used by joggers, hikers, equestrians or bicyclists?                                     | — | —        | —        | <u>✓</u> |
| d) Eliminate, reduce, or have any negative impact upon wildlife habitat areas to include the protection of fringe or buffer areas? | — | <u>✓</u> | <u>→</u> | —        |

**Wildlife/Habitat/Open Space Preservation**

- 2.a) The project site is partially occupied by citrus grove, located on the southern and western portions of the project site, and disturbed, developed area located to the north and eastern portion of the site, which contains two commercial buildings and two accessory structures, which was previously utilized as an equipment yard, and a single family residence. No native vegetation communities or undisturbed soils are present on-site. As such, suitable habitat for sensitive plant or wildlife species of any kind is extremely limited to non-existent. Field investigations did not identify any endangered, threatened, candidate, sensitive or special status species present on-

site, although sensitive bat species such as the pallid bat and the western yellow bat may occasionally roost within groves and abandoned farm structures, and mature trees may occasionally serve as nesting sites for some sensitive raptor species, such as Cooper's Hawk. The following mitigation measures will ensure that potential impacts to sensitive bat and raptor species are less than significant and ensure consistency with plans, policies and regulations of the California Department of Fish and Game or U.S. Fish and Wildlife Service.

**Mitigation Measure BIO-1:** A detailed bat survey shall be conducted by a qualified biologist prior to demolition of the abandoned structures on-site or the removal of mature trees and palms. If a nonbreeding bat colony is detected, all individuals shall be humanely evicted based upon the direction of the monitoring biologist. If a maternity colony is detected on-site, a construction-free buffer shall be established around the buildings and/or mature trees and palms until it has been determined by a qualified biologist that the nursery is no longer active. Removal should preferably be done between March 1 and April 15, or August 15 and October 15, to avoid interfering with the active nursery.

**Mitigation Measure BIO-2 :** If construction is proposed between February 1 and August 31, a qualified biologist shall conduct a burrowing owl and nesting bird survey(s) no more than three days prior to initiation of grading to document the presence or absence of nesting birds within or directly adjacent (100 feet) to the project site. The survey(s) shall focus upon identifying any raptor and/or passerine nests that are directly or indirectly affected by construction activities. If active burrowing owl or other avian nests are documented, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of a nest shall be postponed until the young birds have fledged. A minimum exclusion buffer of 100 feet shall be maintained during construction, depending upon the species and location. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area.

**Mitigation Measure BIO-3:** A survey report by a qualified biologist verifying that no active raptor and/or passerine nests are present, or that the young have fledged, shall be submitted to the City of Redlands prior to initiation of grading in the nest setback zone. The qualified biologist shall serve as a

construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur.

If an active burrowing owl or other avian nest is discovered during the pre-construction clearance survey, construction activities shall be redirected around the nest. As determined by the City, a qualified biologist shall delineate the boundaries of any such buffer area. The buffer shall be sufficient to ensure that nesting behavior is not adversely affected by the construction activity. Once the qualified biologist has determined that young birds have successfully fledged or the nest has otherwise become inactive, a monitoring report shall be prepared and submitted to the City of Redlands for review and approval prior to reinitiating construction activities within the buffer area. The monitoring report shall summarize the results of the nest monitoring, describe construction restrictions currently in place, and confirm that construction activities can proceed within the buffer area without jeopardizing the survival of the young birds. Construction within the designated buffer area shall not proceed until written authorization is received from CDFW.

If burrowing owls are observed, the area shall be flagged, and a no-work buffer of 500 feet shall be established by the project biologist in consultation with the California Department of Fish and Wildlife (CDFW). The no-work buffer shall be clearly delineated by the biologist and monitored to ensure avoidance until consultation with the CDFW and applicant results in a plan to avoid or relocate the burrowing owl(s). A monitoring report shall be prepared and submitted to the City, and written authorization by the CDFW shall be received before construction may proceed within the no-work buffer.

- 2.b) The project site abuts single family residential development to the north, south and east and a mix of institutional and commercial uses to the west. The project would not urbanize planned open space as designated on the General Plan Land Use Map.
- 2.c) The project will not interfere with the use of recognized trails used by joggers, hikers, equestrians or bicyclists, and in fact will extend and enhance the Mill Creek Zanja Trail as has been previously described. The project will construct off-site improvements, including sidewalk, which will provide additional connectivity for pedestrian circulation within the area.

2.d) See 2 (a), above.

Issues and Supporting Information Sources:

**3. TRAFFIC.** Would the proposal:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in increased vehicle trips or congestion?	—	✓	→	—
b.) Create additional traffic so as to be in conflict with the policies of the General Plan?	—	—	✓	—
c.) Does traffic impact livability of a residential neighborhood on streets which, due to design or terrain features, street side development or other factors, have greater than usual sensitivity to increased traffic?	—	—	—	✓
d.) Create additional traffic so as to increase the level of service on roadways that are adjacent to or in the vicinity of the project?	—	—	✓	—

**Traffic Impacts.**

3.a,b) A *Traffic Impact Analysis* was prepared by *Urban Crossroads* to analyze potential traffic impacts on the site.

The proposed project is small in scale, and is estimated to generate 32 trip ends per day with 26 AM peak trips and 34 PM peak trips, and a total of 324 trips daily. Project construction activities may potentially result in temporary and transient traffic deficiencies related to construction employee commutes, Import of construction materials and soils, and transport and use of heavy construction equipment. To assure that all potential impacts are less than significant, several mitigation measures are included in the initial study.

This level of traffic generation will not conflict with any applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.

**Mitigation Measure TRA-1:** On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project.

**Mitigation Measure TRA-2:** Sight distance at the project accesses shall comply with standard California Department of Transportation and City of Redlands sight distance standards. The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met. Such plans must be reviewed by the City and approved as consistent with this measure prior to issue of grading permits.

**Mitigation Measure TRA-3:** The project shall contribute towards the cost of any necessary area improvements on a fair share or “pro-rata” basis.

**Mitigation Measure TRA-4:** Participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees. The traffic signals within the study area at buildout should specifically include an interconnect of the traffic signals to function in a coordinated system.

**Mitigation Measure TRA-5:** As is the case for any roadway design, the City of Redlands should periodically review traffic operations in the vicinity of the project once the project is constructed to assure that the traffic operations are satisfactory.

- 3.c) The project does not abut any streets other than Wabash Avenue. The project includes a General Plan Amendment to change the designation of the property from Rural Living to Low Density Residential and the project complies with the density set forth in this designation. The project site will be accessed from Wabash Avenue. With on- and off-site improvements both implemented through design and required by mitigation measures, the traffic impact will be mitigated to a less than significant level.
- 3.d) See 3(a) and (b) above.

Issues and Supporting Information Sources:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**4. FIRE AND PARAMEDIC SERVICES.** Will the proposal result in:

- |   |   |   |   |   |
|---|---|---|---|---|
| a) Requiring fire and paramedic services that are beyond the current capabilities of the Fire Department?   | — | — | ✓ | — |
| b) An increase in response time for essential fire or paramedic services to the remainder of the community? | — | — | ✓ | — |
| c) The need for additional fire or paramedic facilities or equipment?                                       | — | — | ✓ | — |

**Fire and paramedic services.**

- 4.a) The project site is not located in an area identified as a high fire danger area according to Figure 15.1 of the MEA/EIR. Any future dwellings constructed on the subdivided lots will be required to be equipped with fire sprinklers. As such, no significant impact is anticipated. No mitigation is required.
- 4.b) The project involves creation of thirty-four (34) single family lots. Upon annexation, the City of Redlands Fire Department will provide fire and emergency medical services to the Project. The Fire Department consists of approximately fifty five (55) total sworn personnel, including eighteen (18) firefighter/paramedics and thirty seven (37) firefighter/EMTs and covers an area of thirty seven (37) square miles. At project buildout, city-wide level of service is expected to be 0.76 firefighters per 1,000 residents. Other services include the household hazardous waste disposal site, CPR classes, sharps container exchange program, blood pressure checks and public education programs. Station No. 261 is in the closest proximity to the project site and services are financed through the General Fund. The new city services required by this project would be able to be supported by the City of Redlands Fire Department and will not have a not have a significant impact on fire or paramedic services to the remainder of the community.
- 4.c) Present capabilities of the Fire Department will not be impacted with development of the project. The project will pay Development Impact Fees which have been

established by the City to fund public facilities, including fire stations. These additional revenues to the City, as well as the revenue from increased property tax assessment generated from the future subdivision, will assist in funding fire operations for the area.

