SOCIO-ECONOMIC EVALUATION CHECKLIST FORM

BACKGROUND

1. **Project Title:**
   Redlands Pennsylvania Residential Project
   General Plan Amendment No. 135
   Agricultural Preserve Removal No. 122
   Zone Change No. 457
   Tentative Tract Map No. 19975
   Conditional Use Permit No. 1047

2. **Contact Person and Phone Number:**
   Robert Dalquest
   Assistant Development Services Director
   (909) 798-7555

3. **Project Location:**
   The project is located on 24.87-acrd located on the south side of San Bernardino Avenue, approximately 670 feet west of Dearborn Street (APNs: 0168-121-03, -06, -08 and -13).

4. **Project Sponsor's Name and Address:**
   Diversified Pacific Communities
   10621 Civic Center Drive
   Rancho Cucamonga, California 91730

5. **General Plan Designation:**
   The General Plan Designations of the project site are Parks/Golf Courses (4.95 acres) and Very Low Density Residential (19.92 acres). The proposal includes a request to change the 4.95-acre Parks/Golf Courses General Plan Designation to Very Low Density Residential.

6. **Zoning:**
   The project site is zoned A-1 (Agricultural) District and R-E (Residential Estate) District. The proposal includes a request to change the A-1 (Agricultural) zoning district to R-E (Residential Estate).

7. **Description of Project:**
   The project includes a subdivision (Tentative Tract No. 19975) of 24.87-acres into sixty seven (67) residential lots for single-family homes and eleven (11) lettered lots for common open space as a planned residential development (Conditional Use Permit No. 1047). Additionally, the project includes General Plan Amendment No. 135 to change 4.95 acres designated Parks/Gold Courses to Very Low Density...
Residential. The proposal also includes a rezoning application to change the 4.95 acre A-1 (Agricultural) zoning district to R-E (Residential Estate). Additionally, the applicant is seeking approval of Agricultural Preserve Removal No. 122 to remove 4.95 acres of the 24.97-acre project site from an agricultural preserve. The remaining 19.92 acres are not within an agricultural preserve.

8. **Surrounding Land Uses and Setting:**
The site currently contain small farm structure serving as a rural residential homestead, the agricultural cultivation of various row crops, a small number of mature citrus trees, a Christmas tree farm, modern retention basins, a well, and evidence of deteriorated historic-period orchard irrigation features. The project site abuts the A-1 (Agricultural) District to the north currently composed of vacant land, citrus trees, and a single family residence. A General Plan Amendment, Zone Change, and Tentative Tract Map for the subdivision of fifty-five (55) single-family residential lots has been proposed and is under review for the site to the north. Additionally, the project site abuts citrus groves within the A-1 (Agricultural) District and Judson and Brown Elementary School in the E (Educational) District to the west; vacant land in the R-E (Residential Estate) District to the south; and vacant land with evidence of recent agricultural use in the R-E (Residential Estate) District to the 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 $83,015.50 in revenue and cost $49,682.80, resulting in a positive balance of $33,332.70 with a positive Cost Benefit Ratio of 1.67.

**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. 17 street lights
2. 0.54 road lane miles of new streets
3. 3,627 linear feet of water lines
4. 2,762 linear feet of sewer
5. 0 linear feet of storm drain
6. 8,004 linear feet of curb and gutter
7. 8,004 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 home. In addition, the ensure construction of the required public improvements, the subdivision will be required to furnish improvements security, such as 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.

**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.

As part of the planned residential development, the project will include approximately 5.8 acres of land which will be planted with citrus trees, over Lots A, B, C, E, and F. These lettered lots will provide citrus buffers along San Bernardino Avenue and the proposed extension of Pennsylvania Avenue. Additionally, one large parcel (Lot A), approximately 5.31 acres in size and located at the northwest corner of the project site, will primarily contain citrus groves in addition to a water quality basin. This parcel will immediately abut a city-owned citrus grove, located to the west of the project site, providing a larger continuous area of groves within the area. The integration of citrus groves within the project, as a means to provide open space for the community, will exceed the two and one-half acre minimum of citrus land required under planned residential development provisions. The citrus groves will benefit the community through providing open space while promoting the citrus history within the City.

