

**FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT
(PEIR) AND RESPONSE TO COMMENTS
(SCH # 2025010666)
FOR THE
KAISER PERMANENTE REDLANDS MEDICAL CENTER**

Prepared for:



City of Redlands
Kevin Beery, Senior Planner
35 Cajon Street, Suite 20
Redlands, CA 92373

Prepared by:



UltraSystems Environmental Inc.
16431 Scientific Way
Irvine, CA 92618
Telephone: 949.788.4900
Fax: 949.788.4901

February 2026

Project: 7214



TABLE OF CONTENTS

1.0 INTRODUCTION..... 1-1

1.1 Organization of the Final PEIR 1-1

1.2 Public Review Process 1-2

1.3 Background of Environmental Review Process for the Project..... 1-3

2.0 RESPONSES TO COMMENTS 2-1

2.1 Introduction 2-1

2.2 Bracketed Comment Letters..... 2-2

2.3 Comments and Responses..... 2-4

3.0 ERRATA..... 3-1

3.1 Section 1.0 Executive Summary..... 3-1

3.2 Section 3.4 Approach to Cumulative Impacts Analysis 3-13

3.3 Section 4.1 Aesthetics..... 3-0

3.4 Cultural Resources 3-0

3.5 Noise..... 3-0

3.6 Tribal Cultural Resources 3-1

3.7 Section 7.0 References 3-2

4.0 FINAL MITIGATION MONITORING AND REPORTING PROGRAM 4-1

ATTACHMENTS

- Attachment A** Notice of Availability
- Attachment B** Posting at the State of California, Office of Land Use and Climate Innovation
State Clearinghouse
- Attachment C** San Bernardino County Clerk/Recorder Posting/Recording - NOA
- Attachment D** Newspaper Posting and Affidavit - NOA



1.0 INTRODUCTION

In accordance with California Environmental Quality Act (CEQA) Guidelines § 15089, the City of Redlands, the Lead Agency, must prepare a Final Environmental Impact Report (EIR) before approving a project. The purpose of a Final EIR is to provide an opportunity for the lead agency to respond to comments made by the public and agencies regarding the Kaiser Permanente Medical Center Draft Program EIR (PEIR). Pursuant to CEQA Guidelines § 15132, this Final PEIR includes revisions to the Draft PEIR; a list of persons, organizations, and agencies that provided comments on the Draft PEIR; comments and recommendations received regarding the Draft PEIR; responses to environmental comments received; and other information added by the Lead Agency. The Final PEIR also includes the final Mitigation Monitoring and Reporting Program.

This Final PEIR constitutes the second part of the PEIR for the project and is intended to be a companion to the Draft PEIR. The Draft PEIR for the project, which circulated for public review and comment from November 18, 2025 to January 5, 2026, constitutes the first part of the PEIR and is incorporated by reference and bound separately.

1.1 Organization of the Final PEIR

This Final PEIR is organized into the following four sections:

Section 1.0 Introduction—This section describes the purpose of the Final PEIR, outlines the contents of the Final PEIR, summarizes the Final PEIR process, and provides a summary of the proposed project.

Section 2.0 Responses to Comments—This section provides a matrix depicting those individuals and entities that commented on the Draft PEIR and the issues that they raised.

Section 3.0. Errata—This section provides a list of revisions made to the Draft PEIR based on public comments and other items requiring revision.

These changes are minor and do not add significant new information that would affect the analysis or conclusions presented in the Draft EIR. Section 15088.5(a) of the CEQA Guidelines specifically states:

New information added to an EIR is not “significant” unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement. “Significant new information” requiring recirculation include, for example, a disclosure showing that:

- *A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.*
- *A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.*



- *A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project's proponents decline to adopt it.*
- *The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.*

CEQA Guidelines § 15088.5(b) states that “recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR.”

As detailed in this Final PEIR the comments submitted on the Draft PEIR, the responses to these comments, the corrections and additions presented in Section III of this Final PEIR, do not constitute new significant information warranting recirculation of the Draft PEIR as set forth in CEQA Guidelines § 15088.5. Rather, the Draft PEIR is comprehensive and has been prepared in accordance with CEQA.

Section 4.0 Mitigation Monitoring and Reporting Program (MMRP) - This section provides the full and final MMRP for the proposed project. The MMRP lists project design features and mitigation measures by environmental topic and identifies the level of significance after mitigation, the responsible party/monitoring party and the implementation stage.

This Final PEIR also includes the following attachments:

Attachment A Notice of Availability (NOA)

Attachment B Posting at the State of California, Office of Land Use and Climate Innovation State Clearinghouse

Attachment C San Bernardino County Clerk/Recorder Posting/Recording - NOA

Attachment D Newspaper Posting and Affidavit - NOA

1.2 Public Review Process

In accordance with CEQA, the environmental review process for the project commenced with solicitation of comments from identified responsible and trustee agencies, as well as interested parties on the scope of the Draft PEIR, through a Notice of Preparation (NOP) process. The NOP was circulated for public comment to the State Clearinghouse, Office of Planning and Research, responsible agencies, owners, local addresses, and other interested parties from January 22, 2025 through February 21, 2025. The NOP was Appendix A3 in the Draft PEIR and the public comments received on the Initial Study were included as Appendix A1 in the Draft PEIR.

Consistent with the requirements of § 15087 of the CEQA Guidelines, the Draft PEIR was submitted to the State Clearinghouse, Office of Planning and Research for distribution to state agencies and was circulated for a 45-day public review commencing on November 18, 2025, and ending on January 5, 2026. A Notice of Availability of the Draft PEIR was emailed to those interested parties who requested notice. A press release describing the PEIR and public review thereof was published in the Redlands Daily Facts newspaper on November 18, 2025. The Draft PEIR was made available for review on City of Redlands website (available here: <https://www.cityofredlands.org/post/environmental->



[documents](#)) and at the City's Development Services Department at 35 Cajon Street, Suite 20, Redlands, CA 92373, A.K. Smiley Public Library at 125 W. Vine Street, Redlands, CA 92373, and at the County's Clerk of the Board Office located at 385 N. Arrowhead Avenue, #2, San Bernardino, CA 92415. Following the Draft PEIR public comment period, this Final PEIR has been prepared and includes responses to the comments raised regarding the Draft PEIR.

1.3 Background of Environmental Review Process for the Project

The Initial Study for the project was distributed for public review from January 22 to February 21, 2025, for 30 days, as part of the Notice of Preparation (NOP) process. Below is a summary of the public notification and scoping process for the project. The NOP includes information regarding the project, notice of availability of the Initial Study, the public comment period, and notice regarding the public scoping meeting. A copy of the NOP, which included notice for the scoping meeting, was sent to owners adjacent to the project site.

On January 22, 2025, the following documents were submitted to the State Clearinghouse CEQA Submit database: one signed copy of the NOC, a copy of the NOP, and an electronic version of the Initial Study and Initial Study appendices. A public scoping meeting for the project was held at 4:30 p.m. on February 12, 2025. As part of the public distribution process for the Initial Study for the proposed project, Native American tribal contacts were sent a copy of the NOP and a CD with the Initial Study and Initial Study appendices.

Tribal Consultation

In compliance with SB 18, the City of Redlands (the lead agency) has initiated outreach to local tribes for the Kaiser Permanente Medical Center Project. Consultation invitations were sent to the participating tribes through email and certified mail informing them of the project on February 23, 2023 and March 8, 2023. In accordance with SB 18, the tribe has 90 days in which to respond and request opening consultation, unless a shorter timeframe has been agreed to by the tribe.

The tribes contacted on February 23, 2023 included:

- Agua Caliente Band of Cahuilla
- Augustine Band of Cahuilla Mission Indians
- Cabazon Band of Mission Indians
- Cahuilla Band of Indians
- Gabrieleño Band of Mission Indians – Kizh Nation
- Los Coyotes Band of Cahuilla and Cupeño Indians
- Morongo Band of Mission
- Pala Band of Mission Indians
- Pechenga Band of Indians
- Quechan Tribe of Ft. Yuma Reservation
- Ramona Band of Cahuilla
- Rincon Band of Luiseño Indians
- Rincon Band of Luiseño Indians
- San Manuel Band of Mission
- Santa Rosa Band of Cahuilla
- Serrano Nation of Mission
- Soboba Band of Luiseño
- Torres Martinez Desert Cahuilla



The tribes contacted on March 8, 2023 included:

- Chemehuevi Indian Tribe
- Colorado River Indian Tribes
- Fernandeano Tataviam Band of Mission Indians
- Fort Mojave Indian Tribe
- Gabrieleno/Tongva San Gabriel Band of Mission Indians
- Gabrielino/Tongva Nation
- Gabrielino Tongva Indians of California Tribal Council
- Gabrielino-Tongva Tribe
- Juaneno Band of Mission Indians
- Acjachemen Nation - Belardes
- Juaneno Band of Mission Indians
- Acjachemen Nation 84A
- Kern Valley Indian Community
- Pechanga Band of Indians
- Quechan Tribe of the Fort Yuma Reservation
- Ramona Band of Cahuilla
- Twenty-Nine Palms Band of Mission

In response to the consultation invitations, six responses were received regarding the project, but not the DPEIR. Five of these responses indicated that the tribes were not concerned about the project and not interested in participating in consultation. These tribes included the Agua Caliente Band of Cahuilla Indians, Augustine Band of Cahuilla Indians, Fernandeano Tataviam Band of Mission Indians, Rincon Band of Luiseño Indians, and Yuhaaviatam of San Manuel Nation. The Yuhaaviatam of San Manuel Nation also provided a set of recommended Mitigation Measures. The first measure describes that the tribe would like to be contacted if any pre-contact and/or historic-era cultural resources are discovered during the project. The second requests that all archaeological/cultural documents be provided to the tribe. While no formal consultation request was received from the Yuhaaviatam of San Manuel Nation, so no agreement was made to include their proposed Mitigation Measures, edits to the project's MM CUL-2 were made to accommodate the request regarding notification. Further, project documents pertaining to archaeological and/or cultural resources will be provided to requesting tribes, including the Yuhaaviatam of San Manuel Nation, upon receipt of a request pursuant to the California Public Records Act, consistent with CA. Gov't Code sections 6254(r) and 6254.10, and CA. Pub. Res. Code section 21074."

Consultation with Gabrieleño Band of Mission Indians –Kizh Nation

In a response received from the Gabrieleño Band of Mission Indians – Kizh Nation, the tribe indicated that the proposed project location is within the tribe's Ancestral Tribal Territory and requests consultation with the lead agency. Consultation took place over the phone on June 15, 2023. A follow up email was sent by Mr. Beery to Mr. Salas providing grading plans for the project. The Admin Specialist for the tribe indicated through email that the tribe will review the grading plan and get back to Mr. Beery. Brandy Salas, Admin Specialist indicated through email that the tribe would like to consult on the project and set up a meeting time. Mr. Beery responded with multiple meeting dates and times in which he is available. Ms. Salas responded that the Chairman's schedule is fully booked until December 12, 2023 at 1pm. (K. Beery to S. O'Neil, personal communication; November 7, 2023.) The Admin Specialist for the tribe provided an email response in lieu of an in person meeting on October 16, 2023. Six documents from William McCawley's *The First Angelinos* (1996) text involving descriptions of the area of Redlands and the Gabrieleno community of Kaawchama were provided. A passage from California's *Gabrielino Indians* by Bernice Eastman Johnston (1962) was provided concerning villages in Redlands. Two maps were provided, one is a 1938 map with a current map overlaid showing the project area and Native American villages, travel routes and waterways. The village of Kaawchama is shown to be located a short distance to the north of the project area. The second map is a current map with Mexican Rancho boundaries outlined. The project area sits within



❖ SECTION 1.0 - INTRODUCTION ❖

the Rancho San Bernardino. Lastly, a set of Mitigation Measures were provided. Consultation with the Gabrieleño Band of Mission Indians – Kizh Nation was concluded on April 10, 2025 and the City agreed to recommend inclusion of their proposed mitigation measures in the Draft PEIR. These measures are included below.



2.0 RESPONSES TO COMMENTS

2.1 Introduction

Sections 21091(d) and 21092.5 of the Public Resources Code (PRC) and CEQA Guidelines § 15088 govern the lead agency's responses to comments on a Draft EIR. CEQA Guidelines § 15088(a) states: "The lead agency shall evaluate comments on environmental issues received from persons who reviewed the draft EIR and shall prepare a written response. The Lead Agency shall respond to comments raising significant environmental issues received during the noticed comment period and any extensions and may respond to late comments." In compliance with these requirements, this section of the Final PEIR provides the responses to each of the written comments received regarding the Draft PEIR.

Section 2.2 contains bracketed comment letters, as received for the Kaiser Permanente Medical Center Project. **Section 2.3**, Comment Letters and Responses, provides a response to each written comment raised.



2.2 Bracketed Comment Letters

2.2.1 Comment Letter A

Comment Letter A

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-027-2023-002

December 02, 2025

[VIA EMAIL TO:kbeery@cityofredlands.org]
City of Redlands
Kevin Beery
35 Cajon Street, Suite 20 / P.O. Box 3005
Redlands, CA 92373

Re: Kaiser Draft EIR

Dear Kevin Beery,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the Kaiser Permanente project. We have reviewed the documents and have the following comments:

*At this time the concerns of the ACBCI THPO have been addressed and proper mitigation measures have been proposed to ensure the protection of tribal cultural resources. This letter shall conclude our consultation efforts.

A-1

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760) 423-3485. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

Xitlaly Madrigal

Xitlaly Madrigal
NAGPRA Supervisor
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

5401 DINAH SHORE DRIVE, PALM SPRINGS, CA 92264
T 760/699/6800 F 760/699/6924 WWW.AGUACALIENTE-NSN.GOV



2.2.2 Comment Letter B

Comment Letter B

From: Andy Salas <admin@gabrielenoindians.org>
Sent: Tuesday, January 6, 2026 15:45
To: Kevin Beery <kbeery@cityofredlands.org>
Cc: Andy Salas <chairman@gabrielenoindians.org>; KARA GRANT <kara@grant-law.net>; Sophia Pina <sophia_pina@gabrielenokizh.org>
Subject: Draft PEIR – Request to Correct TCR Measure Attribution (Kaiser Permanente Medical Center Project)

Dear Kevin,

Thank you again for your continued coordination regarding the Kaiser Permanente Medical Center project.

We are writing to request a revision to the Draft Program Environmental Impact Report (PEIR). While the Tribal Cultural Resource (TCR) mitigation measures in the draft appear to reflect those developed and submitted by the Gabrieleño Band of Mission Indians – Kizh Nation through the AB 52 consultation process, the language does not clearly identify our Tribe as the consulting tribal government that provided these measures.

B-1

We respectfully request that the Draft PEIR be revised to explicitly identify the Gabrieleño Band of Mission Indians – Kizh Nation as the consulting Tribe that provided both the substantial evidence and the project-specific TCR mitigation measures.

B-2

Failure to properly identify the consulting Tribe fundamentally undermines the integrity of the AB 52 consultation process, renders the mitigation measures deficient, and creates a risk that they will be misapplied or implemented inconsistently with the Tribe’s authority and expertise.