Issues and Supporting Information Sources:

	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Less Than Significant Impact	No Impact
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**5. POLICE SERVICES.** Would the proposal result in:

- |  |   |   |   |   |
|--|---|---|---|---|
| a) Requiring police services that are beyond the current capabilities of the Police Department?  | — | — | ✓ | — |
| b) An increase in response time for essential police services to the remainder of the community? | — | — | ✓ | — |
| c) The need for additional police facilities or equipment?                                       | — | — | ✓ | — |
| d) Increase in crime as a result of the type of business?  | — | — | ✓ | — |

**Police Services.**

5.a-d) After annexation, the City of Redlands Police Department will provide services to the project site. The Redlands Police Department personnel is made up of approximately 100 volunteers, 80 sworn officers and 58 full and part-time civilians, resulting in a service level of 1.12 officers per 1,000 residents. The Police Department contains an Operations Division and an Investigations and Support Services Division. In addition to sworn patrol officers, the Department has several sub-units, including Investigations, the Multiple Enforcement Team, Narcotics, and volunteers. Police services are generally financed through the General Fund. The project will pay Development Impact Fees, which have been established by the City to fund public facilities, including police. The project and its future residents will also provide additional revenue to the City resulting from increased property tax assessment revenue, which will assist in funding police operations. Additionally, the project will be required to provide and implement a site security plan during grading



and construction to ensure that impacts from construction site theft are kept at a less than significant level.

Issues and Supporting Information Sources:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**6. DOWNTOWN IMPACTS.** Would the proposal result in:

a) A reduction of the number or types of businesses located in the downtown?	—	—	—	✓
b) An unfair or unreasonable competitive disadvantage to existing businesses downtown?	—	—	—	✓
c) Creation of vacant buildings and the potential for blight?	—	—	—	✓
d) Cause an unreasonable increase in traffic downtown?	—	—	—	✓
e) Economic and social effects of businesses competing with downtown businesses?	—	—	—	✓

**Downtown Impacts.**

6.a-e) The proposed project includes a residential development within the northern portion of the City and does not have the potential to negative impact the Downtown Business District. The future residents of this subdivision may patronize the downtown area and provide an additional source of revenue to the Downtown Business District.

Issues and Supporting Information Sources:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**7. RESIDENTIAL DESIGN.** Would the proposal:

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with existing codes and or standards?	—	—	—	✓
b) Meet minimum point standards of the Residential Development Allocation process?	—	—	✓	—

**Residential Design.**

- 7.a) In addition to a request for annexation, the project includes a request for a General Plan Amendment to amend the General Plan designation from Rural Living to Low Density Residential, and a Zone Change request to pre-zone the property as R-1 Low Density Residential, 7200 square feet minimum lot size. The design of the project will comply with all applicable codes and standards for this General Plan designation and zoning district, including those for density, minimum lot size, lot dimensions, and circulation.
- 7.b) Pursuant to Section 19.08.060 and 19.08.070 of the Redlands Municipal Code, developments constructing more than five dwelling units requires approval of a Residential Development Allocation, prior to the issuance of building permits to construct residences. Pursuant to Section 19.16.010, prior to submittal of a Residential Development Allocation application, a project must be environmentally assessed and tentative approved by the Planning Commission and City Council. As such, a Residential Development Allocation application has not been submitted at this time.

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>8. CULTURAL FACILITIES.</b> Would the proposal result in:				
a) Impacts to an historic residential structure, neighborhood, or district?	—	—	—	✓

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Impacts to an historic commercial structure or district?	—	—	—	✓
c) Impacts to cultural facilities such as the Smiley Library, Redlands Bowl, Lincoln Shrine, Joslyn Center, Community Center, etc?	—	—	—	✓
d) Have the potential to cause a physical change which would affect unique ethnic cultural values?	—	—	—	✓
e) Potential to disturb existing religious facilities	—	—	—	✓
f) Impact or restrict religious or sacred uses	—	—	—	✓

**Cultural Facilities.**

- 8.a-b) A report assessing the potential for archaeological and paleontological resources, historical resources, and human remains has been prepared for the proposed project by the firm of Brian F. Smith and Associates. In addition, a Mill Creek Zanja Protection Plan has been prepared by the firm of Cadre Environmental. The property is noted as a historic-period agricultural site, however, the investigation notes that the trees on site are modern, indicating that the original citrus trees have been replaced. There are no historic residential or commercial structures on the project site, nor is the project site located within a historic neighborhood or district.
- 8.c) The project will result in the creation of thirty-four (34) single family residential lots and would not impact cultural facilities such as the Smiley Library, Redlands Bowl, Lincoln Shrine, Joslyn Center, Community Center, etc. The development will provide revenue to the City through increased property tax assessment generated by the future homes which may assist in the operation of some cultural facilities. Thus, the project will not have an adverse impact to cultural facilities.
- 8.d) No part of this project has the potential to affect unique ethnic cultural values.

- 8.e-f) No religious facilities are located within or adjacent to the project site. The project will not result in impacts to existing religious facilities or restrict religious uses. Through AB52 Tribal Notification and Consultation, mitigation measures have been implemented into the Initial Study to reduce the potential impact to a less than significant level. These include:

**Mitigation Measure CUL- 1:** A monitoring biologist experienced in identifying jurisdictional resources regulated by the United States Army Corp of Engineers, California Department of Fish and Wildlife and Regional Water Quality Control Board shall define the location and monitor the installation of orange silt fencing between the Mill Creek Zanja and the project site as described below:

- a. Install siltation fencing at least 10 ft. north of the Mill Creek Zanja along the entire southern extent of the project site. The fencing shall be buried at least 4 inches in depth and will also be secured in place by a continuous line of sandbags.
- b. Siltation fencing shall be tied into existing bridge crossings currently utilized by residents to allow for continued access to their properties.
- c. No staging of materials or soils shall occur within 50 ft. of the siltation fencing.
- d. Any breaches in the silt fencing shall be repaired immediately.
- e. Any direct/indirect impacts to the Mill Creek Zanja shall be reported immediately to the City of Redlands Planning Division.
- f. Following completion of construction, the monitoring biologist shall provide the City of Redlands Planning Department a letter of compliance describing all conservation and avoidance measures implemented to ensure protection of the Mill Creek Zanja.

**Mitigation Measure CUL-2:** If any cultural resources of any kind be discovered during grading and site preparation activities, a qualified archaeologist/paleontologist shall be retained to inspect specimens and formulate a Mitigation Monitoring and Reporting Program consistent with CEQA, the policies of the City of Redlands and the County of San Bernardino, as well as specific recommendations contained in the Cultural Resource Assessment prepared for the proposed project.

**Mitigation Measure CUL-3:** An archaeological monitor shall be present full-time during all soil-disturbing and grading/excavation/trenching activities that could result in impacts to archaeological resources.