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 specific 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. The property contains existing farm structures utilized for the agricultural uses currently operating on the property. Aerial photographs indicate that the structures were constructed on the property after 1968 and would be less than fifty (50) years old. A Cultural Resources Investigation, dated May 2015, has been prepared by ECORP Consulting, Inc. for the project. The study identified historic-period citrus orchard irrigation features on and two historic-period orchard segments. However, the investigation asserts that the irrigation features were common, utilitarian features
consistent with irrigation methods historically employed in the region for the cultivation of citrus groves and that the integrity of the features have been significantly compromised due to the almost complete removal of the citrus groves on the property. Furthermore, the irrigation features have become deteriorated and do not appear to have been functional for many years. Although orchards have been removed in many areas of Redlands and southwestern San Bernardino County, many orchards still remain, and as such, are not unique to the area and are not rare. The existing farm buildings are unlikely to be suitable candidates for adaptive reuse within the residential development.

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.

The project consists of a Planned Residential Development to be established through a Conditional Use Permit and a Tentative Tract Map consisting of sixty seven (67) single family residential lots, ranging in size from 7,279 square feet to 13,725 square feet in size, with an average of 8,640 square feet. Additionally, the development proposes ten (10) lettered lots for the integration of open space. The proposed project is incorporating landscaped areas along San Bernardino Avenue and the proposed extension of Pennsylvania Avenue right-of-ways and within the project boundaries, which will include street trees and the installation of sidewalks in all public rights-of-way. Development of the single family residences will require subsequent approval of a Residential Development Allocation. Plans submitted with the Conditional Use Permit include a mix of one and two-story dwellings integrating three (3) different architectural designs in “Spanish, Traditional, and Craftsman”, three (3) different floor plans, each available in three (3) different color schemes, for a total of nine (9) color scheme variations. The lettered lots include landscaping buffers along San Bernardino and Pennsylvania Avenues with citrus trees, a lot running along the east side of the proposed “Adeline Avenue”, with street trees, and
a 5.31 acre parcel providing citrus groves and a water quality basin.

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.

The project includes a Planned Residential Development. Of 23.48 net acres (24.87 gross acres), 6.35 acres will remain open space, with 5.8 acres of the open space integrating citrus groves and the balance incorporating water quality basins and landscaped buffers along streets. Single family lots will comprise approximately 13.29 acres. Planned Residential Developments that utilize citrus groves as open space must provide a minimum of two and a half acres. The proposed project will exceed this minimum requirement.

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 will pay Development Impact Fees that will benefit City parks by contributing toward acquisition of land and open space for the future needs of the community. 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. The project will add landscaping along the San Bernardino and Pennsylvania Avenues.

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 projected to generate a total of six hundred thirty eight (638) new daily trips, with fifty one (51) A.M. peak hour trips and sixty seven (67) P.M. peak hour trips. A Traffic Impact Analysis was completed by LSA Associates, Inc, dated February 5, 2016, for the project. The report indicate that current traffic levels of service at study intersections will remain the same or improve with the project as long as the mitigation measures are implemented with the project approval. The project is required 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 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 the development of single family subdivision and will 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.

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 other than those that have been 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.

<table>
<thead>
<tr>
<th>X</th>
<th>Agricultural/Citrus Removal</th>
<th>X</th>
<th>Police Services</th>
<th>Recreational Programs</th>
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<td>X</td>
<td>Wildlife/Habitat</td>
<td>X</td>
<td>Downtown Impacts</td>
<td>Land Use Compatibility</td>
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<tr>
<td>X</td>
<td>Traffic</td>
<td>X</td>
<td>Residential Design</td>
<td>Schools</td>
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<td>X</td>
<td>Fire Services</td>
<td>X</td>
<td>Cultural Facilities</td>
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<td>X</td>
<td>Paramedic Services</td>
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<td>Park Facilities</td>
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DETERMINATION

On the basis of this initial evaluation:

**X** 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  
Senior Planner  
City of Redlands  
March 29, 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.