B-3

Please confirm that the City will make this correction in the PEIR and the associated Mitigation Monitoring and Reporting Program (MMRP). If a meeting or discussion would be helpful to ensure accuracy, we are available.

B-4

Thank you.

--
Best regards,
Sophia Pina

Executive Assistant to Hereditary Chief and Chairman Andrew Salas
Gabrieleño Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723
Office: 844-390-0787
website: www.gabrielenoindians.org



The region where Gabrieleño culture thrived for more than twelve thousand years encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleño who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing herds of livestock. The Gabrieleño are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area. That's a contribution that Los Angeles has not recognized—the fact that in its early decades, without the Gabrieleño, the community simply would not have survived.



2.3 Comments and Responses

The comments and responses are included in the table below.

Letter	Agency, Organization, or Individual	Date
A	Xitlaly Madrigal NAGPRA Supervisor Tribal Historic Preservation Office Agua Caliente Band of Cahuilla Indians (ACBCI)	December 2, 2025
Comment A-1	At this time the concerns of the ACBCI THPO have been addressed and proper mitigation measures have been proposed to ensure the protection of tribal cultural resources. This letter shall conclude our consultation efforts.	
Response A-1	Comment noted. Thank you.	
B	Sophia Pina, Executive Assistant to Hereditary Chief and Chairman Andrew Salas Gabrieleño Band of Mission Indians - Kizh Nation	January 6, 2026
Comment B-1	We are writing to request a revision to the Draft Program Environmental Impact Report (PEIR). While the Tribal Cultural Resource (TCR) mitigation measures in the draft appear to reflect those developed and submitted by the Gabrieleño Band of Mission Indians – Kizh Nation through the AB 52 consultation process, the language does not clearly identify our Tribe as the consulting tribal government that provided these measures.	
Response B-1	In Section 4.13 of the Draft PEIR, under the subheading Consultation with Gabrieleño Band of Mission Indians –Kizh Nation , on Page 4.13-13, it states “Lastly, a set of Mitigation Measures were provided. Consultation with the Gabrieleño Band of Mission Indians – Kizh Nation was concluded on April 10, 2025 and the City agreed to recommend inclusion of their proposed mitigation measures in the Draft PEIR. These measures are included below.”	
Comment B-2	We respectfully request that the Draft PEIR be revised to explicitly identify the Gabrieleño Band of Mission Indians – Kizh Nation as the consulting Tribe that provided both the substantial evidence and the project-specific TCR mitigation measures.	
Response B-2	In Section 4.13 of the Draft PEIR , under the subheading Consultation with Gabrieleño Band of Mission Indians –Kizh Nation , on Page 4.13-13, it states “Lastly, a set of Mitigation Measures were provided. Consultation with the Gabrieleño Band of Mission Indians – Kizh Nation was concluded on April 10, 2025 and the City agreed to recommend inclusion of their proposed mitigation measures in the Draft PEIR. These measures are included below.”	
Comment B-3	Failure to properly identify the consulting Tribe fundamentally undermines the integrity of the AB 52 consultation process, renders the mitigation measures deficient, and creates a risk that they will be misapplied or implemented inconsistently with the Tribe’s authority and expertise.	
Response B-3	The Gabrieleño Band of Mission Indians – Kizh Nation was identified specifically in Section 4.13 of the Draft PEIR, under the subheading Consultation with Gabrieleño Band of Mission Indians –Kizh Nation , on Page 4.13-13, it states “Lastly, a set of Mitigation Measures were provided. Consultation with the Gabrieleño Band of Mission Indians – Kizh Nation was concluded on April 10, 2025 and the City agreed to recommend inclusion of their proposed mitigation measures in the Draft PEIR. These measures are included below.” Furthermore, the Gabrieleño Band of Mission Indians – Kizh	



❖ SECTION 2.0 - RESPONSES TO COMMENTS ❖

Letter	Agency, Organization, or Individual	Date
	Nation is now identified specifically in the mitigation measures TCR-1 and TCR-2 in the text and the MMRP (Section 1.10.7 Tribal Cultural Resources, Page 1-20; Section 4.13.7 Mitigation Measures, pages 4.13-15 to 4.13-16 and Section 11.0, Mitigation Monitoring and Reporting Program, pages 11-22 to 11-23).	
Comment B-4	Please confirm that the City will make this correction in the PEIR and the associated Mitigation Monitoring and Reporting Program (MMRP). If a meeting or discussion would be helpful to ensure accuracy, we are available.	
Response B-4	The City has added the Gabrieleño Band of Mission Indians – Kizh Nation to mitigation measures TCR-1 and TCR-2 in Section III.1, Corrections and Additions to Draft PEIR Sections and Appendices, Section III.1.1 Section 1.10.7 Tribal Cultural Resources, Page 1-20; Section 4.13.7 Mitigation Measures, pages 4.13-15 to 4.13-16 and Section 11.0, Mitigation Monitoring and Reporting Program, pages 11-22 to 11-23. These changes are also reflected in the Final MMRP shown in this Final PEIR Section IV.	



3.0 ERRATA

This section of the Final PEIR provides changes to the Draft PEIR that have been made to revise, clarify, or correct the environmental analysis for the Kaiser Permanente Medical Center Project. Changes in this section are a result of comments received in response to the Draft PEIR. The changes detailed in this section do not result in the project creating any new or increased significant environmental impacts.

Added text is shown underlined and deleted text in ~~strikeout~~.

3.1 Section 1.0 Executive Summary

3.1.1 Section 1.10 Mitigation Measures, Pages 1-11 to 1-21

Section 1.10, *Mitigation Measures*, is revised and the mitigation measures are replaced with the mitigation measures below to accurately reflect revisions to text in the PEIR Section 4.0 and the MMRP Section 11.0 for consistency.

3.1.1.1 Section 1.10.1 Air Quality, Pages 1-11 to 1-12

Impacts associated with significance threshold B would be potentially significant without mitigation. Therefore, the following mitigation measures would be required, if feasible, to minimize potential impacts related to air quality emissions:

MM AQ-1: Include in a Plan or Policy that Gas Powered Landscape Equipment must be replaced with Zero-Emission Landscape Equipment (listed at A-1 in the aforementioned CAPCOA Handbook, and LL-1 in CalEEMod). If feasible, landscape and maintenance contracts shall require only Zero-Emission Landscape Equipment be used.

MM AQ-2: Provide Electric Vehicle Charging Infrastructure (listed as T-14 in CalEEMod).

MM TRANS-4: Prior to issuance of a certificate of occupancy for each phase of the project, the project proponent will implement an employer-sponsored vanpool service. Vanpooling is a flexible form of public transportation that provides groups of 5 to 15 people with a cost-effective and convenient rideshare option for commuting. The mode shift from long-distance, single-occupied vehicles to shared vehicles reduces overall commute VMT, thereby reducing GHG emissions. It was assumed that up to 2% of employees would participate in the vanpool program.

Additional measures that were not incorporated in the emissions calculations but further reduce VMT-related emissions are listed below. The project includes several targeted mitigation strategies, evaluated and quantified by Fehr & Peers in the traffic impact study (Fehr & Peers, 2025). A multiplicative dampening factor was applied to account for overlap among measures addressing the same trip types. The following mitigation measures and corresponding VMT reductions are proposed and further discussed in **Sections 1.10.6 and 4.12.5:**

MM TRANS-1: Prior to issuance of a certificate of occupancy for each phase of the project, the project proponent will implement a commute trip reduction program consisting of information sharing and marketing to promote and educate employees about their



travel choices to the project site beyond driving such as carpooling, taking transit, walking, and biking, thereby reducing VMT and GHG emissions.

MM TRANS-2: Prior to issuance of a certificate of occupancy for each phase of the project, the project proponent will implement a ridesharing program for employees with similar commutes with funding requirements for employers. Ridesharing encourages carpooled vehicle trips in place of single-occupied vehicle trips, thereby reducing the number of trips, VMT, and GHG emissions. Existing programs including IE Commuter can be leveraged for this measure.

MM TRANS-3: Prior to issuance of a certificate of occupancy for each phase of the project, the project proponent will install and maintain end-of-trip facilities for employee use. End-of-trip facilities include bike parking, bike lockers, showers, and personal lockers. The provision and maintenance of secure bike parking and related facilities encourages commuting by bicycle, thereby reducing VMT and GHG emissions.

3.1.1.2 Section 1.10.2 Biological Resources, Pages 1-12 to 1-16

MM BIO-1: Crotch's Bumble Bee Surveys

To ensure the proposed project does not result in direct or indirect impacts to the Crotch's bumble bee, focused presence/absence surveys shall be conducted based on the CDFW *Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species Guidelines (June 6th, 2023)*, (CDFW, 2023). Focused surveys shall be started during the colony active period and when floral resources are present for the species by a qualified entomologist. Specifically, three surveys shall be conducted with at least two weeks between surveys from April to June. All regions within the project site where suitable floral resources are present shall be surveyed by walking meandering transects at least one hour after sunrise and/or at least two hours before sunset (ideally between 9am and 1pm) on warm sunny days with winds below eight miles per hour.

Focused surveys shall be conducted for a minimum of one person-hour of searching per three acres of suitable habitat. Bumble bees shall be captured with a net from blooms, avoiding destruction of the flower when possible. Each bee shall be carefully transferred into a sterile vial and moved to a cooler with only one bee per vial to avoid disease spread. The bee shall be kept in the vial for no more than 10 minutes in ambient temperature before being placed in a cooler as they have a tendency to over-heat (the amount of time will be decreased on hotter days). The vial shall be placed in a cooler at a temperature above 25 degrees Fahrenheit, as lower temperatures could freeze and kill the bee. The results of the focused surveys shall be summarized in a letter report including graphics and recommendations. At a minimum, the survey letter report shall provide the following:

1. A description and map of the survey area, focusing on areas that could provide suitable habitat for Crotch's bumble bee.
2. Field survey conditions that shall include name(s) of qualified entomologist(s) and brief qualifications; date and time of survey; survey duration; general weather conditions; survey goals, and species searched.
3. Map(s) showing the location of nests/colonies; and,



4. A description of physical (e.g., soil, moisture, slope) and biological (e.g., plant composition) conditions where each nest/colony is found. A sufficient description of biological conditions, primarily impacted habitat, shall include native plant composition (e.g., density, cover, and abundance) within impacted habitat (e.g., species list separated by vegetation class; density, cover, and abundance of each species).

If the species is detected onsite, the CDFW shall be contacted to determine appropriate conservation measures to prevent direct/indirect impacts to the species, or acquisition of an Incidental Take Permit (ITP). To initiate the ITP process, the applicant or representative shall contact the appropriate CDFW Regional Office and submit a completed ITP application.

MM BIO-2: Focused and Preconstruction Burrowing Owl Surveys

To ensure the proposed project does not result in direct or indirect impacts to the burrowing owl, focused surveys shall be conducted in accordance with the March 7, 2012, *Staff Report on Burrowing Owl Mitigation* (CDFG, 2012) which recommends both a breeding and non-breeding season survey. Specifically, a total of four surveys shall be conducted by a qualified avian biologist during the breeding season: 1) at least one site visit between February 15 and April 15, and 2) a minimum of three surveys, at least three weeks apart, between April 15 and July 15, with at least one visit after June 15. Non-breeding season surveys shall include four surveys spread out evenly from July 15 to February 15. A report of the findings prepared by a qualified biologist shall be submitted to the City of Redlands prior to any permit or approval for ground disturbing activities.

Regardless of the findings of the focused surveys, a burrowing owl preconstruction survey shall be conducted no less than 14 days prior to the initiation of ground-disturbing activities to ensure protection for this species including a survey conducted with 24 hours of start of work. The preconstruction surveys shall be conducted in compliance with CDFW guidelines (CDFG, 2012). A report of the findings prepared by a qualified biologist shall be submitted to the City of Redlands prior to any permit or approval for ground disturbing activities. If burrowing owls are not detected onsite, the proposed project may proceed. However, if project initiation is delayed more than 14 days, updated preconstruction surveys may be required.

If burrowing owls are detected onsite during the focused or preconstruction surveys, a burrowing owl monitoring and/or relocation plan shall be developed and approved by the City of Redlands, CDFW and USFWS prior to any permit or approval for ground disturbing activities. At a minimum, the plan shall include the following:

1. Burrowing owl status, distribution and habitat utilization within and adjacent to the project site.
2. Conservation objectives and goals developed in cooperation with CDFW and USFWS.
3. Results of burrowing owl monitoring activities.
 - a. 350-foot minimum protective (no work) zone shall be designated around each of the occupied burrow sites and delineated by orange silt fencing. The installation of the fencing shall be monitored by a qualified biologist to ensure owls are not directly or indirectly impacted as a result of fence installation. The



monitoring biologist will also be responsible for directing where the fencing shall be installed.

- b. A qualified monitoring biologist shall monitor the owls weekly during the non-breeding season to determine if the 350-foot protective zone is adequate for their protection. The weekly monitoring events will also provide critical information regarding the status of the species onsite for purposes of developing a relocation plan.
- c. A qualified monitoring biologist shall conduct an initial environmental briefing with any contractors which will be working onsite. The briefing shall include a discussion of burrowing owl natural history, identification of burrowing owl non-breeding season protection zones, and summary of penalties for directly and/or indirectly impacting the species.
- d. A qualified monitoring biologist shall be authorized to stop all work activities in the event potential direct and/or indirect impacts to burrowing owl may occur as a result of proposed staging activities.
- e. Monthly updates on the monitoring efforts including recommendations, as warranted, shall be submitted to the City of Redlands, CDFW and USFWS.

4. Passive and/or active relocation activities.

5. Burrowing owl management activities for active relocation sites.

Based on the candidacy or listing status of the species at the time of surveys, if detected, acquisition of an Incidental Take Permit may also be required.

MM BIO-3: Pre-Construction Breeding Bird Survey

To maintain compliance with the MBTA and California Fish and Game Code §§ 3503, 3503.5, and 3513, and to avoid impacts or take of migratory non-game breeding birds and other native birds, their nests, young, and eggs, the following measures shall be implemented.

Site preparation activities (ground disturbance, construction activities, staging equipment, and/or removal of trees and vegetation) for the project shall be avoided, to the greatest extent possible, during the nesting season of potentially occurring native and migratory bird species (generally September 15 to February 15 for songbirds; September 1 to January 14 for raptors, although the nesting season may be extended due to weather and drought conditions).

If site preparation activities are proposed during the nesting/breeding season, the project proponent shall retain a qualified avian biologist to conduct a pre-activity field survey prior to the issuance of grading permits for the project to determine if active nests of species protected by the MBTA or the California Fish and Game Codes are present in the construction zone. The nest surveys shall include the project site where project activities have the potential to cause nest failure. The survey results shall be provided to the City of Redlands for review and approval. The project applicant shall adhere to the following:



1. The project applicant shall retain a qualified biologist experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques, recognizing breeding and nesting behaviors, locating nests and breeding territories, and identifying nesting stages and nest success; determining/establishing appropriate avoidance and minimization measures; and monitoring the efficacy of implemented avoidance and minimization measures.
2. Pre-activity field surveys shall be conducted at the appropriate time of day/night, during appropriate weather conditions, no more than three days prior to the initiation of project activities. Surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. Survey duration shall take into consideration the size of the property; density, and complexity of the habitat; number of survey participants; survey techniques employed; and shall be sufficient to ensure the data collected is complete and accurate.