**Mitigation Measure CUL-4:** As appropriate, the principal investigator (PI) shall submit a detailed letter to the lead agency during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating previous grading/trenching activities, presence of fossil formations, or native soils is encountered that may reduce or increase the potential for resources to be present.

**Mitigation Measure CUL-5:** In the event of an archaeological discovery, either historic or prehistoric, the archaeological monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to, digging, trenching, excavating, or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources, and immediately notify the Native American monitor and City of Redlands Planning Department. The monitor shall immediately notify the PI (unless monitor is the PI) of the discovery.

**Mitigation Measure CUL-6.** The Principal Investigator shall evaluate the significance of the resource. If human remains are involved, the protocol outlined in Mitigation Measures CUL-7 and CUL-8 shall be followed.

- a. The PI shall immediately notify the City of Redlands Planning Department to discuss significance determination and shall also submit a letter indicating whether additional mitigation is required.
- b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) that has also been reviewed by the Native American consultant/monitor, and obtain written approval from the City of Redlands Planning Department to implement that program. Impacts to significant resources shall be mitigated before ground-disturbing activities in the area of discovery are allowed to resume.
- c. If the resource is not significant, the PI shall submit a letter to the City of Redlands Planning Department indicating that artifacts will be collected, curated, and documented in a final

monitoring report. The letter shall also indicate that no further work is required.

**Mitigation Measure CUL-7:** If human remains are discovered, work shall halt in that area until a determination can be made regarding the provenance of the human remains, and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98), and the State Health and Safety Code (Sec. 7050.5) shall be undertaken.

- a. The archaeological monitor shall notify the PI, if the monitor is not qualified as a PI.
- b. The PI shall notify the medical examiner after consultation with the City, either in person or via telephone.
- c. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the medical examiner in consultation with the PI concerning the provenance of the remains.
- d. The medical examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
- e. If a field examination is not warranted, the medical examiner will determine, with input from the PI, if the remains are or are most likely to be of Native American origin.
- f. If the human remains are determined to be Native American, the medical examiner shall notify the Native American Heritage Commission (NAHC) within 24 hours.
- g. The NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
- h. The MLD will contact the PI within 24 hours or sooner after the medical examiner has completed coordination to begin the consultation process in accordance with CEQA Section

15064.5(e), the California Public Resources, and the State Health and Safety Code.

- i. The MLD will have 48 hours to make recommendations to the property owner or representative for the treatment or disposition with proper dignity of the human remains and associated grave goods.
- j. Disposition of Native American human remains will be determined between the MLD and the PI, and, if:
  - (1) The NAHC is unable to identify the MLD, OR the MLD failed to the (NAHC) is unable to identify the MLD, or the MLD failed to make a recommendation within 48 hours after being notified by the NAHC; or
  - (2) The City of Redlands and the landowner reject the recommendation of the MLD and mediation in accordance with Public Resources Code 5097.94 (k) by the NAHC fails to provide acceptable measures; then
  - (3) Upon the discovery of multiple Native American human remains during a ground-disturbing land development activity, the City of Redlands and the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery shall be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree upon the appropriate treatment measures, the human remains and grave goods buried with the Native American human remains shall be reinterred with appropriate dignity.

**Mitigation Measure CUL-8:** If the human remains are determined not to be Native American in origin, the PI shall contact the medical examiner and notify them of the historic era context of the burial.

- a. The medical examiner shall determine the appropriate course of action with the PI and the City of Redlands Planning Division.
- b. If the remains are of historic origin, they shall be appropriately removed and conveyed to the City of Redlands Planning Division. The decision for internment of the human remains shall be made in consultation with the City of Redlands Planning Department, the applicant and/or landowner, and any known descendant group.

**Mitigation Measure CUL-9.** Post construction, the PI shall submit to the City of Redlands Planning Department a draft monitoring report (even if negative) prepared in accordance with the agency guidelines, which describes the results, analysis, and conclusions of all phases of the archaeological monitoring program

- a. For significant archaeological resources encountered during monitoring, the ADRP shall be included in the draft monitoring report.
- b. Recording sites with the State of California DPR shall be the responsibility of the PI, including recording (on the appropriate forms-DPR 523 A/B) any significant or potentially significant resources encountered during the archaeological monitoring program.
- c. The PI shall submit a revised draft monitoring report to the City of Redlands Planning Department for approval prior to issuance of Building Permits, including any changes or clarifications requested by the City.

**Mitigation Measure CUL-10.** The PI shall be responsible for ensuring that all cultural remains collected are appropriately cleaned and cataloged.

- a. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate. The cost for curation is the responsibility of the property owner.



**Mitigation Measure CUL-11:** Appropriate measures for long term curation of any artifacts discovered on the project site shall be determined by the PI to the satisfaction of the City of Redlands Planning Department depending upon the nature of artifacts involved. The PI shall submit the approved final monitoring report to the City of Redlands Planning Department and any interested parties.

- a) For significant archaeological resources encountered during monitoring, the ADRP shall be included in the draft monitoring report.
- b) If more than one Native American Group is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the San Bernardino County Museum by default.
- c) Should reburial of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Redlands Development Services Department. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.

**Mitigation Measure CUL-12:** The Project applicant shall contact the consulting Native American Tribe(s) that have requested monitoring through consultation with the City during the AB 52 process (San Manuel Band of Mission Indians, Gabrieleno Band of Mission Indians - Kizh Nation, Morongo Band of Mission Indians, and the Soboba Band of Luiseno Indians). The applicant shall coordinate with these Tribes to develop a Tribal Monitoring Agreement. The tribes must agree upon a coordinated monitoring schedule and the applicant shall submit the agreement to the City of Redlands Development Services Department prior to any clearing and grubbing of the property and prior to the Issuance of a Grading Permit.

Issues and Supporting Information Sources:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Issues and Supporting Information Sources:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**9. PARK FACILITIES AND RECREATIONAL PROGRAMS.** Will the proposal result in:

- |   |   |   |   |   |
|---|---|---|---|---|
| a) Increases in use or demand for park facilities or programs to include manpower, facilities or equipment? | — | — | — | ✓ |
| b) A ratio of parkland to population which exceeds standards and or goals established by the General Plan?  | — | — | — | ✓ |

**Park Facilities and Recreational Programs.**

9.a,b) The proposed project includes a request for annexation into the City of Redlands, a General Plan Amendment to amend the General Plan designation of the property from Rural Living to Low Density Residential, a Zone Change request to pre-zone the property R-1 (Single Family Residential) District, and the subdivision of 11.97 acres into thirty-four (34) residential lots, and four (4) lettered lots for landscaping, storm water basins, and other improvements. The project will not adversely affect existing or planned recreational facilities nor create a significant new demand for additional recreational facilities. The project is projected to accommodate an estimated 106 additional residents to the City of Redlands. The City's Quality of Life Department maintains fourteen (14) established parks, which comprise over 143 acres of land. When compared with the General Plan requirement for one acre of City of Redlands parkland per one thousand residents, the City's park area will continue to greatly exceed this requirement, even with the addition of approximately 106 new residents. The project will also generate additional revenue to the City with increased property tax assessment, which will assist in funding park facilities and services.