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 currently zoned A-1 (Agricultural) and and R-E (Residential Estate) District. The project includes a request to remove the project from an Agricultural Preserve area and change the A-1 (Agricultural) zoning district to R-E (Residential Estate). The property has been utilized for agricultural row crops and contains the remnants of a Christmas tree farm and associated farm structures. Aerial photographs indicate that orchard rows were present on the property as far back as 1938. The majority of the on-site citrus groves have been removed and those that remain are located within the northeast corner of the project site. The project does include development on areas that contain Farmland of Statewide Importance of Unique Farmland. To fully assess the impact of the loss of agricultural and farmland, a California Agricultural Land Evaluation and Site Assessment (LESA), a model prepared by the California Department of Conservation, was used in accordance with State CEQA Guidelines. This model assesses the soils that occur on the site, the size of the project, water availability, the extent of agricultural use in the surrounding area, and the presence of “protected” resources. The total LESA Score, as thoroughly analyzed in the project’s initial study, resulted in a sum of 46.34 out of 100 points, with a Land Evaluation subscore of 29.84 and a Site Assessment subscore of 16.50. Pursuant to the LESA Model Scoring Threshold, this score is only considered significant if both the Land Evaluation subscore and the Site Assessment subscore are greater
than or equal to twenty (20) points each. As this is not the case, it is concluded that no significant impact resulting from the conversion of Prime, Unique, or Statewide Important Farmland would occur.

As part of the project design, approximately 5.8 acres of land which will be planted with citrus trees, which exceeds the minimum requirement of two and one half (2 ½ acre) required for a Planned Residential Development. This area will preserve a substantial portion of the project site for the continued agricultural use through the planting of citrus trees.

The agricultural preserve removal represents a fragmented portion of the agricultural preserve. The property abuts property owners have authorized Pennsylvania-Redlands LLC to proceed on their behalf to pursue entitlements, including the Agricultural Preserve Removal. The project site abuts Judson and Brown Elementary School in the E (Educational) District to the west, a developed zone other than agricultural, and undeveloped Residential Estate (R-E) portions exist to the south and east of the project site. The project is not located within a Williamson Act contract area. As such, the project meets the findings required for the approval of an Agricultural Preserve Removal.

2. WILDLIFE/HABITAT/OPEN SPACE PRESERVATION. Would the proposal:

a) Eliminate or have negative impact upon wildlife corridors?   
   __  __  ✓  __

b) Tend to urbanize open space impacting preservation and conservation of natural resources?   
   __  __  __  ✓

c) Interfere with use of recognized trails used by joggers, hikers, equestrians or bicyclists?   
   __  __  __  ✓
d) Eliminate, reduce, or have any negative impact upon wildlife habitat areas to include the protection of fringe or buffer areas?

<table>
<thead>
<tr>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Impact Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
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<td>✓</td>
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</tbody>
</table>

Wildlife/Habitat/Open Space Preservation

2.a) The project site is located south of San Bernardino Avenue, approximately six hundred twenty five (625) feet east of Judson Street. The project site was not identified in the Biotic Resources Map, Figure 7.1 of the City’s General Plan's MEA/EIR, as an area potentially containing biological resources. However, as substantially vacant land located to the south of this area, a Habitat Assessment was completed by Michael Baker International in November, 2015 to fully assess the project site. The project site was historically used as a citrus grove, however, very little of the groves remain on the site and have since been replaced by agricultural row crops.