If no nesting birds are observed during the survey, site preparation and construction activities may begin. However, if active nests (including nesting raptors) are located, then avoidance or minimization measures shall be undertaken in consultation with the City of Redlands, CDFW and USFW, as warranted. Measures shall include immediate establishment of an appropriate buffer zone to be established by a qualified biologist based on their best professional judgement and experience. The buffer around the nest shall be delineated and flagged, and no construction activity shall occur within the buffer area until a qualified biologist determines nesting species have fledged and the nest is no longer active, or the nest has failed. The biologist shall monitor the nest at the onset of project activities and at the onset of any changes in such project activities (e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. If the biologist determines that such project activities may be causing an adverse reaction, the biologist shall adjust the buffer accordingly or implement alternative avoidance and minimization measures, such as redirecting or rescheduling construction or erecting sound barriers. All work within these buffers will be halted until the nesting effort is finished (i.e., the juveniles are surviving independent from the nest). The onsite biologist shall review and verify compliance with these nesting avoidance buffers and shall verify the nesting effort has finished. Work can resume within these avoidance areas when no other active nests are found.

Birds or their active nests will not be disturbed, captured, handled or moved. Active nests cannot be removed or disturbed; however, nests can be removed or disturbed if determined inactive by a qualified biologist.

If listed bird species are observed within a project site during the preconstruction survey, the biologist will immediately map the area and notify the appropriate resource agency to determine suitable protection measures and/or mitigation measures and to determine if additional mitigation is necessary. Project activities may begin within the area only when concurrence is received from the appropriate resource agency.

Upon completion of the survey and nesting bird monitoring, a report shall be prepared and submitted to City of Redlands for review and approval prior to initiation of construction activities.

MM BIO-4: Preconstruction Bat Survey



Prior to implementation of project activities, a qualified bat biologist shall be retained to determine whether potential roosting sites for yellow bats may be affected. For large ornamental trees and palms suitable for bat roosting/nursery, exit counts and acoustic surveys shall be performed prior to initial ground disturbance, vegetation or structure removal to determine whether the project site and a 300-foot buffer supports a nursery or roost. This work will occur between late -spring and late summer and/or in the fall (generally mid-March through late October).

If the results of the bat survey find a total of a single roosting individual of a special status bat species or 25 or more individuals of a non-special status bat species with potential to be present in the project site, a Bat Management Plan shall be developed by a qualified bat biologist to ensure mortality to bats does not occur. For each location confirmed to be occupied by bats, the Bat Management Plan must provide details both in text and graphically where exclusion devices/and or staged tree/palm removal will need to occur, the timing for exclusion work and the timeline and methodology needed to exclude the bats. The plan will need to be reviewed and approved by the City of Redlands and CDFW prior to disturbance of the roosts. The Bat Management Plan shall include:

1. Bat status, distribution and habitat information within and adjacent to the project site.
2. Results of the bat surveys.
3. Project-specific measures for noise attenuation devices, acoustic and visual monitoring during high-vibration and sound activities (such as saw cutting, jackhammering, and pile driving), visual disturbance buffers, and the installation of bat exclusion devices to safely and humanely evict bats outside of the maternity season, in the event they are needed.
4. Exclusion methods may include use of one-way doors at roost entrances (bats may leave, but not re enter), or sealing roost entrances when the site can be confirmed to contain no bats. Exclusion efforts may be restricted during periods of sensitive activity (e.g., during hibernation or while females in maternity colonies are nursing young).
5. If roosts cannot be avoided or it is determined that construction activities may cause roost abandonment, such activities may not commence until permanent, elevated bat houses have been installed outside of, but near the construction area. Placement and height will be determined by a qualified wildlife biologist, but the height of bat house will be at least 15 feet. Bat houses will be multi-chambered and be purchased or constructed in accordance with CDFW standards. The number of bat houses required will be dependent upon the size and number of colonies found, but at least one bat house will be installed for each pair of bats (if occurring individually), or of sufficient number to accommodate each colony of bats to be relocated.
6. Consultation with the California Department of Fish and Wildlife would occur to finalize preparation of the Bat Management Plan for inclusion in other permits that are required from the CDFW, such as a Lake or Streambed Alteration Agreement (LSAA) under Section 1600-1616 of the Fish and Game Code. Each LSAA usually contains a section titled Measures to Protect Fish and Wildlife Resources, for which this plan would be incorporated.



7. A description of incidental monitoring and reporting that will take place during construction.
8. Details for post-construction monitoring.
9. Note that the Bat Management Plan is triggered only if the project requires high-vibration and sound activities causing shaking or vibration, generally resulting from saw cutting, jackhammering, pile driving, or similar activities (within 150 feet of a bat colony).

MM BIO-5: Jurisdictional Delineation and Permitting

Prior to approval of grading permits and initiation of project activities, a qualified biologist shall conduct a formal jurisdictional delineation on the project site to determine the presence/absence of jurisdictional resources, extent of jurisdictional areas, and impacts to resources regulated by the USACE, RWQCB, and CDFW. The delineation shall be conducted using the current USACE methods and definition of “waters of the U.S.” (most current as of this writing is March 2025 notice and data sheets) and the methods and wetland definitions specified in the California State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State (Procedures) (SWRCB, 2019) to delineate waters of the state.

Upon completion of the jurisdictional delineation survey, a jurisdictional delineation report shall be prepared according to the Minimum Standards for Acceptance of Aquatic Resources Delineation Reports for the USACE, Los Angeles Regulatory District (USACE-LA, 2017). This report shall be submitted to City of Redlands for review and approval.

If jurisdictional areas are present on the project site, the project applicant shall obtain a Clean Water Act Section 404 permit, California Fish and Game Code Section 1602 Lake or Streambed Alteration Agreement from CDFW and a CWA 401 or WDR permit issued by the RWQCB (Santa Ana RWQCB-Region 8) pursuant to the California Water Code § 13260, as warranted. If required, these permits shall be obtained prior to issuance of a grading permit. Construction activities (including but not limited to fencing, staging, and clearing) will not commence unless all requirements of the USACE, CDFW, RWQCB have been met and the RWQCB has issued a WDR permit, letter of permission, or other project-specific approval. All conditions of these permits shall be adhered to during project development.

3.1.1.3 Section 1.10.3 Cultural Resources, Pages 1-16 to 1-17

MM CUL-1: The project applicant shall retain an archaeologist who meets the Secretary of the Interior’s Professional Qualifications Standards for Archaeology to conduct monitoring of subsurface ground disturbance during construction activities. The archaeologist shall also take the opportunity to re-survey the parcel’s ground surface as the vegetation is cleared for construction work. If unanticipated cultural resource discoveries are made the archaeologist will be afforded the necessary time to recover, analyze, and curate the find(s). The qualified archaeologist will recommend the extent of archaeological monitoring necessary to ensure the protection of any other resources that may be in the area. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A-L) form and filed with the Eastern Information Center.



MM CUL-2: If historical or unique archaeological resources are discovered during construction activities, the contractor shall halt construction activities in a 50-foot radius and notify the project proponent, the Yuhaaviatam of San Manuel Nation, the Gabrieleño Band of Mission Indians – Kizh Nation, and the City of Redlands. A Secretary of the Interior qualified archaeologist (Principal Archaeologist) shall be notified and afforded the necessary time to recover, analyze, and curate the find(s). The Principal Archaeologist shall recommend the extent of archaeological monitoring necessary to ensure the protection of any other resources that may be in the area. Construction activities may continue on other parts of the project site while evaluation and treatment of historical or unique archaeological resources takes place.

The Principal Archaeologist, depending on the type and extent of the finds, may prepare an Archaeological Resources Treatment Plan (ARTP) to guide future monitoring, the recovery of cultural resources, analysis and reporting of the finds, and curation of the finds. The ARTP shall be submitted to the City and the project proponent for approval. The ARTP shall include the following:

MM CUL-2: If historical or unique archaeological resources are discovered during construction activities, the contractor shall halt construction activities in a 50-foot radius and notify the project proponent, the Yuhaaviatam of San Manuel Nation, the Gabrieleño Band of Mission Indians – Kizh Nation, and the City of Redlands. A Secretary of the Interior qualified archaeologist (Principal Archaeologist) shall be notified and afforded the necessary time to recover, analyze, and curate the find(s). The Principal Archaeologist shall recommend the extent of archaeological monitoring necessary to ensure the protection of any other resources that may be in the area. Construction activities may continue on other parts of the project site while evaluation and treatment of historical or unique archaeological resources takes place.

The Principal Archaeologist, depending on the type and extent of the finds, may prepare an Archaeological Resources Treatment Plan (ARTP) to guide future monitoring, the recovery of cultural resources, analysis and reporting of the finds, and curation of the finds. The ARTP shall be submitted to the City and the project proponent for approval. The ARTP shall include the following:

1. Results of the Cultural Resources Inventory: archaeological resources and their condition and threats on the project site.
2. Impact assessment.
3. Mitigation strategies, which may include:
 - a. Potential avoidance measures.
 - b. Data recovery steps such as excavation and analysis of an archaeological site to collect information before it is destroyed.
 - c. Conservation measures such as cleaning, conserving, studying, cataloging, and storing recovered archaeological materials and associated records.
4. Procedures for archaeological monitoring during construction to record exposed resources.
5. Protocols for unanticipated discoveries: what construction workers should do if they find cultural resources unexpectedly, including ceasing work and contacting a qualified archaeologist.



1. Consultation with relevant groups, such as Native American tribes, historians, and regulatory agencies, to determine the value of resources and appropriate treatment measures.
2. Documenting and reporting format and procedures.

MM CUL-3: If human remains are encountered during excavations associated with this project, all work shall stop within a 30-foot radius of the discovery, and the San Bernardino County Coroner will be notified (§ 5097.98 of the Public Resources Code). The Coroner will determine whether the remains are recent human origin or older Native American ancestry. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, they will contact the Native American Heritage Commission (NAHC). The NAHC will be responsible for designating the Most Likely Descendant (MLD). The MLDS (either an individual or sometimes a committee) will be responsible for the ultimate disposition of the remains, as required by § 7050.5 of the California Health and Safety Code. The MLD will make recommendations within 24 hours of their notification by the NAHC. These recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials (§ 7050.5 of the Health and Safety Code).

3.1.1.4 Section 1.10.4 Geology and Soils, Pages 1-17 to 1-18

MM-GEO-1: A qualified paleontologist, approved by the City of Redlands and the Western Science Center, must be retained prior to excavation and grading activities at the project site.

1. Prior to the earth-moving activities, the paleontologist shall develop a site-specific Paleontological Resources Impact Mitigation Program (PRIMP) to be implemented in support of the Project in order to mitigate potential adverse impacts to paleontological resources. The PRIMP shall follow guidelines developed by the Society for Vertebrate Paleontology and include monitoring of ground disturbance activities in sediments that are likely to include paleontological resources, specimen recovery, and screen washing; preparation of any collected specimens to the point of identification; curation of any collected specimens to a museum repository with permanent, retrievable storage; and preparation of a final paleontological survey report that would provide details of monitoring, fossil identification, and repository arrangements. The Project Applicant shall then comply with the recommendations of the Project Paleontologist and requirements of the PRIMP. At a minimum, the PRIMP shall include the following:

1. Project and location
2. Regulatory setting
3. Geology of the site
4. Paleontological resources and survey results
5. Paleontological sensitivity of the site
6. Paleontological resources mitigation and monitoring measures such as:
 - a. Coordination with construction personnel and training



- b. Details of training and materials
 - c. Frequency and location of inspections
 - d. When and how grading/excavation activities will be diverted
 - e. Procedures of fossil recovery, removal, treatment, transport, and deposition facility
 - f. Recording, documentation, and reporting procedures
2. Before the mitigation program begins, the paleontologist or monitor must coordinate with the appropriate construction contractor personnel to provide information regarding the requirements of the City or Redlands, as applicable, for the protection of paleontological resources. Contractor personnel shall be briefed on the procedures to follow in the event that fossil remains, and a previously unrecorded fossil site are encountered by earth-moving activities, particularly when the monitor is not on site.
 3. The qualified paleontologist shall perform periodic inspections of excavation and grading activities at the project site to determine the presence of fossiliferous soils. The frequency and location of inspections shall be specified in the PRIMP and will depend on the depth of excavation and grading activities and the materials being excavated. If paleontological materials are encountered, the paleontologist must temporarily divert or redirect the grading and excavation activities in the area of the exposed material to facilitate evaluation and, if necessary, salvage. The authority of the paleontologist to temporarily halt construction in part of the project site must be included in the project grading and construction plans. A copy of the report of the paleontological survey is submitted to the Western Science Center. Any fossils recovered during mitigation shall be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

3.1.1.5 Section 1.10.5 Greenhouse Gas Emissions, Pages 1-18 to 1-19

MM GHG-1 Using alternative fuels for construction equipment (0 to 22 percent).

MM GHG-2 Using electric or hybrid construction equipment (2.5 to 80 percent of GHG emissions from equipment that is electric or hybrid if used 100 percent of the time).

MM GHG-3 Limiting construction equipment idling beyond regulation requirements, which is typically 5 minutes as regulated by the ARB's Heavy-Duty Vehicle Idling Emission Reduction Program (percent reduced is equal to $(1 - \frac{t_m}{t_b})100$, where t_m is the mitigated idling period and t_b is the baseline idling period) (CAPCOA, 2010, p. 429).

MM GHG-4 Instituting a heavy-duty offroad vehicle plan (range of effectiveness is not applicable because it only ensures compliances with other mitigation measures). At a minimum, the heavy-duty offroad vehicle plan shall include the following:

1. Fleet reporting and labeling: diesel-fueled vehicles operating in California, with engines 25 horsepower or greater, must be reported to the ARB through the online DOORS system and labeled appropriately.



2. Emission reduction strategies: how you will meet emission reduction requirements by:
 - a. Retiring/Replacing Vehicles: Phase out older, dirtier engines by replacing them with new, cleaner ones or equipment that meets the latest emission standards.
 - b. Engine repowering: plan/schedule to replace older off-road diesel engines with newer, cleaner ones.
 - c. Verified Diesel Emission Control Strategies (VDECS): Install verified diesel emission control strategies (e.g., exhaust retrofits) on existing engines.
3. Fuel acquisition: fleets must begin (2024) using renewable diesel (R99 or R100).
4. Idling restrictions: limit idling to five minutes and apply a written idling policy.
5. Fleet average goals: fleet average emission level standards/balancing emissions from vehicles.

MM GHG-5 Implementing a construction vehicle inventory tracking system (range of effectiveness does not reduce GHG emissions in and of itself; it only ensures compliance with other mitigation measures).