Issues and Supporting Information Sources:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

**10. LAND USE COMPATIBILITY.** Would the proposal result in:

- |  |  |  |  |   |
|--|--|--|--|---|
| a) Land uses that are not compatible or consistent |  |  |  | ✓ |
|--|--|--|--|---|

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
with the General Plan?	—	—		—
b) Economic impacts on businesses and small property owners from a project	—	—	✓	—
c) Physical separation or division of an existing community	—	—	—	✓
d) Loss of jobs for the community?	—	—	—	✓
e) Overcrowding of housing?	—	—	—	✓

**Land Use Compatibility.**

- 10.a) The project is requesting a General Plan Amendment to amend the General Plan designation from Rural Living to Low Density Residential. The proposed project would be consistent with the density prescribed by the Low Density Residential General Plan designation.
- 10.b) The project includes a request for annexation, a General Plan Amendment to amend the General Plan designation from Rural Living to Low Density Residential, a Zone Change to pre-zone the property to R-1 (Single Family Residential) District, and a single family subdivision for thirty-four (34) residential lots. The project site abuts existing residential development to the north, south, and east. The design of the project includes lot sizes consistent with, or greater than adjacent residential development. No significant economic impact on businesses or small property owners are anticipated.
- 10.c) The project site is surrounded by existing residential neighborhoods to the north, south, and east. As indicated above, the project has been designed to be compatible with the surrounding developments and in no way will physically divide or separate the existing community.
- 10.d) The grading or eventual construction project will create jobs, ultimately not resulting in the loss of jobs to the community.
- 10.e) No part of this project has the potential to result in overcrowding of the current

housing stock within the City.

Issues and Supporting Information Sources:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>11. SCHOOLS.</b> Would the proposal result in:				
a) Creating an overcapacity in schools?	—	—	—	✓
b) The need for additional school facilities or equipment ?	—	—	—	✓
c) Land uses not consistent with or compatible with existing educational facilities in community?	—	—	—	✓
d) Social or academic impacts on students resulting from school closures.	—	—	—	✓

**Schools.**

11.a-d) The project will eventually create additional students within the thirty-four (34) residential lots on the site. Any potential direct impacts attributable to the Redlands Unified School District resulting from this project will be offset through the payment of state established school fees assessed at the time of building permit issuance.

**TABLE 1  
CITY OF REDLANDS : MODEL  
LAND USE SUMMARY:  
FISCAL IMPACT ANALYSIS**

LAND USE	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	TOTAL
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	
<b>RESIDENTIAL UNITS</b>											
RURAL LIVING (0.2 - 0.4 du/acre)	0	0	0	0	0	0	0	0	0	0	0
VERY-LOW-DENSITY RESIDENTIAL (0 - 2.7 du/acre)	0	0	0	0	0	0	0	0	0	0	0
LOW-DENSITY RESIDENTIAL (0 - 6.0 du/acre)	0	13	21	0	0	0	0	0	0	0	34 DEVELOPER
LOW-MEDIUM-DENSITY RESIDENTIAL (0 - 8.0 du/acre)	0	0	0	0	0	0	0	0	0	0	0
MEDIUM-DENSITY RESIDENTIAL (0 - 15.0 du/acre)	0	0	0	0	0	0	0	0	0	0	0
HIGH DENSITY (0 - 27.0 du/acre)	0	0	0	0	0	0	0	0	0	0	0
TOTAL, RESIDENTIAL UNITS	0	13	21	0	0	0	0	0	0	0	34
CUMULATIVE, RESIDENTIAL UNITS	0	13	34	34	34	34	34	34	34	34	NA
<b>PROJECT RESIDENTS /1</b>											
RURAL LIVING (0.4 - 0.2 du/acre)	0	0	0	0	0	0	0	0	0	0	0
VERY-LOW-DENSITY RESIDENTIAL (0 - 2.7 du/acre)	0	0	0	0	0	0	0	0	0	0	0
LOW-DENSITY RESIDENTIAL (0 - 6.0 du/acre)	0	36	59	0	0	0	0	0	0	0	95
LOW-MEDIUM-DENSITY RESIDENTIAL (0 - 8.0 du/acre)	0	0	0	0	0	0	0	0	0	0	0
MEDIUM-DENSITY RESIDENTIAL (0 - 15.0 du/acre)	0	0	0	0	0	0	0	0	0	0	0
HIGH DENSITY (0 - 27 du/acre)	0	0	0	0	0	0	0	0	0	0	0
TOTAL, PROJECT RESIDENTS	0	36	59	0	0	0	0	0	0	0	95
CUMULATIVE, PROJECT RESIDENTS	0	36	95	95	95	95	95	95	95	95	NA
<b>CUMULATIVE PROJECT ACREAGE /2</b>											
RURAL LIVING (0.4 - 0.2 du/acre)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
VERY-LOW-DENSITY RESIDENTIAL (0 - 2.7 du/acre)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
LOW-DENSITY RESIDENTIAL (0 - 6.0 du/acre)	0.00	4.58	11.97	11.97	11.97	11.97	11.97	11.97	11.97	11.97	NA
LOW-MEDIUM-DENSITY RESIDENTIAL (0 - 8.0 du/acre)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
MEDIUM-DENSITY RESIDENTIAL (0 - 15.0 du/acre)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
HIGH DENSITY (0 - 27 du/acre)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA
CUMULATIVE, PROJECT ACREAGE	0.00	4.58	11.97	11.97	11.97	11.97	11.97	11.97	11.97	11.97	NA
<b>LAND NON-RESIDENTIAL ACRES, ANNUAL /3</b>											
RETAIL	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
INDUSTRIAL	0.0	0	0	0	0	0	0	0	0	0	0.0
OTHER NON-RESIDENTIAL	0	0	0	0	0	0	0	0	0	0	0.0
ANNUAL TOTAL, NON-RESIDENTIAL	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
<b>LAND NON-RESIDENTIAL ACRES, CUMULATIVE</b>											
RETAIL	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	NA
INDUSTRIAL	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	NA
OTHER NON-RESIDENTIAL	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	NA
CUMULATIVE TOTAL, NON-RESIDENTIAL	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	NA
<b>LAND NON-RESIDENTIAL EDU'S, CUMULATIVE /4</b>											
RETAIL	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	NA
INDUSTRIAL	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	NA
OTHER NON-RESIDENTIAL	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	NA
CUMULATIVE TOTAL, NON-RESIDENTIAL EDU'S	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	NA
<b>BUILDING NON-RESIDENTIAL SQ.FT., ANNUAL</b>											
RETAIL	0	0	0	0	0	0	0	0	0	0	0
INDUSTRIAL	0	0	0	0	0	0	0	0	0	0	0
OTHER NON-RESIDENTIAL	0	0	0	0	0	0	0	0	0	0	0
ANNUAL TOTAL, NON-RESIDENTIAL	0	0	0	0	0	0	0	0	0	0	0
<b>BUILDING NON-RESIDENTIAL SQ.FT., CUMULATIVE</b>											
RETAIL	0	0	0	0	0	0	0	0	0	0	NA
INDUSTRIAL	0	0	0	0	0	0	0	0	0	0	NA
OTHER NON-RESIDENTIAL	0	0	0	0	0	0	0	0	0	0	NA
CUMULATIVE TOTAL, NON-RESIDENTIAL	0	0	0	0	0	0	0	0	0	0	NA

SHADED CELLS ARE VARIABLE ASSUMPTIONS OR INPUTS UNIQUE TO THE PROJECT.