The results of the Habitat Assessment reveal no special status plant or wildlife species within the project site, with no potential for special status plant or wildlife species to occur due to the disturbed, active agricultural nature of the project site and a lack of suitable habitat. The Habitat Assessment did not identify signs of San Bernardino kangaroo rat or Primary Constituent Elements (PCE) required to support this species. Signs of burrowing owl were not identified, although borrow suitable to support this species were observed within the project site. As such, Mitigation Measure BIO-1 was incorporated to require burrowing owl and nesting bird pre-construction clearance surveys prior to project implementation.

2.b) The project site abuts the A-1 (Agricultural) District to the north currently composed of vacant land, citrus trees, and a single family residence. A General Plan Amendment, Zone Change, and Tentative Tract Map for the subdivision of fifty-five (55) single-family residential lots has been proposed and is under review for the site to the north. Additionally, the project site abuts citrus groves within the A-1 (Agricultural) District and Judson and Brown Elementary School in the E (Educational) District to the west; vacant land in the R-E (Residential Estate) District to the south; and vacant land with evidence of recent agricultural use in the R-E (Residential Estate) District to the east. Approximately 19.92 acres of the site are
currently zoned Residential Estate, intended for the development of single family residents. The portion of the project site requesting a change of zone and General Plan designation has been designed to provide open space for the planned residential development through the planting of citrus trees. As such, 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. There are no recognized trails that transverse the project site. Street improvements required to be constructed by the project will widen San Bernardino Avenue and construct an extension of Pennsylvania Avenue to the ultimate half-width and will provide 8,004 linear feet of sidewalks for the use of pedestrians.

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

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

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) The Traffic Impact Analysis, prepared by LSA Associates, Inc. and dated February 5, 2016, provides detailed information regarding the number of trips the project will generate per day and during peak hours and also provides assumptions regarding project trip distribution. The proposed project is projected to generate a total of six hundred thirty eight (638) new daily trips, with fifty one (51) A.M. peak hour trips and sixty seven (67) P.M. peak hour trips.

The traffic study used the Highway Capacity Manual (HCM) methodology for both signalized and signalized intersections. The HCM method examines the ratio of volume to capacity (V/C) and emphasizes seconds of delay on each leg of an intersection. For the proposed project, the study area includes the following four intersections:

1. Judson Street/San Bernardino Avenue;
2. Judson Street/Pennsylvania Avenue;
3. Project Entrance 1/San Bernardino Avenue;
4. Project Entrance 2/Pennsylvania Avenue.

The existing intersection Levels of Service (LOS), both with and without the project, are projected to operate at satisfactory levels of service. No significant impacts would occur in the Existing Conditions scenario detailed in the Traffic Impact Analysis, and no mitigation is required.

In the Opening Year (estimated to be in 2016), a two percent (2%) annum growth rate was added to the existing conditions without project-generated trips and project traffic volumes were added to the determine a comparison. Project area intersections would operate at satisfactory levels of service both with and without the project. No impacts would occur and no mitigation is required.

The trip generation for a list of cumulative projects in the project area was added to the opening year traffic for analysis and comparison. Cumulative projects within the vicinity of the project are expected to generate 1,761 daily trips, with 140 trips in the
A.M. peak hour and 185 trips in the P.M. peak hour. With this scenario, all intersections are projected to operate at satisfactory levels with the exception of Judson Street/San Bernardino Avenue during the A.M. peak hour. While the project does not directly create this impact, it is considered a significant cumulative impact because the proposed project would contribute to the degradation of intersection service levels. To mitigate this impact, Mitigation Measure TRA-1 has been incorporated into the initial study requiring the project to fund the cost of recommended improvements at an amount proportional to its contribution toward delay at the intersection, otherwise known as its “fair share”. The traffic study estimated that the fair share of the proposed project is 13.39 percent. Since the total cost of the improvement described in the mitigation measure is estimated to cost $156,300, the project would contribute 13.39 percent of this amount, or $20,030.