MM TRANS-4, MM AQ-1 and MM AQ-2 were taken into account in calculations for greenhouse gas emissions in **Section 4.7.5**. These measures are detailed in Section 1.10.1 above.

3.1.1.6 Section 1.10.6 Transportation, Page 1-19

MM TRANS-1 Prior to issuance of a certificate of occupancy for each phase of the project, the project proponent will implement a commute trip reduction program consisting of information sharing and marketing to promote and educate employees about their travel choices to the project site beyond driving such as carpooling, taking transit, walking, and biking, thereby reducing VMT and GHG emissions.

MM TRANS-2 Prior to issuance of a certificate of occupancy for each phase of the project, the project proponent will implement a ridesharing program for employees with similar commutes with funding requirements for employers. Ridesharing encourages carpooled vehicle trips in place of single-occupied vehicle trips, thereby reducing the number of trips, VMT, and GHG emissions. Existing programs including IE Commuter can be leveraged for this measure.

MM TRANS-3 Prior to issuance of a certificate of occupancy for each phase of the project, the project proponent will install and maintain end-of-trip facilities for employee use. End-of-trip facilities include bike parking, bike lockers, showers, and personal lockers. The provision and maintenance of secure bike parking and related facilities encourages commuting by bicycle, thereby reducing VMT and GHG emissions.

MM TRANS-4 Prior to issuance of a certificate of occupancy for each phase of the project, the project proponent will implement an employer-sponsored vanpool service. Vanpooling is a flexible form of public transportation that provides groups of 5 to 15 people with a



cost-effective and convenient rideshare option for commuting. The mode shift from long-distance, single-occupied vehicles to shared vehicles reduces overall commute VMT, thereby reducing GHG emissions. It was assumed that up to 2% of employees would participate in the vanpool program.

3.1.1.7 Section 1.10.7 Tribal Cultural Resources, Pages 1-20 to 1-21

MM-TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities

1. The project applicant shall retain a Native American Monitor(s) from one or more Consulting Tribe(s), including Gabrieleño Band of Mission Indians – Kizh Nation. Monitors from more than one tribe may coordinate and utilize a rotating schedule at their discretion.- The monitor(s) shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.
2. A copy of the executed monitoring agreement with each monitoring Consulting Tribe(s), including Gabrieleño Band of Mission Indians – Kizh Nation, shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.
3. The monitor(s), including Gabrieleño Band of Mission Indians – Kizh Nation, will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe, including Gabrieleño Band of Mission Indians – Kizh Nation.
4. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Consulting Tribe(s) , including Gabrieleño Band of Mission Indians – Kizh Nation, from a designated point of contact for the project applicant that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Consulting Tribe(s) , including Gabrieleño Band of Mission Indians – Kizh Nation, to the project applicant and lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact TCRs.

MM-TCR-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial)

1. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e. not less than the surrounding 50 feet) and shall not resume until



the discovered TCR has been fully assessed by the Consulting Tribe(s) , including Gabrieleño Band of Mission Indians – Kizh Nation, monitor(s) and/or archaeologist(s).

MM-TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects

1. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.
2. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.
3. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).
4. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.
5. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

3.2 Section 3.4 Approach to Cumulative Impacts Analysis

3.2.1 Section 3.4.1 Cumulative Projects, Pages 3-10 to 3-13

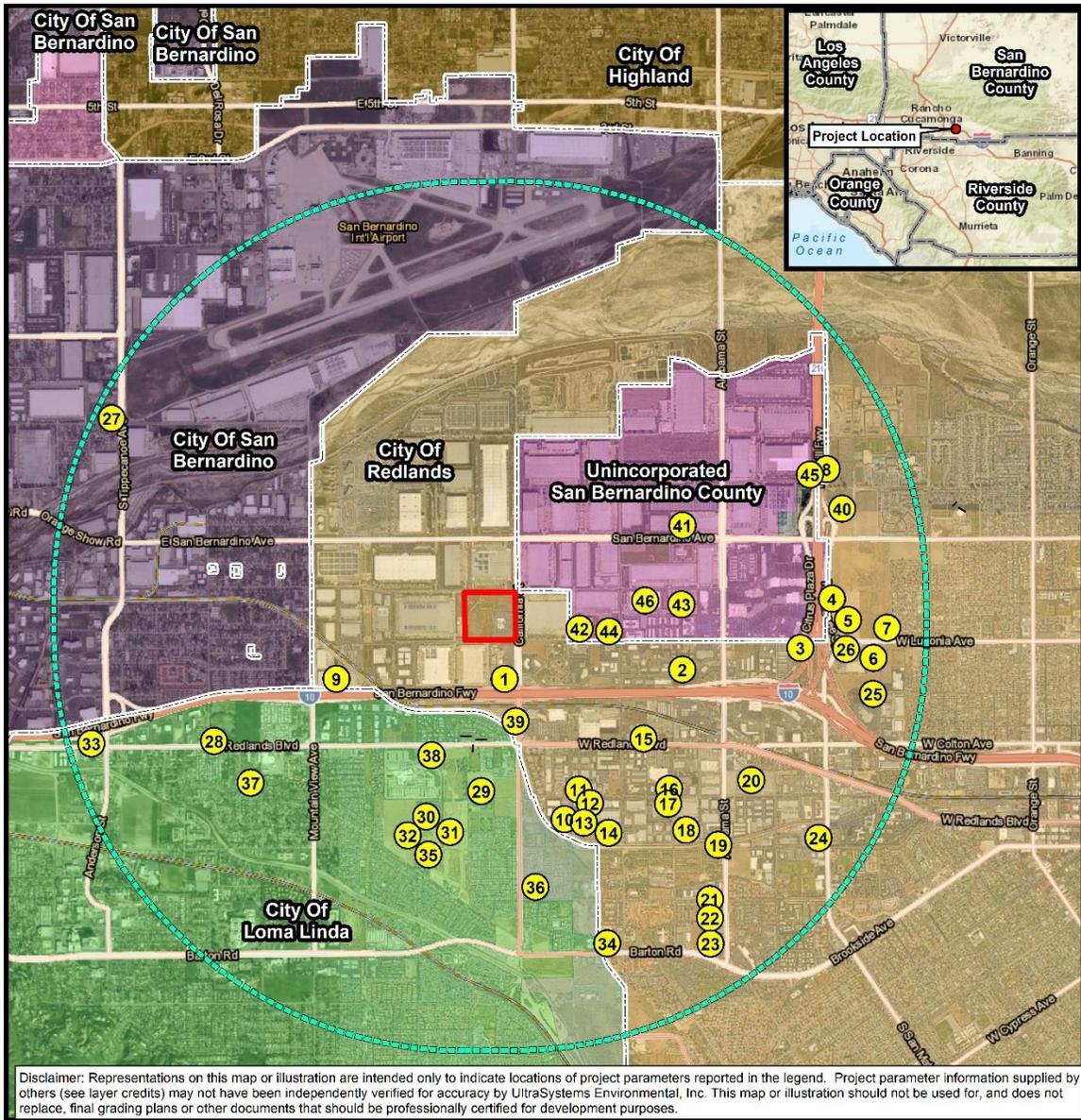
During the Draft PEIR public review period, County of San Bernadino provided cumulative project information for the San Bernardino County area shown on Figure 3.4-1 and referred to as “an island of unincorporated San Bernardino County (the East Valley Area Plan area)”.

This information included a total of six projects including four industrial and two residential (County of San Bernardino, 2025). These projects have been added to Figure 3.4-1 (page 3-11) and Table 3.4-1 (pages 3-12 to 3-13). These changes are shown below.

Four of the six projects were approved prior to 2024 (one in 2020, one in 2022, and two in 2023) and appear on current aerial maps (County of San Bernardino, 2025); their construction would not overlap with Kaiser Permanente Redlands Medical Center. These projects are the same as the existing surrounding land uses, which were accounted for in the cumulative impacts analysis. Therefore, this new information would not change the results of the cumulative impacts analysis.

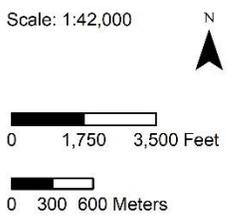


**Figure 3.4-1
CUMULATIVE PROJECTS LOCATIONS**



Disclaimer: Representations on this map or illustration are intended only to indicate locations of project parameters reported in the legend. Project parameter information supplied by others (see layer credits) may not have been independently verified for accuracy by UltraSystems Environmental, Inc. This map or illustration should not be used for, and does not replace, final grading plans or other documents that should be professionally certified for development purposes.

Path: G:\Projects\7214_Redlands_Kaiser_MedCenter_BIRM\06\7214_Kaiser_Cumulative_Projects_2026_01_30.mxd
 Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community; County of San Bernardino, 2024; UltraSystems Environmental, Inc., 2025. January 30, 2026



Legend	
	Project Boundary
	2-mile Radius
	Cumulative Project Location
	City Boundary
	City Of Highland
	City Of Loma Linda
	City Of Redlands
	City Of San Bernardino
	Unincorporated San Bernardino County

**Kaiser Permanente
Medical Center**
Cumulative Projects





**Table 3.4-1
CUMULATIVE PROJECTS LIST**

Map ID	Address	Land Use Type	Square Feet		Residential Units
			Industrial	Commercial	
City of Redlands					
1	1101 California St	warehouse/distribution	357,610		
2	1700 Orange Tree Ln	Woodspring Suites Hotel: 123 rooms			
3	1301 Lugonia Avenue	Fast-food restaurant with drive through:		3,860	
4	1234-1528 Tennessee St	Commercial and Multifamily residential		18,000	460
5	1110-1130 W Lugonia Ave	Tennessee Shopping Center: Retail/Restaurant		60,385	
6	1005 W Lugonia Ave	retail and restaurant		22,047	
7	1305-1499 Karon St	Multifamily residential			511
8	Pioneer Av east of SR-210	Motorcourt residential			75
9	Mountain View Av at I-10	Planned Development No. 4: two warehouse/ distribution buildings	420,937		
10	10796 New Jersey St.	manufacturing	28,000		
11	1980 Park Av	Industrial	48,079		
12	1941 Park Av	Industrial	38,740		
13	10843 New Jersey Street	Industrial	179,400		
14	10756 Nevada St.	Industrial	87,771		
15	Redlands Blvd east of Nevada St	2 medical office buildings		16,714	
16	1702 W Park Av	Industrial	7,198		
17	Iowa St at Park Av	Manufacturing	25,000		
18	350 Iowa St	Warehouse/distribution	185,000		
19	Alabama St at Citrus Dr	Medical and medical office		8,853	
20	10616 Kansas St. and 27314 W. Park Ave.	Warehouse	83,875		
21	Alabama St at Orange Ave	apartments			328
22	Orange Av west of Alabama St	apartments			164
23	27240 Alabama St	Commercial		8,015	
24	301 Tennessee St.	Warehouse/distribution	197,397		



❖ SECTION 3.0 - ERRATA ❖

Map ID	Address	Land Use Type	Square Feet		Residential Units
			Industrial	Commercial	
25	New York St at Brockton Av	Auto sales/service		53,800	
26	Tennessee St at Lugonia Av	retail		4,100	
City of San Bernardino					
27	Central Av west of Tippecanoe	Compressed natural gas fueling facility			
City of Loma Linda					
28	Redlands Blvd at Richardson St	Medical office and retail		30,382	
29	Heirloom Way at Park Av	apartments			213
30	Southeast of Park Av at Bryn Mawr	Community Park: 15 acres			
31	Southeast of Park Av at Bryn Mawr	Community Center: 6,000 sf			
32	Southeast of Park Av at Bryn Mawr	Fire Station, 3,690 sf			
33	24850 Redlands Blvd	Motel, 25 rooms			
34	Barton Rd and Nevada St	Single-family residential			126
35	North of Citrus Ave, west of Bryn Mawr Ave	Condominiums			103
36	California St and Orange Ave	Single-family residential			126
37	25450 Park Ave	Single-family residential			18
38	East of Bryn Mawr Ave, north of Park Ave, south of Redlands	Mixed use (multifamily residential and retail)		100,000	219
39	913 California Street, The Commons at CA Project	Business Hotel		60,224	
40	E of Hwy 210 between Pioneer & San Bernardino Ave	Single-family residential and apartments			263
County of San Bernardino					
<u>41</u>	<u>North side of San Bernardino Avenue, approx. 590 feet west of Alabama Street</u>	<u>Warehouse building</u>	<u>190,000</u>		
<u>42</u>	<u>24000 Lugonia Ave</u>	<u>Multi-family residential</u>			<u>282</u>
<u>43</u>	<u>27195 Almond Ave</u>	<u>Warehouse</u>	<u>208,000</u>		
<u>44</u>	<u>25000 Lugonia</u>	<u>Four parcels Medium Density Residential</u>			
<u>45</u>	<u>27630 Pioneer Ave, #A, B, C</u>	<u>Warehouse building with office space</u>	<u>9,950</u>		
<u>46</u>	<u>27081 Almond Ave</u>	<u>Existing warehouse expansion</u>	<u>95,963</u>		



❖ SECTION 3.0 - ERRATA ❖

Map ID	Address	Land Use Type	Square Feet		Residential Units
			Industrial	Commercial	
Total			1,659,007 <u>2,162,920</u>	386,380	2,606 <u>2,888</u>

Note: An island of unincorporated San Bernardino County (the East Valley Area Plan area) is present in the northwest part of the City of Redlands near the project site. The San Bernardino County Planning Division was contacted via phone April 14, 2025, then again via phone, email, and County Land Use Services Department contact form October 29, 2025. ~~No information was provided or readily available for the unincorporated San Bernardino County area shown on the map and thus not included on the map and table.~~ During the Draft PEIR public review period, the San Bernadino County provided cumulative project information and it was added to this table.
Source: City of Redlands 2024; City of Loma Linda 2024; City of San Bernardino 2024; County of San Bernardino, 2025.



3.3 Section 4.1 Aesthetics

3.3.1 Section 4.1.4.1 Thresholds of Significance, last paragraph, Page 4.1-6

The following text was added to the end of the last paragraph of Section 4.1.4.1.

Further, the areas surrounding the project site are already developed and any additional light or glare from the project is anticipated to be consistent with levels already present in the vicinity of the project site. The surrounding commercial businesses operate as logistical warehousing with semi tractor trailer trucks operating with large light beams continuously as well as many installations of security lighting. The project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area and the project would have no significant impacts regarding threshold d.

3.4 Cultural Resources

3.4.1 Section 1.10.3 Cultural Resources, Page 1-16; Section 4.4.7 Mitigation Measures, Page 4.4-35; and Section 11.0 Mitigation Monitoring and Reporting Program, Page 11-14

MM CUL-2: If historical or unique archaeological resources are discovered during construction activities, the contractor shall halt construction activities in a 50-foot radius and notify the project proponent, the Yuhaaviatam of San Manuel Nation, the Gabrieleño Band of Mission Indians – Kizh Nation, and the City of Redlands. A Secretary of the Interior qualified archaeologist (Principal Archaeologist) shall be notified and afforded the necessary time to recover, analyze, and curate the find(s). The Principal Archaeologist shall recommend the extent of archaeological monitoring necessary to ensure the protection of any other resources that may be in the area. Construction activities may continue on other parts of the project site while evaluation and treatment of historical or unique archaeological resources takes place.