NOTES:

1. Average number of residents per Dwelling Unit ("DU") provided by the California Department of Finance.  
Residents per DU = 2.801 OTHER

2. Assumes residential acreage per unit of the following:

Rural Living (less than 0.2 - 0.4 du/acre) NA  
Very-Low-Density Residential (0 - 2.7 du/acre) NA  
Low-Density Residential (0 - 6.0 du/acre) 0.35  
Low-Medium-Density Residential (0 - 8.0 du/acre) NA DEVELOPER  
Medium-Density Residential (0 - 15.0 du/acre) NA  
High Density (0 - 27.0 du/acre) NA

3. Assumes average non-residential site coverage of the following (based on the General Plan):

Retail 0.0%  
Industrial 0.0%  
Other Non-Residential 0.0% DEVELOPER

4. Assumes non-residential equivalent dwelling units of the following:

EDUs per acre = 6.0 OTHER

GENERAL PLAN BUILDOUT PROJ. Sq. Ft.\* F.A.R.\* Projected Acreage

RETAIL 8,646,200 0.30 661.63  
INDUSTRIAL 10,048,400 0.40 576.70 OTHER  
OTHER NON-RESIDENTIAL 21,641,990 0.45 1,104.07  
40,336,590 2,342.40

\*As disclosed in the General Plan

Typical Home Size: 2,835 OTHER  
Estimated Equivalency: 6.07



**TABLE 3**  
**CITY OF REDLANDS : MODEL**  
**LAND USE SUMMARY:**  
**FISCAL IMPACT ANALYSIS**

RESIDENTIAL INDIRECT SALES TAX GENERATION ASSUMPTIONS		BUSINESS DIRECT SALES & USE TAX GENERATION ASSUMPTIONS		PROPERTY TRANSFER TAX ASSUMPTIONS	
AVERAGE HOUSEHOLD INCOME ASSUMPTIONS:					
WEIGHTED AVERAGE RESIDENTIAL PRICE	\$585,000	SALES TAXES PASSED THROUGH TO CITY, APPLIED TO COSTS: /1		1.00%	CITY
AVERAGE RESIDENTIAL MORTGAGE (20% DOWN)	\$468,000	MEASURE T TAXES PASSED THROUGH TO TRANSIT AUTHORITY		0.00%	
ANNUAL MORTGAGE PAYMENTS @ 6.50% & 30 YEARS	\$35,497	LOCAL TRANSPORTATION SALES TAXES		0.00%	
AVG. HOUSEHOLD INCOME (3:1 INCOME/PAYMENT RATIO):	\$106,491	DISPLACED EXISTING CITY SALES TAX		33.33%	
RETAIL TAXABLE EXPENDITURE (% OF INCOME):	25.0%	PROJECT RETAIL TAXABLE SALES PER SQ. FT.:			
PROJECT RESIDENTS' PURCHASES OUTSIDE PROJECT AND WITHIN INCORPORATED CITY:	50.0%	RETAIL	\$0.00		
		INDUSTRIAL	\$0.00		
		OTHER NON-RESIDENTIAL	0		
		RESIDENTIAL PROPERTY TURNOVER RATE		10.00%	CITY
		BUS & COM PROPERTY TURNOVER RATE		5.00%	
		TRANSFER TAX AS A % OF RE SALE DOLLAR		0.11%	
		PROPERTY TRANSFER TAX PASSED THROUGH TO CITY		50.00%	

1. Based on amount passed through to city in the adopted 1997-98 budget.

FISCAL YEAR	((\$ x1,000)	end of:	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
			2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
<b>SALES &amp; USE TAX REVENUE CALCULATION (CUMULATIVE):</b>												
<u>INDIRECT SALES TAX GENERATION</u>												
RESIDENTIAL TAXABLE EXPENDITURES			\$0	\$346	\$905	\$905	\$905	\$905	\$905	\$905	\$905	\$905
TOTAL TAXABLE PURCHASES WITHIN CITY			\$0	\$173	\$453	\$453	\$453	\$453	\$453	\$453	\$453	\$453
RESIDENTIAL SALES TAX GENERATION			\$0	\$2	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5
<u>DIRECT SALES TAX GENERATION</u>												
RETAIL TAXABLE SALES			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
INDUSTRIAL TAXABLE SALES			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OTHER NON-RESIDENTIAL TAXABLE SALES			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SUB-TOTAL DIRECT TAXABLE SALES			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LESS: DISPLACED EXISTING CITY SALES TAX			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL DIRECT TAXABLE SALES			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL DIRECT SALES TAX GENERATION			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL PROJECT SALES &amp; USE TAX REVENUES, APPLIED TO COSTS</b>			<b>\$0</b>	<b>\$2</b>	<b>\$5</b>	<b>\$5</b>	<b>\$5</b>	<b>\$5</b>	<b>\$5</b>	<b>\$5</b>	<b>\$5</b>	<b>\$5</b>
RESIDENTIAL MEASURE T SALES TAXES			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NON-RESIDENTIAL MEASURE T SALES TAXES			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
RESIDENTIAL LOCAL TRANSPORTATION SALES TAXES			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NON-RESIDENTIAL LOCAL TRANSPORTATION SALES TAXES			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL PROJECT SALES &amp; USE TAX REVENUES, FOR TRANSPORTATION</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>PROPERTY TRANSFER TAX CALCULATION (CUMULATIVE):</b>												
RESIDENTIAL PROPERTY TRANSFER TAXES			\$0.00	\$0.42	\$1.09	\$1.09	\$1.09	\$1.09	\$1.09	\$1.09	\$1.09	\$1.09
NON-RESIDENTIAL PROPERTY TRANSFER TAXES			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL ANNUAL PROPERTY TRANSFER TAXES</b>			<b>\$0</b>	<b>\$0</b>	<b>\$1</b>	<b>\$1</b>	<b>\$1</b>	<b>\$1</b>	<b>\$1</b>	<b>\$1</b>	<b>\$1</b>	<b>\$1</b>

SHADED CELLS ARE VARIABLE ASSUMPTIONS OR INPUTS UNIQUE TO THE PROJECT.

**TABLE 4  
CITY OF REDLANDS : MODEL  
LAND USE SUMMARY:  
FISCAL IMPACT ANALYSIS**

BUSINESS LICENSE FEE REVENUE			FRANCHISE FEES (PER CAPITA)					TRANSIENT OCCUPANCY TAX						
RESIDENTIAL	NA		TOTAL FRANCHISE					RESIDENTIAL	NON-RESIDENTIAL	NUMBER OF AVAILABLE HOTEL ROOMS				
NON-RESIDENTIAL								\$16.71	\$16.71	OCCUPANCY RATE				
BUSINESS LICENSE FEES ARE CHARGED AT A RATE EQUAL TO \$12 FOR THE FIRST \$5,000 IN GROSS SALES, PLUS \$3 FOR EACH ADDITIONAL \$5,000 INCREMENT IN GROSS SALES.								AVERAGE BILLING RATE PER ROOM						
								% PASSED THROUGH TO CITY						
								AVERAGE YEARLY OCCUPANCY REVENUES TO CITY						

FISCAL YEAR	(\$s x1,000)	end of:	YEAR 1 2017	YEAR 2 2018	YEAR 3 2019	YEAR 4 2020	YEAR 5 2021	YEAR 6 2022	YEAR 7 2023	YEAR 8 2024	YEAR 9 2025	YEAR 10 2026
<b>BUSINESS LICENSE FEE REVENUE</b>												
RESIDENTIAL												
RURAL LIVING			NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
VERY-LOW-DENSITY RESIDENTIAL			NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
LOW-DENSITY RESIDENTIAL			NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
LOW-MEDIUM-DENSITY RESIDENTIAL			NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
MEDIUM-DENSITY RESIDENTIAL			NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<u>HIGH DENSITY RESIDENTIAL</u>			<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
TOTAL RESIDENTIAL			NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
NON-RESIDENTIAL												
RETAIL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
INDUSTRIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OTHER NON-RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL NON-RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL, BUSINESS LICENSE FEE REVENUE			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>FRANCHISE FEE REVENUE</b>												
RESIDENTIAL FRANCHISE FEES			\$0.000	\$0.609	\$1.591	\$1.591	\$1.591	\$1.591	\$1.591	\$1.591	\$1.591	\$1.591
NON-RESIDENTIAL FRANCHISE FEES			\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
TOTAL, FRANCHISE FEE REVENUE			\$0	\$1	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2
<b>TRANSIENT OCCUPANCY TAX REVENUE</b>												
TOTAL, TRANSIENT OCCUPANCY TAX REVENUE			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

SHADED CELLS ARE VARIABLE ASSUMPTIONS OR INPUTS UNIQUE TO THE PROJECT.