3.c) The project site has a General Plan Designation of Very Low Density Residential and includes a General Plan Amendment to amend the General Plan designation of approximately 4.95 acres from Parks/Golf Courses to Very-Low-Density Residential. The project site will be accessed from San Bernardino Avenue and Pennsylvania 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.

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
4.a) Fire projection service to the project site would be provided by the Redlands Fire Department (RFD). The closest fire station to the project site is Redlands Fire Station 263, located at 10 W. Pennsylvania Avenue, approximately 1.8 miles west of the project site. Development of the proposed residential uses may incrementally increase the demand for fire and paramedic services. The project will be required to pay service and development impact fees which have been established by the City to fund public facilities, including the Fire Department. The project site is not located within a hazardous fire area, pursuant to the Conceptual Fire Hazard Area Map (Figure 15.1) in the General Plan MEA EIR. The project would be designed, constructed, and operated per applicable fire prevention/protection standards established by the City and/or State. Such requirements may include provisions for smoke alarms; fire sprinklers; building and emergency access; adequate emergency notification; and hydrant sizing, pressure, and siting. The development of the proposed uses would not cause fire staffing, facilities, or equipment to operate at a deficient level of service.

4.b) The project includes the future construction of sixty seven (67) single family residences and could be served by the fire station on Pennsylvania Avenue. The applicant will be required to pay fair share development impact fees to offset any impacts to fire or paramedic services. The development will 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.

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) Police services to the project area would be provided by the Redlands Police Department. The main police station for the City is located at 1270 W. Park Street, approximately three (3) miles southwest of the project site. Development of the proposed residential uses may result in an incremental increase in demand for police protection services. Potential impacts would take the form of a need for expanded police protection services, associated with population growth. Present capabilities of the Redlands Police Department would not be adversely impacted with project development. 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.
6. **DOWNTOWN IMPACTS.** Would the proposal result in:

a) A reduction of the number or types of businesses located in the downtown?

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b) An unfair or unreasonable competitive disadvantage to existing businesses downtown?

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c) Creation of vacant buildings and the potential for blight?

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d) Cause an unreasonable increase in traffic downtown?

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e) Economic and social effects of businesses competing with downtown businesses?

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**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.

7. **RESIDENTIAL DESIGN.** Would the proposal:

a) Conflict with existing codes and or standards?

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</table>
b) Meet minimum point standards of the Residential Development Allocation process?  __  __  __  __

**Residential Design.**

7.a) The proposed project site contains farm structures related to the existing agricultural use, which would be demolished to accommodate the project. The design of the project will comply with all applicable codes and standards.

7.b) The project will be required to complete the Residential Development Allocation process and meet the minimum point standards for allocation to construct residences. However, that application has not been submitted at this time.

8. **CULTURAL FACILITIES.** Would the proposal result in:

a) Impacts to an historic residential structure, neighborhood, or district?  __  __  __  __

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
Issues and Supporting Information Sources:

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<tr>
<td>f) Impact or restrict religious or sacred uses</td>
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**Cultural Facilities.**

8.a-b) The project site is not located within a historic neighborhood or district, nor does it contain a historic residential or commercial structure. A Cultural Resources Investigation has been prepared by ECORP Consulting, Inc. for the project. Based upon the research and analysis contained within the investigation, the property contains farm structures, less than fifty (50) years of age, which appear to be ancillary to the existing agricultural uses operating on the property at the present time. Neither of these structures are considered significant. The study also revealed one historic-period site, consisting of six agricultural irrigation features and two citrus orchard segments. Pursuant to analysis contained with the Cultural Resources Investigation, the features found on the site would not meet the criteria for designation as a historic resource and as such would not be eligible. Since no California 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.