3.5 Noise

3.5.1 Section 4.10.5.2 Analysis of Project Impacts, Page 4.10-13

The following text was added to the end of the first paragraph on page 4.10-13.

"However, since during fine grading for Phase 3, construction noise exposure may reach the FTA threshold of 80 dBA Leq, Best Management Practices (BMPs) **BMP NOISE-1** would be implemented during Lead Agency review and consideration ~~construction~~ of Phase 3 to ensure that noise levels during construction would not exceed the 80 dBA Leq FTA threshold."



3.6 Tribal Cultural Resources

3.6.1 Section 1.10.7 Tribal Cultural Resources, Page 1-20; Section 4.13.7 Mitigation Measures, Pages 4.13-15 to 4.13-16; and Section 11.0 Mitigation Monitoring and Reporting Program, Pages 11-22 to 11-23

The MM-TCR-1 and MM-TCR-2 were revised to include the Gabrieleño Band of Mission Indians – Kizh Nation as follows.

MM-TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities

1. The project applicant shall retain a Native American Monitor(s) from one or more Consulting Tribe(s), including Gabrieleño Band of Mission Indians – Kizh Nation. Monitors from more than one tribe may coordinate and utilize a rotating schedule at their discretion. The monitor(s) shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.
2. A copy of the executed monitoring agreement with each monitoring Consulting Tribe(s), including Gabrieleño Band of Mission Indians – Kizh Nation, shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.
3. The monitor(s), including Gabrieleño Band of Mission Indians – Kizh Nation, will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe, including Gabrieleño Band of Mission Indians – Kizh Nation.
4. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Consulting Tribe(s), including Gabrieleño Band of Mission Indians – Kizh Nation, from a designated point of contact for the project applicant that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Consulting Tribe(s), including Gabrieleño Band of Mission Indians – Kizh Nation, to the project applicant and lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact TCRs.

MM-TCR-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial)



1. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e. not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Consulting Tribe(s) , including Gabrieleño Band of Mission Indians – Kizh Nation, monitor(s) and/or archaeologist(s).

3.7 Section 7.0 References

3.7.1 Top of Page 7-7

The following reference is added to the references section.

County of San Bernardino, 2025. [Document Released to Requester] San Bernardino County public records request #25-28287. PRA 25-28287 Active Projects in EVZD.xlsx and Active Projects in East Valley Zoning Districts.pdf (map). Email from San Bernardino County Public Records to Michael Milroy (UltraSystems Environmental Inc.). November 20, 2025.



4.0 FINAL MITIGATION MONITORING AND REPORTING PROGRAM

The Final Mitigation Monitoring and Reporting Program (MMRP) has been prepared in conformance with § 21081.6 of the Public Resources Code and § 15097 of the CEQA Guidelines, which requires all state and local agencies to establish monitoring or reporting programs whenever approval of a project relies upon a MND or an EIR. The MMRP ensures implementation of the measures being imposed to mitigate or avoid the significant adverse environmental impacts identified through the use of monitoring and reporting. Monitoring is generally an ongoing or periodic process of project oversight; reporting generally consists of a written compliance review that is presented to the decision-making body or authorized staff person.

It is the intent of the MMRP to: (1) provide a framework for document implementation of the required mitigation; (2) identify monitoring/reporting responsibility; (3) provide a record of the monitoring/reporting; and (4) ensure compliance with those mitigation measures (MMs) that are within the responsibility of the City and/or Applicant to implement.

This MMRP includes specific project design features (PDFs) and best management practices (BMPs) referenced in the PEIR that will be implemented with the project's construction and operation. The specific PDFs and BMPs are presented in **Table 4.0-1** below.

The required MMs are presented in **Table 4.0-2** below. Environmental topics for which mitigation is required are listed in Table 4.0-2 under their corresponding impact category. This table also lists impacts, mitigation measures adopted by the City of Redlands in connection with approval of the proposed project, level of significance after mitigation, responsible and monitoring parties, and the project phase in which the measures are to be implemented.



**Table 4.0-1
PROJECT DESIGN FEATURES (PDFs) AND BEST MANAGEMENT PRACTICES (BMPs)**

Issue Area	Project Design Features (PDFs) and Best Management Practices (BMPs)
4.5 Geology and Soils	
Threshold F: Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	PDF-GEO-1 The project would implement all geotechnical recommendations for the development of the site, including earthwork, seismic design, retaining walls, shoring, and foundation design as specified in the Geotechnical Investigation Report prepared for the Medical Office Building 2 (MOB 2) project at the Kaiser Redlands site located at 1301 California Street in Redlands. Prepared by Twining, dated March 31, 2023; provided in Appendix D7 of this PEIR.
4.7 Greenhouse Gas Emissions	
Energy Conservation and Efficiency	GHG-PDF-1 Project design will provide energy efficiency exceeding Title 24, Part 6, California Energy Code baseline standard requirements by 10 percent, based on the 2022 Building Energy Efficiency Standards requirements
	GHG-PDF-2 Use of natural heating and cooling features.
	GHG-PDF-3 Use of improved insulation.
	GHG-PDF-4 Installation of PV panels.
	GHG-PDF-5 Use of efficient and durable roofing materials and exterior finishes.



❖ SECTION 4.0 - FINAL MITIGATION MONITORING AND REPORTING PROGRAM ❖

Issue Area	Project Design Features (PDFs) and Best Management Practices (BMPs)
	<p>GHG-PDF-6 Use of efficient interior finishes.</p>
Water Conservation	<p>GHG-PDF-7 Water-efficient plumbing fixtures (17 to 31 percent of GHG emissions associated with non-residential indoor water use).</p>
Solid Waste Conservation	<p>GHG-PDF-8 Use of recycled foundation materials.</p>
Other	<p>GHG-PDF-9 No combustion of natural gas (100 percent reduction in emissions from natural gas use).</p>
4.10 Noise	
<p>Threshold A: Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</p>	<p>BMP NOISE-1 Noise Study for Phase 3. A new noise study shall be conducted after completion of Phase 2 construction and prior to the start of Phase 3 construction to determine potential noise impacts of Phase 3 construction activities. The information in this study will be used in support of the Lead Agency’s approval of Phase 3 and potential preparation of a Noise Mitigation Plan for Phase 3 construction if necessary.</p>



**Table 4.0-2
FINAL MITIGATION MONITORING AND REPORTING PROGRAM**

Issue Area	Mitigation Measures (MMs)	Level of Significance After Mitigation	Responsible Party/ Monitoring Party	Implementation Stage
4.2 Air Quality				
Threshold A: Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	MM AQ-1 Replace Gas Powered Landscape Equipment with Zero-Emission Landscape Equipment (listed at A-1 in the aforementioned CAPCOA Handbook, and LL-1 in CalEEMod).	Less than Significant	Project Applicant/City of Redlands	During Project Operation
	MM AQ-2 Provide Electric Vehicle Charging Infrastructure (listed as T-14 in CalEEMod).	Less than Significant	Project Applicant/City of Redlands	Include in Building Plans; and During Project Construction
	MM TRANS-1 Prior to issuance of a certificate of occupancy for each phase of the project, the project proponent will implement a commute trip reduction program consisting of information sharing and marketing to promote and educate employees about their travel choices to the project site beyond driving such as carpooling, taking transit, walking, and biking, thereby reducing VMT and GHG emissions.	Less than Significant	Project Applicant/City of Redlands	During Project Operation
	MM TRANS-2 Prior to issuance of a certificate of occupancy for each phase of the project, the project proponent will implement a ridesharing program for employees with similar commutes with funding requirements for employers. Ridesharing encourages carpooled vehicle trips in place of single-occupied vehicle trips, thereby reducing the number of trips, VMT, and GHG emissions. Existing programs including IE	Less than Significant	Project Applicant/City of Redlands	During Project Operation



❖ SECTION 4.0 - FINAL MITIGATION MONITORING AND REPORTING PROGRAM ❖

Issue Area	Mitigation Measures (MMs)	Level of Significance After Mitigation	Responsible Party/ Monitoring Party	Implementation Stage
	Commuter can be leveraged for this measure.			
	<p>MM TRANS-3</p> <p>Prior to issuance of a certificate of occupancy for each phase of the project, the project proponent will install and maintain end-of-trip facilities for employee use. End-of-trip facilities include bike parking, bike lockers, showers, and personal lockers. The provision and maintenance of secure bike parking and related facilities encourages commuting by bicycle, thereby reducing VMT and GHG emissions.</p>	Less than Significant	Project Applicant/City of Redlands	Include in Building Plans; and During Project Construction
	<p>MM TRANS-4</p> <p>Prior to issuance of a certificate of occupancy for each phase of the project, the project proponent will implement an employer-sponsored vanpool service. Vanpooling is a flexible form of public transportation that provides groups of 5 to 15 people with a cost-effective and convenient rideshare option for commuting. The mode shift from long-distance, single-occupied vehicles to shared vehicles reduces overall commute VMT, thereby reducing GHG emissions. It was assumed that up to 2% of employees would participate in the vanpool program.</p>	Less than Significant	Project Applicant/City of Redlands	During Project Operation
4.3 Biological Resources				
<p>Threshold A: Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a</p>	<p>MM BIO-1: Crotch’s Bumble Bee Surveys</p> <p>To ensure the proposed project does not result in direct or indirect impacts to the Crotch’s bumble bee, focused presence/absence surveys shall be conducted based on the CDFW Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species Guidelines (June 6th, 2023), (CDFW, 2023). Focused surveys shall be</p>	Less than Significant	Qualified biologist/Applicant/City of Redlands	Before beginning of ground disturbance; three surveys shall be conducted with



❖ SECTION 4.0 - FINAL MITIGATION MONITORING AND REPORTING PROGRAM ❖

Issue Area	Mitigation Measures (MMs)	Level of Significance After Mitigation	Responsible Party/ Monitoring Party	Implementation Stage
<p>candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</p>	<p>started during the colony active period and when floral resources are present for the species by a qualified entomologist. Specifically, three surveys shall be conducted with at least two weeks between surveys from April to June. All regions within the project site where suitable floral resources are present shall be surveyed by walking meandering transects at least one hour after sunrise and/or at least two hours before sunset (ideally between 9am and 1pm) on warm sunny days with winds below eight miles per hour.</p> <p>Focused surveys shall be conducted for a minimum of one person-hour of searching per three acres of suitable habitat. Bumble bees shall be captured with a net from blooms, avoiding destruction of the flower when possible. Each bee shall be carefully transferred into a sterile vial and moved to a cooler with only one bee per vial to avoid disease spread. The bee shall be kept in the vial for no more than 10 minutes in ambient temperature before being placed in a cooler as they have a tendency to over-heat (the amount of time will be decreased on hotter days). The vial shall be placed in a cooler at a temperature above 25 degrees Fahrenheit, as lower temperatures could freeze and kill the bee. The results of the focused surveys shall be summarized in a letter report including graphics and recommendations. At a minimum, the survey letter report shall provide the following:</p> <ol style="list-style-type: none"> 1. A description and map of the survey area, focusing on areas that could provide suitable habitat for Crotch's bumble bee. 2. Field survey conditions that shall include name(s) of qualified entomologist(s) and brief qualifications; date and time of survey; survey duration; general weather conditions; survey goals, and species 			<p>at least two weeks between surveys from April to June.</p>



❖ SECTION 4.0 - FINAL MITIGATION MONITORING AND REPORTING PROGRAM ❖

Issue Area	Mitigation Measures (MMs)	Level of Significance After Mitigation	Responsible Party/ Monitoring Party	Implementation Stage
	<p>searched.</p> <p>3. Map(s) showing the location of nests/colonies; and,</p> <p>4. A description of physical (e.g., soil, moisture, slope) and biological (e.g., plant composition) conditions where each nest/colony is found. A sufficient description of biological conditions, primarily impacted habitat, shall include native plant composition (e.g., density, cover, and abundance) within impacted habitat (e.g., species list separated by vegetation class; density, cover, and abundance of each species).</p> <p>If the species is detected onsite, the CDFW shall be contacted to determine appropriate conservation measures to prevent direct/indirect impacts to the species, or acquisition of an Incidental Take Permit (ITP). To initiate the ITP process, the applicant or representative shall contact the appropriate CDFW Regional Office and submit a completed ITP application.</p>			
	<p>MM BIO-2: Focused and Preconstruction Burrowing Owl Surveys</p> <p>To ensure the proposed project does not result in direct or indirect impacts to the burrowing owl, focused surveys shall be conducted in accordance with the March 7, 2012, Staff Report on Burrowing Owl Mitigation (CDFG, 2012) which recommends both a breeding and non-breeding season survey. Specifically, a total of four surveys shall be conducted by a qualified avian biologist during the breeding season: 1) at least one site visit between February 15 and April 15, and 2) a minimum of three surveys, at least three weeks apart, between April 15 and July 15, with at least one visit after June 15. Non-breeding season surveys shall include four surveys</p>	Less than Significant	Qualified biologist/Applicant/City of Redlands	A total of four surveys shall be conducted by a qualified avian biologist during the breeding season: 1) at least one site visit between February 15 and April 15, and 2) a minimum of three surveys, at least three weeks apart, between April 15 and July 15, with at least one visit



❖ SECTION 4.0 - FINAL MITIGATION MONITORING AND REPORTING PROGRAM ❖

Issue Area	Mitigation Measures (MMs)	Level of Significance After Mitigation	Responsible Party/ Monitoring Party	Implementation Stage
	<p>spread out evenly from July 15 to February 15. A report of the findings prepared by a qualified biologist shall be submitted to the City of Redlands prior to any permit or approval for ground disturbing activities.</p> <p>Regardless of the findings of the focused surveys, a burrowing owl preconstruction survey shall be conducted no less than 14 days prior to the initiation of ground-disturbing activities to ensure protection for this species including a survey conducted with 24 hours of start of work. The preconstruction surveys shall be conducted in compliance with CDFW guidelines (CDFG, 2012). A report of the findings prepared by a qualified biologist shall be submitted to the City of Redlands prior to any permit or approval for ground disturbing activities. If burrowing owls are not detected onsite, the proposed project may proceed. However, if project initiation is delayed more than 14 days, updated preconstruction surveys may be required.</p> <p>If burrowing owls are detected onsite during the focused or preconstruction surveys, a burrowing owl monitoring and/or relocation plan shall be developed and approved by the City of Redlands, CDFW and USFWS prior to any permit or approval for ground disturbing activities. At a minimum, the plan shall include the following:</p> <ol style="list-style-type: none"> 3. Burrowing owl status, distribution and habitat utilization within and adjacent to the project site. 4. Conservation objectives and goals developed in cooperation with CDFW and USFWS. 5. Results of burrowing owl monitoring activities. <ol style="list-style-type: none"> a. 350-foot minimum protective (no work) zone shall be designated around each of the occupied burrow sites and delineated by orange silt 			<p>after June 15. Non-breeding season surveys shall include four surveys spread out evenly from July 15 to February 15.</p> <p>Regardless of the findings of the focused surveys, a burrowing owl preconstruction survey shall be conducted no less than 14 days prior to the initiation of ground-disturbing activities to ensure protection for this species including a survey conducted with 24 hours of start of work.</p>