**TABLE 5  
CITY OF REDLANDS : MODEL  
OTHER REVENUE AND REVENUE SUMMARY  
FISCAL IMPACT ANALYSIS**

OTHER GENERAL REVENUES (PER CAPITA METHOD) /1		INCOME FROM INVESTMENTS	
OTHER TAXES /2	\$10.86	EFFECTIVE INTEREST	2.50% OTHER
OTHER REVENUES	\$6.96		
COMMUNITY DEVELOPMENT	NA		
LIBRARY	NA		
POLICE DEPARTMENT	NA		
POLICE - ANIMAL CONTROL	NA		
POLICE - RECREATION	NA		
POLICE - SENIOR SERVICES	NA		
FIRE	NA		
PUBLIC WORKS	NA		
SUBTOTAL, OTHER REVENUES PER CAPITA:	\$17.83		

1. See Appendix for calculation of per capita multipliers. For items without values, a net cost technique is being employed.  
2. Other Taxes includes Public Safety Sales Tax.

FISCAL YEAR	(\$s x1,000)	end of:	YEAR 1 2017	YEAR 2 2018	YEAR 3 2019	YEAR 4 2020	YEAR 5 2021	YEAR 6 2022	YEAR 7 2023	YEAR 8 2024	YEAR 9 2025	YEAR 10 2026
<b>PER CAPITA REVENUES</b>												
<u>OTHER TAXES</u>												
RESIDENTIAL			\$0	\$0	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1
NON-RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL, OTHER TAXES			\$0	\$0	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1
<u>OTHER REVENUES</u>												
RESIDENTIAL			\$0	\$0	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1
NON-RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL, OTHER LICENSES, PERMITS & FINES			\$0	\$0	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1
<u>COMMUNITY DEVELOPMENT</u>												
RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NON-RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL, STATE REVENUES			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>LIBRARY</u>												
RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NON-RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL, FEDERAL REVENUES			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>POLICE DEPARTMENT</u>												
RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NON-RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL, CITY ATTORNEY			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>POLICE - ANIMAL CONTROL</u>												
RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NON-RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL, ENGINEERING SERVICES			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>POLICE - RECREATION</u>												
RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NON-RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL, FIRE DEPARTMENT			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>POLICE - SENIOR SERVICES</u>												
RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NON-RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL, JOSLYN CENTER			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>FIRE</u>												
RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NON-RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL, LIBRARY			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>PUBLIC WORKS</u>												
RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NON-RESIDENTIAL			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL, PARKS			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL RESIDENTIAL PER CAPITA REVENUES			\$0	\$1	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2
TOTAL NON-RESIDENTIAL PER CAPITA REVENUES			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL PER CAPITA REVENUES			\$0	\$1	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2
TOTAL RESIDENTIAL CASE STUDY REVENUES			\$0	\$18	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48
TOTAL NON-RESIDENTIAL CASE STUDY REVENUES			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL CASE STUDY REVENUES			\$0	\$18	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48
RESIDENTIAL REV AVAILABLE FOR INV. INCOME			\$0	\$19	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50
NON-RESIDENTIAL REV AVAILABLE FOR INV. INCOME			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUES AVAILABLE FOR INVESTMENT INCOME			\$0	\$19	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50
RESIDENTIAL INVESTMENT INCOME			\$0	\$0	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1
NON-RESIDENTIAL INVESTMENT INCOME			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL INVESTMENT INCOME			\$0	\$0	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1

SHADED CELLS ARE VARIABLE ASSUMPTIONS OR INPUTS UNIQUE TO THE PROJECT.

**TABLE 6  
CITY OF REDLANDS : MODEL  
POLICE DEPARTMENT, FIRE DEPARTMENT, PUBLIC WORKS & PER CAPITA COSTS  
FISCAL IMPACT ANALYSIS**

POLICE DEPARTMENT COSTS			
RESIDENTIAL CALLS		16,562	CITY
COST PER DWELLING UNIT		\$295	
NON-RESIDENTIAL RETAIL CALLS		8,987	
COST PER BUILDING SQUARE FOOT		\$0.47	
NON-RESIDENTIAL INDUSTRIAL CALLS		344	
COST PER BUILDING SQUARE FOOT		\$0.02	
OTHER NON-RESIDENTIAL CALLS		7,968	
COST PER BUILDING SQUARE FOOT		\$0.42	
MISCELLANEOUS CALLS /2		17,628	
TOTAL CALLS		51,469	

1. Based on Net Cost and number of calls to residential or non-residential properties.  
2. Based on conversations with the Police Chief, these incidences are not related to residences or businesses in the City.

EXISTING DWELLING UNITS	25,984	CITY
EXISTING NON-RESIDENTIAL SQUARE FOOTAGE	8,824,690	

RESIDENTIAL FIRE DEPARTMENT COSTS (1)			
RESIDENTIAL CALLS		3,579	CITY
COST PER DWELLING UNIT		\$168	
NON-RESIDENTIAL RETAIL CALLS		446	
COST PER BUILDING SQUARE FOOT		\$0.06	
NON-RESIDENTIAL INDUSTRIAL CALLS		155	
COST PER BUILDING SQUARE FOOT		\$0.02	
OTHER NON-RESIDENTIAL CALLS		1,459	
COST PER BUILDING SQUARE FOOT		\$0.20	
MISCELLANEOUS CALLS /2		1,988	
TOTAL CALLS		7,627	

1. Based on Net Cost and number of calls to residential or non-residential properties.  
2. Based on information from Fire Chief, these incidences are not related to residences or businesses in the City.

PUBLIC INFRASTRUCTURE REQUIREMENTS /1			
ROADS (LANE MILES)		0.3	DEVELOPER
TRAFFIC INTERSECTIONS REQUIRING SIGNALS		0.0	
AGGREGATE LANDSCAPING (ACRES)		1.7	
PARK ACREAGE (GROSS)		0.0	
STREET LIGHTS		9.0	
OPEN SPACE (ACRES)		0.4	
TRAILS (LINEAL MILE)		0.2	
STORM DRAINS (MILES)		0.2	

1. Infrastructure should exclude privately maintained facilities.

PUBLIC WORKS MAINTENANCE COSTS			
PAVEMENT MAINTENANCE PER LANE MILE /1		\$5,000	CITY
STREET SWEEPING PER CURB MILE - ALL STREETS /1		\$9	
TRAFFIC SIGNAL OPERATIONS & MAINTENANCE PER INTERSECTION /1		\$5,560	
LANDSCAPE MAINTENANCE PER ACRE /1		\$12,500	
PARK MAINTENANCE PER ACRE /1		\$7,000	
STREET LIGHT MAINTENANCE COST PER LIGHT /1		\$125	
OPEN SPACE MAINTENANCE PER ACRE /2		\$125	
TRAIL MAINTENANCE PER LINEAL MILE /2		\$500	
STORM DRAIN MAINTENANCE PER MILE /2		\$750	

1. Based on consultations with the City of Redlands Public Works Department.  
2. Based on consultant's experience.

CITY GENERAL GOVERNMENT COSTS*		
CITY COUNCIL	\$174,090	
CITY CLERK	\$285,939	
CITY MANAGER	\$314,819	
FINANCE	\$605,155	
CITY TREASURER	\$2,875,064	
CITY ATTORNEY	\$1,159,167	
TOTAL, CITY GENERAL GOVERNMENT COSTS	\$5,414,234	

\*Costs have been reduced to reflect department specific revenues.