8.c) The project will result in the future construction of sixty seven (67) single family residential homes 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.
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?  
   Potentially Significant Impact: 
   Potentially Significant Impact: Unless Mitigation Incorporated: 
   Less Than Significant Impact: 
   No Impact: ✔

b) A ratio of parkland to population which exceeds standards and or goals established by the General Plan?  
   Potentially Significant Impact: 
   Potentially Significant Impact: Unless Mitigation Incorporated: 
   Less Than Significant Impact: 
   No Impact: ✔

Park Facilities and Recreational Programs.

9.a,b) The proposed project includes a planned residential development for the subdivision of sixty seven (67) residential lots on 24.87 acres. The project will not adversely affect existing or planned recreational facilities nor create a significant new demand for additional recreational facilities. The City of Redlands contains over 220 acres of City-owned and operated parks. The United States Census Bureau estimates the population of the City of Redlands to be approximately 70,622 residents. When compared with the General Plan requirement for one acre of City of Redlands parkland per one thousand residents, open space provisions are far exceeded, even with the inclusion of this development. The project will also generate additional revenue to the City with increased property tax assessment, which will assist in funding park facilities and services.

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

a) Land uses that are not compatible or consistent with the General Plan?  
   Potentially Significant Impact: 
   Potentially Significant Impact: Unless Mitigation Incorporated: 
   Less Than Significant Impact: ✔

b) Economic impacts on businesses and small property owners from a project  
   Potentially Significant Impact: 
   Potentially Significant Impact: Unless Mitigation Incorporated: 
   Less Than Significant Impact: 
   No Impact: ✔
Issues and Supporting Information Sources:

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<td>c) Physical separation or division of an existing community</td>
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<td>d) Loss of jobs for the community?</td>
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<td>e) Overcrowding of housing?</td>
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**Land Use Compatibility.**

10.a) The project consists of a planned residential development for the subdivision of 24.87 acres into 67 residential lots and 10 lettered lots, a request to change the 4.95 acres of A-1 (Agricultural) zoning district to R-E (Residential Estate), and a request to change the 4.95-acre Parks/Golf Courses General Plan Designation to Very Low Density Residential, an Agricultural Preserve Removal. The area of the project, requesting the zone change and general plan designation change will be utilized as open space for the planned residential development and planted with citrus groves. The remaining 19.92 acres of the project site currently have a General Plan land use designation of Very Low Density Residential (0-2.7 du/ac) and are within the R-E (Residential Estate) zoning district. The project is designed with a density consistent with the Very Low Density Residential designation and will be consistent with the surrounding residential, agricultural, and educational land uses.

10.b) The project is a single family subdivision consistent with the surrounding area and will not have an adverse impact on existing businesses and small property owners.

10.c) The project site will not physically separate or divide an existing community. The project site is currently a rural residential homestead and agricultural field and surrounded by existing and proposed residential uses to the east and north, existing agricultural uses to the west and south, and an existing elementary school to the southwest. Pursuant to Redlands General Plan Figure 4.1, the vast majority of proposed land uses surrounding the project site are Very Low Density Residential. The proposed project would contribute to and enhance current and proposed community development in the area via the development of 67 residential units on 24.87, 6.29 acres of which will be maintained as open space to be landscaped with approximately 5.92 acres of citrus trees and approximately 0.37 acre of drought-
tolerant vegetation.

10.d) The project will convert an existing agricultural use to single family residential, and as such may result in a minimal decrease in agricultural jobs, related to the existing use. These jobs, however, will be offset by the creation and support of jobs necessary to complete the grading and eventual construction of the project and those related in the long-term maintenance of 5.92 acres of citrus groves, which will be included as part of the planned residential development. As such there will be a less than significant impact on the loss of jobs for the community.

10.e) No part of this project has the potential to result in overcrowding of the current housing stock within the City.

11. **SCHOOLS.** Would the proposal result in:

   a) Creating an overcapacity in schools?  
      - Potentially Significant Impact  
      - Potentially Significant Unless Mitigation Incorporated  
      - Less Than Significant Impact  
      - No Impact  
      __  __  __  ✓

   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 sixty seven (67) residential homes that could be built 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.