❖ SECTION 4.0 - FINAL MITIGATION MONITORING AND REPORTING PROGRAM ❖

Issue Area	Mitigation Measures (MMs)	Level of Significance After Mitigation	Responsible Party/ Monitoring Party	Implementation Stage
	<p>fencing. The installation of the fencing shall be monitored by a qualified biologist to ensure owls are not directly or indirectly impacted as a result of fence installation. The monitoring biologist will also be responsible for directing where the fencing shall be installed.</p> <p>b. A qualified monitoring biologist shall monitor the owls weekly during the non-breeding season to determine if the 350-foot protective zone is adequate for their protection. The weekly monitoring events will also provide critical information regarding the status of the species onsite for purposes of developing a relocation plan.</p> <p>c. A qualified monitoring biologist shall conduct an initial environmental briefing with any contractors which will be working onsite. The briefing shall include a discussion of burrowing owl natural history, identification of burrowing owl non-breeding season protection zones, and summary of penalties for directly and/or indirectly impacting the species.</p> <p>d. A qualified monitoring biologist shall be authorized to stop all work activities in the event potential direct and/or indirect impacts to burrowing owl may occur as a result of proposed staging activities.</p> <p>e. Monthly updates on the monitoring efforts including recommendations, as warranted, shall be submitted to the City of Redlands, CDFW and USFWS.</p>			



❖ SECTION 4.0 - FINAL MITIGATION MONITORING AND REPORTING PROGRAM ❖

Issue Area	Mitigation Measures (MMs)	Level of Significance After Mitigation	Responsible Party/ Monitoring Party	Implementation Stage
	<p>6. Passive and/or active relocation activities.</p> <p>7. Burrowing owl management activities for active relocation sites.</p> <p>Based on the candidacy or listing status of the species at the time of surveys, if detected, acquisition of an Incidental Take Permit may also be required.</p>			
	<p>MM BIO-3: Pre-Construction Breeding Bird Survey</p> <p>To maintain compliance with the MBTA and California Fish and Game Code §§ 3503, 3503.5, and 3513, and to avoid impacts or take of migratory non-game breeding birds and other native birds, their nests, young, and eggs, the following measures shall be implemented.</p> <p>Site preparation activities (ground disturbance, construction activities, staging equipment, and/or removal of trees and vegetation) for the project shall be avoided, to the greatest extent possible, during the nesting season of potentially occurring native and migratory bird species (generally September 15 to February 15 for songbirds; September 1 to January 14 for raptors, although the nesting season may be extended due to weather and drought conditions).</p> <p>If site preparation activities are proposed during the nesting/breeding season, the project proponent shall retain a qualified avian biologist to conduct a pre-activity field survey prior to the issuance of grading permits for the project to determine if active nests of species protected by the MBTA or the California Fish and Game Codes are present in the construction zone. The nest surveys shall include the project site where project activities have the potential to cause nest failure. The survey results shall be provided to the City of Redlands for review and approval. The project applicant shall</p>	Less than Significant	Qualified biologist/Applicant/City of Redlands	Prior to the issuance of grading permits for the project. Pre-activity field surveys shall be conducted at the appropriate time of day/night, during appropriate weather conditions, no more than three days prior to the initiation of project activities.



❖ SECTION 4.0 - FINAL MITIGATION MONITORING AND REPORTING PROGRAM ❖

Issue Area	Mitigation Measures (MMs)	Level of Significance After Mitigation	Responsible Party/ Monitoring Party	Implementation Stage
	<p>adhere to the following:</p> <ol style="list-style-type: none"> 1. The project applicant shall retain a qualified biologist experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques, recognizing breeding and nesting behaviors, locating nests and breeding territories, and identifying nesting stages and nest success; determining/establishing appropriate avoidance and minimization measures; and monitoring the efficacy of implemented avoidance and minimization measures. 2. Pre-activity field surveys shall be conducted at the appropriate time of day/night, during appropriate weather conditions, no more than three days prior to the initiation of project activities. Surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. Survey duration shall take into consideration the size of the property; density, and complexity of the habitat; number of survey participants; survey techniques employed; and shall be sufficient to ensure the data collected is complete and accurate. <p>If no nesting birds are observed during the survey, site preparation and construction activities may begin. However, if active nests (including nesting raptors) are located, then avoidance or minimization measures shall be undertaken in consultation with the City of Redlands, CDFW and USFW, as warranted. Measures shall include immediate establishment of an appropriate buffer zone to be established by a qualified biologist based on their best professional judgement and experience. The buffer around the nest shall be delineated and flagged, and no construction activity shall occur within</p>			



❖ SECTION 4.0 - FINAL MITIGATION MONITORING AND REPORTING PROGRAM ❖

Issue Area	Mitigation Measures (MMs)	Level of Significance After Mitigation	Responsible Party/ Monitoring Party	Implementation Stage
	<p>the buffer area until a qualified biologist determines nesting species have fledged and the nest is no longer active, or the nest has failed. The biologist shall monitor the nest at the onset of project activities and at the onset of any changes in such project activities (e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. If the biologist determines that such project activities may be causing an adverse reaction, the biologist shall adjust the buffer accordingly or implement alternative avoidance and minimization measures, such as redirecting or rescheduling construction or erecting sound barriers. All work within these buffers will be halted until the nesting effort is finished (i.e., the juveniles are surviving independent from the nest). The onsite biologist shall review and verify compliance with these nesting avoidance buffers and shall verify the nesting effort has finished. Work can resume within these avoidance areas when no other active nests are found.</p> <p>Birds or their active nests will not be disturbed, captured, handled or moved. Active nests cannot be removed or disturbed; however, nests can be removed or disturbed if determined inactive by a qualified biologist.</p> <p>If listed bird species are observed within a project site during the preconstruction survey, the biologist will immediately map the area and notify the appropriate resource agency to determine suitable protection measures and/or mitigation measures and to determine if additional mitigation is necessary. Project activities may begin within the area only when concurrence is received from the appropriate resource agency.</p> <p>Upon completion of the survey and nesting bird monitoring, a report shall be prepared and submitted to City of Redlands</p>			



❖ SECTION 4.0 - FINAL MITIGATION MONITORING AND REPORTING PROGRAM ❖

Issue Area	Mitigation Measures (MMs)	Level of Significance After Mitigation	Responsible Party/ Monitoring Party	Implementation Stage
	<p>for review and approval prior to initiation of construction activities.</p> <p>MM BIO-4: Preconstruction Bat Survey</p> <p>Prior to implementation of project activities, a qualified bat biologist shall be retained to determine whether potential roosting sites for yellow bats may be affected. For large ornamental trees and palms suitable for bat roosting/nursery, exit counts and acoustic surveys shall be performed prior to initial ground disturbance, vegetation or structure removal to determine whether the project site and a 300-foot buffer supports a nursery or roost. This work will occur between late -spring and late summer and/or in the fall (generally mid-March through late October).</p> <p>If the results of the bat survey find a total of a single roosting individual of a special status bat species or 25 or more individuals of a non-special status bat species with potential to be present in the project site, a Bat Management Plan shall be developed by a qualified bat biologist to ensure mortality to bats does not occur. For each location confirmed to be occupied by bats, the Bat Management Plan must provide details both in text and graphically where exclusion devices/and or staged tree/palm removal will need to occur, the timing for exclusion work and the timeline and methodology needed to exclude the bats. The plan will need to be reviewed and approved by the City of Redlands and CDFW prior to disturbance of the roosts. The Bat Management Plan shall include:</p> <ol style="list-style-type: none"> 1. Bat status, distribution and habitat information within and adjacent to the project site. 2. Results of the bat surveys. 	Less than Significant	Qualified biologist/Applicant/City of Redlands	Prior to implementation of project activities



❖ SECTION 4.0 - FINAL MITIGATION MONITORING AND REPORTING PROGRAM ❖

Issue Area	Mitigation Measures (MMs)	Level of Significance After Mitigation	Responsible Party/ Monitoring Party	Implementation Stage
	<p>3. Project-specific measures for noise attenuation devices, acoustic and visual monitoring during high-vibration and sound activities (such as saw cutting, jackhammering, and pile driving), visual disturbance buffers, and the installation of bat exclusion devices to safely and humanely evict bats outside of the maternity season, in the event they are needed.</p> <p>4. Exclusion methods may include use of one-way doors at roost entrances (bats may leave, but not re enter), or sealing roost entrances when the site can be confirmed to contain no bats. Exclusion efforts may be restricted during periods of sensitive activity (e.g., during hibernation or while females in maternity colonies are nursing young).</p> <p>5. If roosts cannot be avoided or it is determined that construction activities may cause roost abandonment, such activities may not commence until permanent, elevated bat houses have been installed outside of, but near the construction area. Placement and height will be determined by a qualified wildlife biologist, but the height of bat house will be at least 15 feet. Bat houses will be multi-chambered and be purchased or constructed in accordance with CDFW standards. The number of bat houses required will be dependent upon the size and number of colonies found, but at least one bat house will be installed for each pair of bats (if occurring individually), or of sufficient number to accommodate each colony of bats to be relocated.</p>			



❖ SECTION 4.0 - FINAL MITIGATION MONITORING AND REPORTING PROGRAM ❖

Issue Area	Mitigation Measures (MMs)	Level of Significance After Mitigation	Responsible Party/ Monitoring Party	Implementation Stage
	<p>6. Consultation with the California Department of Fish and Wildlife would occur to finalize preparation of the Bat Management Plan for inclusion in other permits that are required from the CDFW, such as a Lake or Streambed Alteration Agreement (LSAA) under Section 1600-1616 of the Fish and Game Code. Each LSAA usually contains a section titled Measures to Protect Fish and Wildlife Resources, for which this plan would be incorporated.</p> <p>7. A description of incidental monitoring and reporting that will take place during construction.</p> <p>8. Details for post-construction monitoring.</p> <p>9. Note that the Bat Management Plan is triggered only if the project requires high-vibration and sound activities causing shaking or vibration, generally resulting from saw cutting, jackhammering, pile driving, or similar activities (within 150 feet of a bat colony).</p>			
	<p>MM BIO-5: Jurisdictional Delineation and Permitting</p> <p>Prior to approval of grading permits and initiation of project activities, a qualified biologist shall conduct a formal jurisdictional delineation on the project site to determine the presence/absence of jurisdictional resources, extent of jurisdictional areas, and impacts to resources regulated by the USACE, RWQCB, and CDFW. The delineation shall be conducted using the current USACE methods and definition of “waters of the U.S.” (most current as of this writing is March 2025 notice and data sheets) and the methods and wetland definitions specified in the <i>California State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State</i> (Procedures) (SWRCB, 2019) to delineate</p>	Less than Significant	Qualified biologist/Applicant/City of Redlands	Prior to approval of grading permits and initiation of project activities



❖ SECTION 4.0 - FINAL MITIGATION MONITORING AND REPORTING PROGRAM ❖

Issue Area	Mitigation Measures (MMs)	Level of Significance After Mitigation	Responsible Party/ Monitoring Party	Implementation Stage
	<p>waters of the state.</p> <p>Upon completion of the jurisdictional delineation survey, a jurisdictional delineation report shall be prepared according to the <i>Minimum Standards for Acceptance of Aquatic Resources Delineation Reports for the USACE, Los Angeles Regulatory District</i> (USACE-LA, 2017). This report shall be submitted to City of Redlands for review and approval.</p> <p>If jurisdictional areas are present on the project site, the project applicant shall obtain a Clean Water Act Section 404 permit, California Fish and Game Code Section 1602 Lake or Streambed Alteration Agreement from CDFW and a CWA 401 or WDR permit issued by the RWQCB (Santa Ana RWQCB-Region 8) pursuant to the California Water Code § 13260, as warranted. If required, these permits shall be obtained prior to issuance of a grading permit. Construction activities (including but not limited to fencing, staging, and clearing) will not commence unless all requirements of the USACE, CDFW, RWQCB have been met and the RWQCB has issued a WDR permit, letter of permission, or other project-specific approval. All conditions of these permits shall be adhered to during project development.</p>			
4.4 Cultural Resources				
<p>Threshold A: Would the Project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?</p>	<p>MM CUL-1</p> <p>The project applicant shall retain an archaeologist who meets the Secretary of the Interior’s Professional Qualifications Standards for Archaeology to conduct monitoring of subsurface ground disturbance during construction activities. The archaeologist shall also take the opportunity to re-survey the parcel’s ground surface as the vegetation is cleared for construction work. If unanticipated cultural</p>	<p>Less than Significant</p>	<p>Qualified archaeologist; project applicant; and City of Redlands</p>	<p>Before beginning of ground-disturbing work; and during site clearance</p>



❖ SECTION 4.0 - FINAL MITIGATION MONITORING AND REPORTING PROGRAM ❖

Issue Area	Mitigation Measures (MMs)	Level of Significance After Mitigation	Responsible Party/ Monitoring Party	Implementation Stage
<p>And</p> <p>Threshold B: Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?</p>	<p>resource discoveries are made the archaeologist will be afforded the necessary time to recover, analyze, and curate the find(s). The qualified archaeologist will recommend the extent of archaeological monitoring necessary to ensure the protection of any other resources that may be in the area. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A-L) form and filed with the Eastern Information Center.</p>			
	<p>MM CUL-2</p> <p>If historical or unique archaeological resources are discovered during construction activities, the contractor shall halt construction activities in a 50-foot radius and notify the project proponent, the Yuhaaviatam of San Manuel Nation, the Gabrieleño Band of Mission Indians – Kizh Nation, and the City of Redlands. A Secretary of the Interior qualified archaeologist (Principal Archaeologist) shall be notified and afforded the necessary time to recover, analyze, and curate the find(s). The Principal Archaeologist shall recommend the extent of archaeological monitoring necessary to ensure the protection of any other resources that may be in the area. Construction activities may continue on other parts of the project site while evaluation and treatment of historical or unique archaeological resources takes place.</p> <p>The Principal Archaeologist, depending on the type and extent of the finds, may prepare an Archaeological Resources Treatment Plan (ARTP) to guide future monitoring, the recovery of cultural resources, analysis and reporting of the finds, and curation of the finds. The ARTP shall be submitted to the City and the project proponent for approval. The ARTP shall include the following:</p> <p>6. Results of the Cultural Resources Inventory:</p>	<p>Less than Significant</p>	<p>Qualified archaeologist; project applicant; and City of Redlands</p>	<p>During construction activities</p>