CITY GENERAL GOVERNMENT COSTS CONTINUED		
TOTAL CITY OPERATING BUDGET*	#####	
*Excludes Debt Service, Utilities and Capital Improvements.		
OVERHEAD AS A % OF OPERATING BUDGET	11.04%	
OVERHEAD AS A % OF DIRECT COSTS	12.41%	
OVERHEAD BY DEFINITION CAUSING NO COST	0.00%	
OVERHEAD AS % OF DIRECT, AVERAGE	6.20%	

OTHER NET COSTS (PER CAPITA METHOD) /1		
COMMUNITY DEVELOPMENT	\$29.49	
LIBRARY	\$28.43	

1. See Appendix for calculation of per capita multipliers.

FISCAL YEAR	(\$s x1,000)	end of:	YEAR 1 2016	YEAR 2 2017	YEAR 3 2018	YEAR 4 2019	YEAR 5 2020	YEAR 6 2021	YEAR 7 2022	YEAR 8 2023	YEAR 9 2024	YEAR 10 2025
<b>CITY DIRECT COSTS</b>												
<b>POLICE DEPARTMENT COSTS</b>												
RESIDENTIAL	\$0.00		\$3.835	\$10.030	\$10.030	\$10.030	\$10.030	\$10.030	\$10.030	\$10.030	\$10.030	\$10.030
NON-RESIDENTIAL RETAIL	\$0.00		\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
NON-RESIDENTIAL INDUSTRIAL	\$0.00		\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
OTHER NON-RESIDENTIAL	\$0.00		\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
TOTAL, POLICE DEPARTMENT COSTS	\$0.00		\$3.835	\$10.030	\$10.030	\$10.030	\$10.030	\$10.030	\$10.030	\$10.030	\$10.030	\$10.030
<b>FIRE DEPARTMENT COSTS</b>												
RESIDENTIAL	\$0.00		\$2.186	\$5.718	\$5.718	\$5.718	\$5.718	\$5.718	\$5.718	\$5.718	\$5.718	\$5.718
NON-RESIDENTIAL RETAIL	\$0.00		\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
NON-RESIDENTIAL INDUSTRIAL	\$0.00		\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
OTHER NON-RESIDENTIAL	\$0.00		\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
TOTAL, FIRE DEPARTMENT COSTS	\$0.00		\$2.186	\$5.718	\$5.718	\$5.718	\$5.718	\$5.718	\$5.718	\$5.718	\$5.718	\$5.718
<b>PUBLIC WORKS COSTS</b>												
PAVEMENT MAINTENANCE	\$0.00		\$0.585	\$1.530	\$1.530	\$1.530	\$1.530	\$1.530	\$1.530	\$1.530	\$1.530	\$1.530
STREET SWEEPING	\$0.00		\$0.001	\$0.003	\$0.003	\$0.003	\$0.003	\$0.003	\$0.003	\$0.003	\$0.003	\$0.003
TRAFFIC SIGNAL OPERATION	\$0.00		\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
LANDSCAPE MAINTENANCE	\$0.00		\$8.221	\$21.500	\$21.500	\$21.500	\$21.500	\$21.500	\$21.500	\$21.500	\$21.500	\$21.500
PARK MAINTENANCE	\$0.00		\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
STREET LIGHT MAINTENANCE	\$0.00		\$0.430	\$1.125	\$1.125	\$1.125	\$1.125	\$1.125	\$1.125	\$1.125	\$1.125	\$1.125
OPEN SPACE MAINTENANCE	\$0.00		\$0.021	\$0.055	\$0.055	\$0.055	\$0.055	\$0.055	\$0.055	\$0.055	\$0.055	\$0.055
TRAIL MAINTENANCE	\$0.00		\$0.029	\$0.075	\$0.075	\$0.075	\$0.075	\$0.075	\$0.075	\$0.075	\$0.075	\$0.075
STORM DRAIN MAINTENANCE	\$0.00		\$0.049	\$0.128	\$0.128	\$0.128	\$0.128	\$0.128	\$0.128	\$0.128	\$0.128	\$0.128
TOTAL, PUBLIC WORKS COSTS	\$0.00		\$9.335	\$24.415	\$24.415	\$24.415	\$24.415	\$24.415	\$24.415	\$24.415	\$24.415	\$24.415
<b>COMMUNITY DEVELOPMENT</b>												
RESIDENTIAL	\$0.00		\$1.074	\$2.808	\$2.808	\$2.808	\$2.808	\$2.808	\$2.808	\$2.808	\$2.808	\$2.808
NON-RESIDENTIAL	\$0.00		\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
TOTAL, COMMUNITY DEVELOPMENT	\$0.00		\$1.074	\$2.808	\$2.808	\$2.808	\$2.808	\$2.808	\$2.808	\$2.808	\$2.808	\$2.808
<b>LIBRARY</b>												
RESIDENTIAL	\$0.00		\$1.035	\$2.707	\$2.707	\$2.707	\$2.707	\$2.707	\$2.707	\$2.707	\$2.707	\$2.707
NON-RESIDENTIAL	\$0.00		\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
TOTAL, LIBRARY	\$0.00		\$1.035	\$2.707	\$2.707	\$2.707	\$2.707	\$2.707	\$2.707	\$2.707	\$2.707	\$2.707
<b>CITY DIRECT COSTS</b>												
RESIDENTIAL	\$0.00		\$15.279	\$39.961	\$39.961	\$39.961	\$39.961	\$39.961	\$39.961	\$39.961	\$39.961	\$39.961
NON-RESIDENTIAL	\$0.00		\$3.835	\$10.030	\$10.030	\$10.030	\$10.030	\$10.030	\$10.030	\$10.030	\$10.030	\$10.030
TOTAL, CITY DIRECT COSTS	\$0.00		\$19.114	\$49.991	\$49.991	\$49.991	\$49.991	\$49.991	\$49.991	\$49.991	\$49.991	\$49.991
<b>CITY GENERAL GOVERNMENT COSTS</b>												
RESIDENTIAL	\$0.00		\$0.948	\$2.479	\$2.479	\$2.479	\$2.479	\$2.479	\$2.479	\$2.479	\$2.479	\$2.479
NON-RESIDENTIAL	\$0.00		\$0.238	\$0.622	\$0.622	\$0.622	\$0.622	\$0.622	\$0.622	\$0.622	\$0.622	\$0.622
TOTAL, CITY GENERAL GOVERNMENT COSTS	\$0.00		\$1.186	\$3.102	\$3.102	\$3.102	\$3.102	\$3.102	\$3.102	\$3.102	\$3.102	\$3.102

SHADED CELLS ARE VARIABLE ASSUMPTIONS OR INPUTS UNIQUE TO THE PROJECT.