❖ SECTION 4.0 - FINAL MITIGATION MONITORING AND REPORTING PROGRAM ❖

Issue Area	Mitigation Measures (MMs)	Level of Significance After Mitigation	Responsible Party/ Monitoring Party	Implementation Stage
	<p>archaeological resources and their condition and threats on the project site.</p> <p>7. Impact assessment.</p> <p>8. Mitigation strategies, which may include:</p> <ul style="list-style-type: none"> a. Potential avoidance measures. b. Data recovery steps such as excavation and analysis of an archaeological site to collect information before it is destroyed. c. Conservation measures such as cleaning, conserving, studying, cataloging, and storing recovered archaeological materials and associated records. <p>9. Procedures for archaeological monitoring during construction to record exposed resources.</p> <p>10. Protocols for unanticipated discoveries: what construction workers should do if they find cultural resources unexpectedly, including ceasing work and contacting a qualified archaeologist.</p> <p>8. Consultation with relevant groups, such as Native American tribes, historians, and regulatory agencies, to determine the value of resources and appropriate treatment measures.</p> <p>9. Documenting and reporting format and procedures.</p>			



❖ SECTION 4.0 - FINAL MITIGATION MONITORING AND REPORTING PROGRAM ❖

Issue Area	Mitigation Measures (MMs)	Level of Significance After Mitigation	Responsible Party/ Monitoring Party	Implementation Stage
<p>Threshold C: Would the Project disturb human remains, including those interred outside of dedicated cemeteries?</p>	<p>MM CUL-3 If human remains are encountered during excavations associated with this project, all work shall stop within a 30-foot radius of the discovery, and the San Bernardino County Coroner will be notified (§ 5097.98 of the Public Resources Code). The Coroner will determine whether the remains are recent human origin or older Native American ancestry. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, they will contact the Native American Heritage Commission (NAHC). The NAHC will be responsible for designating the Most Likely Descendant (MLD). The MLDS (either an individual or sometimes a committee) will be responsible for the ultimate disposition of the remains, as required by § 7050.5 of the California Health and Safety Code. The MLD will make recommendations within 24 hours of their notification by the NAHC. These recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials (§ 7050.5 of the Health and Safety Code).</p>	<p>Less than Significant</p>	<p>Qualified archaeologist; project applicant; and City of Redlands</p>	<p>During excavations associated with this project</p>
<p>4.5 Geology and Soils</p>				
<p>Threshold F: Would the Project directly or indirectly destroy a unique paleontological resource or site or a unique geologic feature?</p>	<p>MM-GEO-1 A qualified paleontologist, approved by the City of Redlands and the Western Science Center, must be retained prior to excavation and grading activities at the project site.</p> <p>1. Prior to the earth-moving activities, the paleontologist shall develop a site-specific Paleontological Resources Impact Mitigation Program (PRIMP) to be implemented in support of the Project in order to mitigate potential</p>	<p>Less than Significant</p>	<p>Qualified paleontologist/project applicant; City of Redlands</p>	<p>Prior to excavation and grading activities at the project site; and during excavation and grading activities</p>



❖ SECTION 4.0 - FINAL MITIGATION MONITORING AND REPORTING PROGRAM ❖

Issue Area	Mitigation Measures (MMs)	Level of Significance After Mitigation	Responsible Party/ Monitoring Party	Implementation Stage
	<p>adverse impacts to paleontological resources. The PRIMP shall follow guidelines developed by the Society for Vertebrate Paleontology and include monitoring of ground disturbance activities in sediments that are likely to include paleontological resources, specimen recovery, and screen washing; preparation of any collected specimens to the point of identification; curation of any collected specimens to a museum repository with permanent, retrievable storage; and preparation of a final paleontological survey report that would provide details of monitoring, fossil identification, and repository arrangements. The Project Applicant shall then comply with the recommendations of the Project Paleontologist and requirements of the PRIMP. At a minimum, the PRIMP shall include the following:</p> <ol style="list-style-type: none"> 1. Project and location 2. Regulatory setting 3. Geology of the site 4. Paleontological resources and survey results 5. Paleontological sensitivity of the site 6. Paleontological resources mitigation and monitoring measures such as: <ol style="list-style-type: none"> a. Coordination with construction personnel and training b. Details of training and materials c. Frequency and location of inspections d. When and how grading/excavation activities will be diverted e. Procedures of fossil recovery, removal, treatment, transport, and deposition facility f. Recording, documentation, and reporting procedures 			



❖ SECTION 4.0 - FINAL MITIGATION MONITORING AND REPORTING PROGRAM ❖

Issue Area	Mitigation Measures (MMs)	Level of Significance After Mitigation	Responsible Party/ Monitoring Party	Implementation Stage
	<p>2. Before the mitigation program begins, the paleontologist or monitor must coordinate with the appropriate construction contractor personnel to provide information regarding the requirements of the City or Redlands, as applicable, for the protection of paleontological resources. Contractor personnel shall be briefed on the procedures to follow in the event that fossil remains, and a previously unrecorded fossil site are encountered by earth-moving activities, particularly when the monitor is not on site.</p> <p>3. The qualified paleontologist shall perform periodic inspections of excavation and grading activities at the project site to determine the presence of fossiliferous soils. The frequency and location of inspections shall be specified in the PRIMP and will depend on the depth of excavation and grading activities and the materials being excavated. If paleontological materials are encountered, the paleontologist must temporarily divert or redirect the grading and excavation activities in the area of the exposed material to facilitate evaluation and, if necessary, salvage. The authority of the paleontologist to temporarily halt construction in part of the project site must be included in the project grading and construction plans. A copy of the report of the paleontological survey is submitted to the Western Science Center. Any fossils recovered during mitigation shall be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.</p>			
4.7 Greenhouse Gas Emissions				
Threshold A: Would the Project generate	MM GHG-1	Significant and	Project applicant and project construction	Include in project building plans; and



❖ SECTION 4.0 - FINAL MITIGATION MONITORING AND REPORTING PROGRAM ❖

Issue Area	Mitigation Measures (MMs)	Level of Significance After Mitigation	Responsible Party/ Monitoring Party	Implementation Stage
<p>greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? And</p> <p>Threshold B: Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</p>	Using alternative fuels for construction equipment (0 to 22 percent).	Unavoidable	contractor	during project construction
	<p>MM GHG-2</p> <p>Using electric or hybrid construction equipment (2.5 to 80 percent of GHG emissions from equipment that is electric or hybrid if used 100 percent of the time).</p>	Significant and Unavoidable	Project applicant and project construction contractor	Include in project building plans; and during project construction
	<p>MM GHG-3</p> <p>Limiting construction equipment idling beyond regulation requirements (varies with the amount of project idling occurring and the amount reduced).</p>	Significant and Unavoidable	Project applicant and project construction contractor	Include in project building plans; and during project construction
	<p>MM GHG-4</p> <p>Instituting a heavy-duty offroad vehicle plan (range of effectiveness is not applicable because it only ensures compliances with other mitigation measures). At a minimum, the heavy-duty offroad vehicle plan shall include the following:</p> <ol style="list-style-type: none"> 6. Fleet reporting and labeling: diesel-fueled vehicles operating in California, with engines 25 horsepower or greater, must be reported to CARB through the online DOORS system and labeled appropriately. 7. Emission reduction strategies: how you will meet emission reduction requirements by: <ol style="list-style-type: none"> a. Retiring/Replacing Vehicles: Phase out older, dirtier engines by replacing them with new, cleaner ones or equipment that meets the latest emission standards. b. Engine repowering: plan/schedule to replace older off-road diesel engines with newer, cleaner ones. c. Verified Diesel Emission Control Strategies (VDECS): 	Significant and Unavoidable	Project applicant and project construction contractor	Include in project building plans; and during project construction



❖ SECTION 4.0 - FINAL MITIGATION MONITORING AND REPORTING PROGRAM ❖

Issue Area	Mitigation Measures (MMs)	Level of Significance After Mitigation	Responsible Party/ Monitoring Party	Implementation Stage
	Install verified diesel emission control strategies (e.g., exhaust retrofits) on existing engines. 8. Fuel acquisition: fleets must begin (2024) using renewable diesel (R99 or R100). 9. Idling restrictions: limit idling to five minutes and apply a written idling policy. 10. Fleet average goals: fleet average emission level standards/balancing emissions from vehicles.			
	MM GHG-5 Implementing a construction vehicle inventory tracking system (range of effectiveness does not reduce GHG emissions in and of itself; it only ensures compliance with other mitigation measures).	Significant and Unavoidable	Project applicant and project construction contractor	Include in project building plans; and during project construction
	MM AQ-1-2 and MM TRANS 1-4 See 4.2 Air Quality Above.	Significant and Unavoidable		
4.12 Transportation				
Threshold B: Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	MM TRANS-1 Prior to issuance of a certificate of occupancy for each phase of the project, the project proponent will implement a commute trip reduction program consisting of information sharing and marketing to promote and educate employees about their travel choices to the project site beyond driving such as carpooling, taking transit, walking, and biking,	Significant and Unavoidable	Project applicant/City of Redlands	Prior to issuance of a certificate of occupancy for each phase of the project



❖ SECTION 4.0 - FINAL MITIGATION MONITORING AND REPORTING PROGRAM ❖

Issue Area	Mitigation Measures (MMs)	Level of Significance After Mitigation	Responsible Party/ Monitoring Party	Implementation Stage
	thereby reducing VMT and GHG emissions.			
	<p>MM TRANS-2</p> <p>Prior to issuance of a certificate of occupancy for each phase of the project, the project proponent will implement a ridesharing program for employees with similar commutes with funding requirements for employers. Ridesharing encourages carpooled vehicle trips in place of single-occupied vehicle trips, thereby reducing the number of trips, VMT, and GHG emissions. Existing programs including IE Commuter can be leveraged for this measure.</p>	Significant and Unavoidable	Project applicant/City of Redlands	Prior to issuance of a certificate of occupancy for each phase of the project
	<p>MM TRANS-3</p> <p>Prior to issuance of a certificate of occupancy for each phase of the project, the project proponent will install and maintain end-of-trip facilities for employee use. End-of-trip facilities include bike parking, bike lockers, showers, and personal lockers. The provision and maintenance of secure bike parking and related facilities encourages commuting by bicycle, thereby reducing VMT and GHG emissions.</p>	Significant and Unavoidable	Project applicant/City of Redlands	Prior to issuance of a certificate of occupancy for each phase of the project



❖ SECTION 4.0 - FINAL MITIGATION MONITORING AND REPORTING PROGRAM ❖

Issue Area	Mitigation Measures (MMs)	Level of Significance After Mitigation	Responsible Party/ Monitoring Party	Implementation Stage
	<p>MM TRANS-4</p> <p>Prior to issuance of a certificate of occupancy for each phase of the project, the project proponent will implement an employer-sponsored vanpool service. Vanpooling is a flexible form of public transportation that provides groups of 5 to 15 people with a cost-effective and convenient rideshare option for commuting. The mode shift from long-distance, single-occupied vehicles to shared vehicles reduces overall commute VMT, thereby reducing GHG emissions. It was assumed that up to 2% of employees would participate in the vanpool program.</p>	Significant and Unavoidable	Project applicant/City of Redlands	Prior to issuance of a certificate of occupancy for each phase of the project
4.13 Tribal Cultural Resources				
<p>Threshold A: Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the</p>	<p>MM-TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities</p> <p>1. The project applicant shall retain a Native American Monitor(s) from one or more Consulting Tribe(s), including Gabrieleño Band of Mission Indians – Kizh Nation. Monitors from more than one tribe may coordinate and utilize a rotating schedule at their discretion. The monitor(s) shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing,</p>	Less than Significant	Native American Monitor/Project Applicant/City of Redlands	Prior to Commencement of Ground-Disturbing Activities; and during ground-disturbing activities



❖ SECTION 4.0 - FINAL MITIGATION MONITORING AND REPORTING PROGRAM ❖

Issue Area	Mitigation Measures (MMs)	Level of Significance After Mitigation	Responsible Party/ Monitoring Party	Implementation Stage
<p>landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p> <ul style="list-style-type: none"> • Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k); or • A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code § 5024.1. In 	<p>auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.</p> <ol style="list-style-type: none"> 2. A copy of the executed monitoring agreement with each monitoring Consulting Tribe(s), including Gabrieleño Band of Mission Indians – Kizh Nation, shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity. 3. The monitor(s), including Gabrieleño Band of Mission Indians – Kizh Nation, will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe, including Gabrieleño Band of Mission Indians – Kizh Nation. 4. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Consulting Tribe(s) , including Gabrieleño Band of Mission Indians – Kizh Nation, from a designated point of contact for the project applicant that all ground-disturbing activities and phases that may involve ground- 			



❖ SECTION 4.0 - FINAL MITIGATION MONITORING AND REPORTING PROGRAM ❖

Issue Area	Mitigation Measures (MMs)	Level of Significance After Mitigation	Responsible Party/ Monitoring Party	Implementation Stage
<p>applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.</p>	<p>disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Consulting Tribe(s), including Gabrieleño Band of Mission Indians – Kizh Nation, to the project applicant and lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact TCRs.</p>			
	<p>MM-TCR-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial)</p> <ol style="list-style-type: none"> 1. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e. not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Consulting Tribe(s), including Gabrieleño Band of Mission Indians – Kizh Nation, monitor(s) and/or archaeologist(s). 	<p>Less than Significant</p>	<p>Native American Monitor/Project Applicant/City of Redlands</p>	<p>Prior to Commencement of Ground-Disturbing Activities; and during ground-disturbing activities</p>
	<p>MM-TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects</p> <ol style="list-style-type: none"> 1. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute. 2. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed. 3. Human remains and grave/burial goods shall be treated 	<p>Less than Significant</p>	<p>Native American Monitor/Project Applicant/City of Redlands</p>	<p>Prior to Commencement of Ground-Disturbing Activities; and during ground-disturbing activities</p>



❖ SECTION 4.0 - FINAL MITIGATION MONITORING AND REPORTING PROGRAM ❖

Issue Area	Mitigation Measures (MMs)	Level of Significance After Mitigation	Responsible Party/ Monitoring Party	Implementation Stage
	alike per California Public Resources Code section 5097.98(d)(1) and (2). 4. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. 5. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.			



**ATTACHMENT A
NOTICE OF AVAILABILITY**



CITY OF REDLANDS DEVELOPMENT SERVICES DEPARTMENT

NOTICE OF AVAILABILITY OF A DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE KAISER PERMANENTE REDLANDS MEDICAL CENTER PROJECT

To: San Bernardino County Clerk of the Board 385 North Arrowhead Avenue San Bernardino, CA 92415 and Office of Land Use & Climate Innovation State Clearinghouse 1400 Tenth Street Sacramento, CA 95814

From: City of Redlands, Development Services Department P.O. Box 3005, Redlands, CA 92373-1505

Subject: Notice of Availability of a Draft Program Environmental Impact Report

Project Title: Kaiser Permanente Redlands Medical Center

Project Applicant: Kaiser Foundation Hospitals

2025010666 Kevin Beery, Senior Planner (909) 798 – 7555 ext. 1797 State Clearinghouse Number Lead Agency Contact Person Telephone Number

NOTICE is hereby given that the City of Redlands, as the Lead Agency under the California Environmental Quality Act (“CEQA”), has prepared a Draft Program Environmental Impact Report (“Draft PEIR”) to be circulated for public review in accordance with section 15087 of the CEQA Guidelines. The Draft PEIR (State Clearinghouse #2025010666) evaluates the potential environmental effects associated with the proposed Kaiser Permanente Redlands Medical Center project (“Project”).

Project Location: The project site is located at 1301 California Street on the west side of California Street between Almond Avenue (north) and Lugonia Avenue (south) in the City of Redlands (APN: 0167-441-07-000). The project site encompasses approximately 37 acres of which approximately 8.5 acres is developed with an existing three-story medical office building and surface parking areas; the remainder of the site is vacant. The project site location is shown on Figure 1, Regional Location and Figure 2, Vicinity Map.

Project Description: The project involves the following legislative actions: (1) Amendment No. 8 to East Valley Corridor Specific Plan Concept Plan No. 1, which would add a new development plan application procedure under Section IV, Part A (Discretionary Actions); and (2) Planned Development No. 6, which would establish a multi-phased development plan for the expansion of the existing onsite medical facility. Each phase of the development will require subsequent development permit from the City of Redlands Planning Commission, pursuant to East Valley Corridor Specific Plan section EV1.0405(c) and Redlands Municipal Code chapter 18.12. The proposed development comprises a seven-story general hospital, two multi-story medical office buildings, a central utility plant, a seven-story parking structure and associated site improvements including driveways, utility connections, and landscaping. Although development would occur over four phases, the Draft PEIR analyzes the anticipated impacts resulting from buildout consisting of an approximately 580,000 square-foot, 321-bed hospital and 248,000 square feet of medical office floor area.

Document Availability: In accordance with state law, a minimum 45-day public review period has been established for the Draft PEIR, which will commence on November 18, 2025, and will end at 5:30 p.m. on January 5, 2026. During the 45-day review period, the Draft PEIR will be available for public review on the City’s website (https://www.cityofredlands.org/post/environmental-documents) and at the following locations:

- City of Redlands, Development Services Department, located at 35 Cajon Street, Suite 20, Redlands, CA 92373
- A.K. Smiley Public Library (Reference desk), located at 125 W. Vine Street, Redlands, CA 92373



Environmental Topics Evaluated: The Draft PEIR examines the potential of the project to cause impacts concerning the following environmental topics:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gases
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities and Service Systems
- Mandatory Findings of Significance

SIGNIFICANT ENVIRONMENTAL EFFECTS: The Draft PEIR concludes the project would result in potentially significant impacts with respect to air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, transportation and tribal cultural resources, but that implementation of mitigation measures would reduce these impacts to a less than significant level except for those concerning greenhouse gas emissions and transportation, which would remain significant and unavoidable.

The Draft PEIR determines that the project site is not a hazardous materials site per section 65962.5 of the Government Code. The site does not include any hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal site, or other similar hazardous materials site.

Public Hearings: Public hearings for this project have not been scheduled. Please contact the staff member below for further information about hearing dates.

How to Submit Comments: The Draft PEIR will be available for public review and comment from **November 18, 2025 to January 5, 2026**. Any comments you wish to submit must be submitted in writing no later than **5:30 p.m. on January 5, 2026**, to the City of Redlands Planning Division.

Written comments should be submitted via e-mail to: kbeery@cityofredlands.org

Written comments may be mailed to:
City of Redlands, Planning Division
Attn: Kevin Beery, Senior Planner
P.O. Box 3005
Redlands, CA 92373-1505

Written comments may be delivered to:
City of Redlands, Planning Division
Attn: Kevin Beery, Senior Planner
35 Cajon St., Suite 20
Redlands, CA 92373

**Deadline to submit public comments:
January 5, 2026 by 5:30 p.m.**

Kevin Beery
Signature

Kevin Beery
Name

Senior Planner
Title

October 16, 2025
Date



FIGURE 2 –VICINITY MAP



Path: \\gis\org\Projects\7214_Redlands_Kaiser_MedCenter_ZIP\AKC\7214_Kaiser_3_0_Project_Location_2025_03_19.mxd
 Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, © 2025 Microsoft Corporation © 2025 Maxar ©CNES (2025) Distribution Airbus DS UltraSystems Environmental, Inc., 2025

March 19, 2025

Legend

Project Boundary

Kaiser Permanente Medical Center
 Project Location

Scale: 1:5,000

0 250 500 Feet

0 50 100 Meters

UltraSystems
Environmental



**ATTACHMENT B
POSTING AT THE STATE OF CALIFORNIA, OFFICE OF LAND
USE AND CLIMATE INNOVATION STATE CLEARINGHOUSE**



SCH Number 2025010666

Project Info

Title Kaiser Permanente Medical Center - EIR

Description The proposed Redlands – Kaiser Permanente Medical Center project is located at 1301 California Street in the city of Redlands, California, on an approximately 37-acre site. The project site is comprised of one parcel, APN 0167-441-07-000, and contains a medical office building, parking lot, and vacant land. The proposed project would develop the vacant portion of the project site with two medical office buildings, an ambulance service center, a hospital, a central utilities plant, a possible hospital expansion, parking lot and improvements to drive-ways, utilities, and landscaping. The General Plan land use designation for the project site is Commercial Industrial, and the zoning designation is [East Valley Corridor Specific Plan] Concept Plan 1 (CP-1).

[Download CSV](#) [New Search](#)

2 documents in project

Type	Lead/Public Agency	Received	Title
EIR	City of Redlands	11/17/2025	Kaiser Permanente Medical Center - EIR
NOP	City of Redlands	1/22/2025	Kaiser Permanente Medical Center Redlands



ATTACHMENT C
SAN BERNARDINO COUNTY CLERK/RECORDER
POSTING/RECORDING - NOA



CITY OF REDLANDS DEVELOPMENT SERVICES DEPARTMENT

NOTICE OF AVAILABILITY OF A DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE KAISER PERMANENTE REDLANDS MEDICAL CENTER PROJECT

To: San Bernardino County Clerk of the Board 385 North Arrowhead Avenue San Bernardino, CA 92415 and Office of Land Use & Climate Innovation State Clearinghouse 1400 Tenth Street Sacramento, CA 95814

From: City of Redlands, Development Services Department P.O. Box 3005, Redlands, CA 92373-1505

CLERK OF THE BOARD

Received on: 11-14-25

Remove on: 01-06-26

Subject: Notice of Availability of a Draft Program Environmental Impact Report

Project Title: Kaiser Permanente Redlands Medical Center

Project Applicant: Kaiser Foundation Hospitals

2025010666 Kevin Beery, Senior Planner (909) 798 - 7555 ext. 1797 State Clearinghouse Number Lead Agency Contact Person Telephone Number

NOTICE is hereby given that the City of Redlands, as the Lead Agency under the California Environmental Quality Act ("CEQA"), has prepared a Draft Program Environmental Impact Report ("Draft PEIR") to be circulated for public review in accordance with section 15087 of the CEQA Guidelines. The Draft PEIR (State Clearinghouse #2025010666) evaluates the potential environmental effects associated with the proposed Kaiser Permanente Redlands Medical Center project ("Project").

Project Location: The project site is located at 1301 California Street on the west side of California Street between Almond Avenue (north) and Lugonia Avenue (south) in the City of Redlands (APN: 0167-441-07-000). The project site encompasses approximately 37 acres of which approximately 8.5 acres is developed with an existing three-story medical office building and surface parking areas; the remainder of the site is vacant. The project site location is shown on Figure 1, Regional Location and Figure 2, Vicinity Map.

Project Description: The project involves the following legislative actions: (1) Amendment No. 8 to East Valley Corridor Specific Plan Concept Plan No. 1, which would add a new development plan application procedure under Section IV, Part A (Discretionary Actions); and (2) Planned Development No. 6, which would establish a multi-phased development plan for the expansion of the existing onsite medical facility. Each phase of the development will require subsequent development permit from the City of Redlands Planning Commission, pursuant to East Valley Corridor Specific Plan section EV1.0405(c) and Redlands Municipal Code chapter 18.12. The proposed development comprises a seven-story general hospital, two multi-story medical office buildings, a central utility plant, a seven-story parking structure and associated site improvements including driveways, utility connections, and landscaping. Although development would occur over four phases, the Draft PEIR analyzes the anticipated impacts resulting from buildout consisting of an approximately 580,000 square-foot, 321-bed hospital and 248,000 square feet of medical office floor area.

Document Availability: In accordance with state law, a minimum 45-day public review period has been established for the Draft PEIR, which will commence on November 18, 2025, and will end at 5:30 p.m. on January 5, 2026. During the 45-day review period, the Draft PEIR will be available for public review on the City's website (https://www.cityofredlands.org/post/environmental-documents) and at the following locations:

- City of Redlands, Development Services Department, located at 35 Cajon Street, Suite 20, Redlands, CA 92373
- A.K. Smiley Public Library (Reference desk), located at 125 W. Vine Street, Redlands, CA 92373



Environmental Topics Evaluated: The Draft PEIR examines the potential of the project to cause impacts concerning the following environmental topics:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gases
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities and Service Systems
- Mandatory Findings of Significance

SIGNIFICANT ENVIRONMENTAL EFFECTS: The Draft PEIR concludes the project would result in potentially significant impacts with respect to air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, transportation and tribal cultural resources, but that implementation of mitigation measures would reduce these impacts to a less than significant level except for those concerning greenhouse gas emissions and transportation, which would remain significant and unavoidable.

The Draft PEIR determines that the project site is not a hazardous materials site per section 65962.5 of the Government Code. The site does not include any hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal site, or other similar hazardous materials site.

Public Hearings: Public hearings for this project have not been scheduled. Please contact the staff member below for further information about hearing dates.

How to Submit Comments: The Draft PEIR will be available for public review and comment from **November 18, 2025 to January 5, 2026**. Any comments you wish to submit must be submitted in writing no later than **5:30 p.m. on January 5, 2026**, to the City of Redlands Planning Division.

Written comments should be submitted via e-mail to: kbeery@cityofredlands.org

Written comments may be mailed to:
City of Redlands, Planning Division
Attn: Kevin Beery, Senior Planner
P.O. Box 3005
Redlands, CA 92373-1505

Written comments may be delivered to:
City of Redlands, Planning Division
Attn: Kevin Beery, Senior Planner
35 Cajon St., Suite 20
Redlands, CA 92373

**Deadline to submit public comments:
January 5, 2026 by 5:30 p.m.**

Kevin Beery
Signature

Kevin Beery
Name

Senior Planner
Title

October 16, 2025
Date

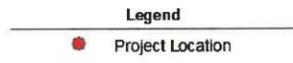
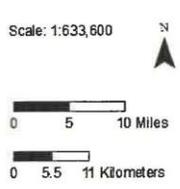
CLERK OF THE
BOARD OF SUPERVISORS
2025 NOV 14 AM 9:21
SAN BERNARDINO COUNTY
CALIFORNIA



Figure 1- REGIONAL LOCATION



North: 4096977/10867214; Redlands, Kaiser Permanente 7214/Redlands, Kaiser 2 © Regional Location 2023 © OpenStreetMap contributors and the GIS User Community; Los Angeles County 2021; UltraSystems Environmental, Inc. 2023



**Kaiser Permanente
Redlands Medical Center**
Regional Location

San Bernardino County
Seal

October 26, 2023
2:25 PM
AM 9: 2

CLERK OF THE
BOARD OF SUPERVISORS



ATTACHMENT D
NEWSPAPER POSTING AND AFFIDAVIT - NOA



CITY OF REDLANDS NOTICE OF AVAILABILITY OF A DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE KAISER PERMANENTE REDLANDS MEDICAL CENTER PROJECT

NOTICE IS HEREBY GIVEN that the City of Redlands has prepared a Draft Program Environmental Impact Report (“PEIR”) to be circulated for public review. The Draft PEIR (State Clearinghouse #2025010666) evaluates the potential environmental effects associated with the proposed Kaiser Permanente Redlands Medical Center Project (“Project”). Pursuant to the California Public Resources Code and the California Environmental Quality Act Guidelines, the City of Redlands is the lead agency for the proposed Project.

The 45-day public review and comment period for the Notice of Availability will begin on November 18, 2025, and will end on January 05, 2026.

The Project site is located on the west side of California Street between Almond Avenue (north) and Lugonia Avenue (south) at 1301 California Street in the City of Redlands (APN: 0167-441-07-000). The Project site encompasses approximately 37 acres of which approximately 8.5 acres is developed with an existing three-story medical office building and surface parking areas; the remainder of the site is vacant.

The Project involves the following legislative actions: (1) Amendment No. 8 to East Valley Corridor Specific Plan Concept Plan No. 1, which would add a new development plan application procedure under Section IV, Part A (Discretionary Actions); and (2) Planned Development No. 6, which would establish a multi-phased development plan for the expansion of the existing onsite medical facility. Each phase of the development will require a subsequent development permit the City of Redlands Planning Commission, pursuant to East Valley Corridor Specific Plan section EV1.0405(b) and Redlands Municipal Code section 18.12.080.

The proposed development comprises a seven-story general hospital, two multi-story medical office buildings, a central utility plant, a seven-story parking structure and associated site improvements including driveways, utility connections, and landscaping. Although development would occur over four phases, the Draft PEIR analyzes the anticipated impacts resulting from buildout consisting of an approximately 580,000 square-foot, 321-bed hospital and 248,000 square feet of medical office floor area.

The Draft PEIR examines the potential of the Project to cause impacts concerning the following environmental topics: aesthetics, air quality, biological resources, cultural resources, energy, geology and soils/paleontological resources, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, transportation and traffic, tribal cultural resources, utilities and service systems, and mandatory findings of significance. The Draft PEIR concludes the Project would result in potentially significant impacts with respect to air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, transportation and tribal cultural resources, but that implementation of mitigation measures would reduce these impacts to a less than significant level except for those concerning greenhouse gas emissions and transportation, which would remain significant and unavoidable.

The Draft PEIR determines that the Project site is not a hazardous materials site per section 65962.5 of the Government Code. The site does not include any hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal site, or other similar hazardous materials site.

Public hearings for this Project have not yet been scheduled. Please contact the staff member below for further information about hearing dates.

During the 45-day review period, the Draft PEIR will be available on the City’s website (<https://www.cityofredlands.org/post/environmental-documents>) and at the following locations:

- City of Redlands, Development Services Department, located at 35 Cajon Street, Suite 20, Redlands, CA 92373
- A.K. Smiley Public Library (Reference desk), located at 125 W. Vine Street, Redlands, CA 92373

Public comments should be submitted in writing: via email to ‘kbeery@cityofredlands.org’, or mailed to the Development Services Department, Planning Division, Attn: Kevin Beery, P.O. Box 3005, Redlands, California 92373; or hand-delivered to the Development Services Department, Planning Division, 35 Cajon Street, Suite 20, Redlands, California. Any comments must be delivered to the Planning Division no later than **January 05, 2026**.

Kevin Beery,
Senior Planner

Display ad to be published on November 18, 2025