**SAN BERNARDINO COUNTY  
FIRE PROTECTION DISTRICT**

**F A S**

**STANDARD CONTRACT**

**FOR OFFICIAL USE ONLY**

<input type="checkbox"/> New	FAS Vendor Code		Dept.	Contract Number		
<input checked="" type="checkbox"/> Change			<b>SC</b>	<b>CFD</b>	<b>A</b>	
<input type="checkbox"/> Cancel						
ePro Vendor Number				ePro Contract Number		
SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT			Dept.	Orgn.	Contractor's License No.	
Contract Representative			Telephone		Total Contract Amount	
Don Trapp			(909)387-5779		\$0	
Contract Type						
<input type="checkbox"/> Revenue <input type="checkbox"/> Encumbered <input type="checkbox"/> Unencumbered <input checked="" type="checkbox"/> Other:						
If not encumbered or revenue contract type, provide reason: Mutual Aid Agreement						
Commodity Code		Contract Start Date	Contract End Date	Original Amount	Amendment Amount	
				\$	\$	
Fund	Dept.	Organization	Appr.	Obj/Rev Source	GRC/PROJ/JOB No.	Amount
						\$
Fund	Dept.	Organization	Appr.	Obj/Rev Source	GRC/PROJ/JOB No.	Amount
						\$
Fund	Dept.	Organization	Appr.	Obj/Rev Source	GRC/PROJ/JOB No.	Amount
						\$
Project Name			Estimated Payment Total by Fiscal Year			
Amendment To Automatic			FY	Amount	I/D	
Aid Agreement Between						
The City Of Redlands &						
SBCFPD						

THIS CONTRACT is entered into in the State of California by and between the **SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT**, hereinafter called the **SBCFPD**, and

Name  
 City of Redlands  
 Address  
 35 Cajon Street  
 Redlands, CA 92373  
 Telephone  
 (909) 798 - 7600

hereinafter called City

**IT IS HEREBY AGREED AS FOLLOWS:**

*(Use space below and additional bond sheets. Set forth service to be rendered, amount to be paid, manner of payment, time for performance or completion, determination of satisfactory performance and cause for termination, other terms and conditions, and attach plans, specifications, and addenda, if any.)*

Agreement No. 06-435, 06-435 A-1 and 06-435 A-2, Section 3 and Exhibit A are hereby amended as follows:

1. Section 3 is amended to read as follows:

3. In addition, the District agrees to provide first response services for all emergency or non-emergency calls within the areas designated as LAFCO 2989, 2990, 3028, 3030, 3093, 3105, 3195 and 3207 which have been annexed by City and identified in revised Exhibit "A," attached hereto and incorporated herein by this reference.

I:\cal\jml\Agreements\CON-SBCFPD-062717-AMENDMENT NO 3 TO AUTO AID AGREE 06435 BETWEEN SBCFPD AND REDLANDS.doc

<b>Auditor-Controller/Treasurer/Tax Collector Use Only</b>	
<input type="checkbox"/> Contract Database	<input type="checkbox"/> FAS
Input Date	Keyed By



2. Exhibit A is replaced with the attached revised Exhibit A.
3. All other terms of said Agreement remain in full force and effect

IN WITNESS WHEREOF, this Agreement has been executed and approved and is effective and operative as to each of the parties as herein provided.

**SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT**

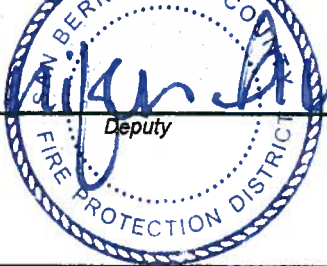
▶ Robert A. Lovingood  
 Robert Lovingood, Chairman, Board of Directors

Dated: JUL 25 2017

SIGNED AND CERTIFIED THAT A COPY OF THIS DOCUMENT HAS BEEN DELIVERED TO THE CHAIRMAN OF THE BOARD

Laura H. Welch, Secretary

By [Signature]  
 Deputy



City of Redlands  
 (Print or type name of corporation, company, contractor, etc.)

By ▶ [Signature]  
 (Authorized signature - sign in blue ink)

Name Paul W. Foster  
 (Print or type name of person signing contract)

Title Mayor  
 (Print or Type)

Dated: 7/5/17

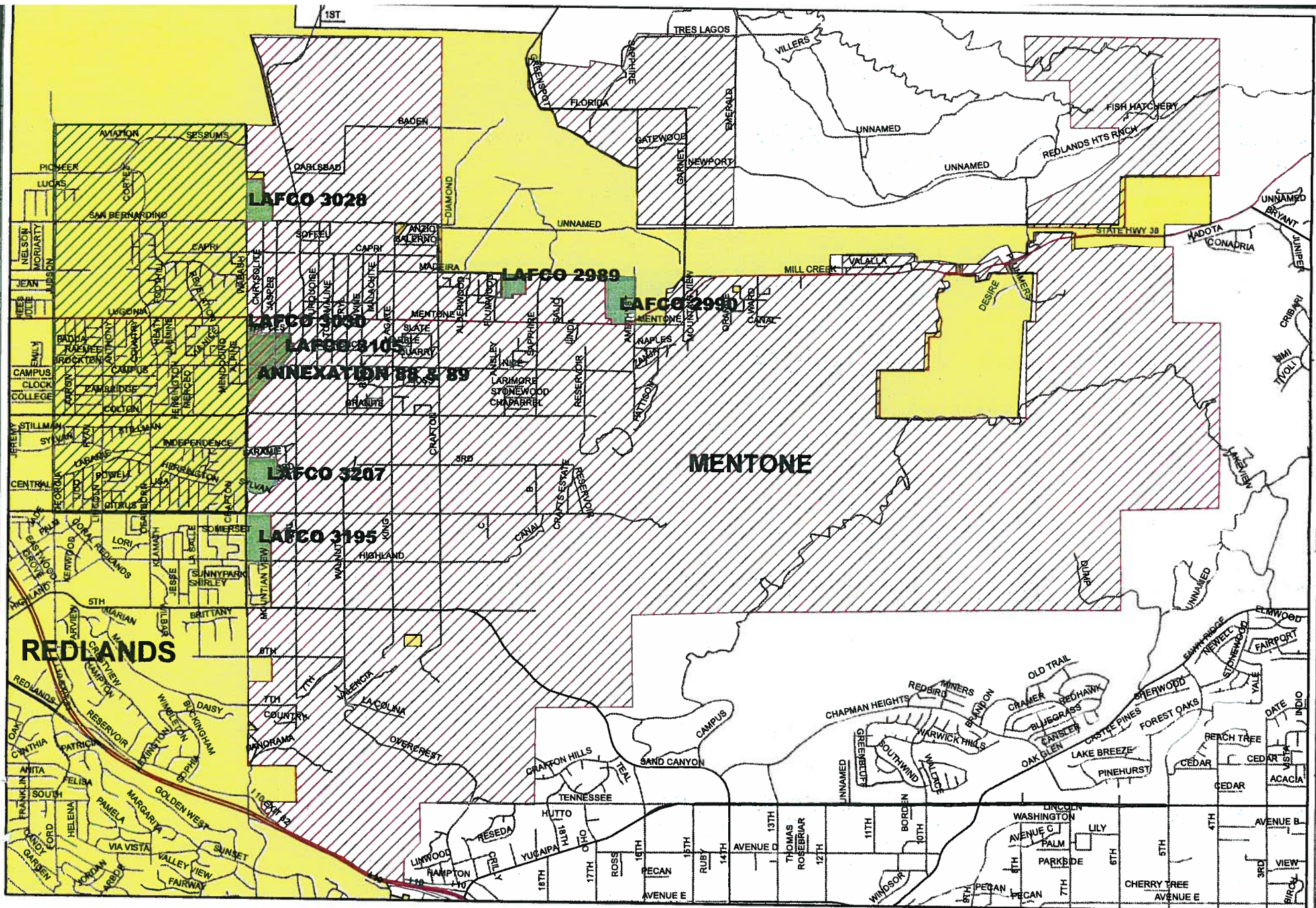
Address 35 Cajon Street  
Redlands, CA 92373

ATTEST: [Signature]  
Jeanne Donaldson, City Clerk

Approved as to Legal Form  
 ▶ [Signature]  
 Carol Greene, Supervising Deputy County Counsel  
 Date 7/18/17

Reviewed by Contract Compliance  
 ▶ \_\_\_\_\_  
 Date \_\_\_\_\_

Presented to Board for Signature  
 ▶ [Signature]  
 Mark A. Hartwig, Fire Chief/Fire Warden  
 Date 7-10-17



# City of Redlands / County Fire Fire Protection Services Agreement



- Legend**
- County Fire Dept Automatic Aid to City of Redlands
  - City of Redlands Fire Dept Automatic Aid to County Fire
  - First Response Area
  - Redlands City Limits

