

REQUEST FOR HISTORIC AND SCENIC PRESERVATION COMMISSION ACTION

**V.A. LAUREN ROOS, OWNER**  
**MATTHEW DILLARD, APPLICANT/REPRESENTATIVE**  
(PROJECT PLANNER: RYAN MURPHY, SENIOR PLANNER)

**PUBLIC HEARING** to consider **Demolition No. 388** – A request to demolish an approximately 212 square-foot garage over 50 years of age, located at 338 Grant Street (APN: 0171-361-18-0000) within the Multi-Family Residential (R-2) District and in the Smiley Park Neighborhood Historic District. This proposal may qualify for exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15301(l)(4) (Existing Facilities) of the CEQA Guidelines.

HISTORIC AND SCENIC PRESERVATION MEETING: August 3, 2023

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Planner(s): Ryan Murphy, Senior Planner

Reviewed by: Brian Foote, City Planner/Planning Manager

**PROCEDURE FOR PUBLIC HEARING**

1. Chairperson declares the meeting open as a public hearing.
2. Chairperson calls upon staff for report.
3. Chairperson calls for questions/comments from members of the Commission.
4. Chairperson calls upon applicant, or its representative, for comments/testimony.
5. Chairperson calls for comments/questions/testimony from members of the public (3 minutes per speaker).
6. Chairperson calls upon the applicant, or representative, for rebuttal comments (5 minutes).
7. Chairperson closes the public hearing.
8. Commission considers the motion(s) and votes.

**SYNOPSIS**

1. Historic Designation: The subject property is located within the Smiley Park Neighborhood Historic and Scenic District (Historic District No. 8). The subject property is not individually designated.
2. Existing Land Use: Zoning: Multi-Family Residential (R-2) District  
General Plan: Medium Density Residential
3. Historic and Scenic Preservation Commission submittal dates:
  - (A) Submittal Dates: June 23, 2023
  - (B) Date Deemed Complete: July 12, 2023
  - (C) Historic and Scenic Preservation Commission Meeting: August 3, 2023

4. Attachments:

- (A) Location Map & Aerial Photograph
- (B) Site Photographs
- (C) Project Plans
- (D) Historic Resources Inventory Sheet
- (E) Preliminary Environmental Checklist
- (F) Resolution No. 2023-19

## **PROPOSAL / BACKGROUND**

On June 23, 2023, the property owner submitted an application to demolish an approximately 212 square-foot garage placed at the rear of the subject property. Based on historic aerial photographs and City directories, the garage is over 50 years of age. Presently, the property includes a single-family dwelling and the detached garage (see Attachments A & B). The applicant proposes to demolish the garage in order to create space to construct a two-story Accessory Dwelling Unit with new garage (see Attachment C).

## **SUMMARY**

The San Bernardino County Assessor's Office records indicate that the existing main dwelling was constructed in 1898. However, the Historic Resources Inventory Sheets (Attachment D) mentions that the home may have been built in 1892. Available historic records indicate the garage was built between 1908 and 1915; after 1908, the Sanborn maps show the garage on-site.

The property is located within the Smiley Park Historic District (Historic District No. 8), and review by the Historic and Scenic Preservation Commission is required for any demolitions within a designated historic district. Redlands Municipal Code Section 15.44.070 also requires Commission review for the demolition of a structure that is 50 years of age or older.

## **ENVIRONMENTAL REVIEW**

City staff prepared a Preliminary Environmental Checklist for the proposed demolition in accordance with Section 15.44.060 of the Redlands Municipal Code, which requires an environmental checklist be prepared for all demolition permit applications involving structures over 50 years old. This checklist provides an environmental screening of the project that confirms that, with the Commission's concurrence, the structure is not considered a "historic resource" nor an "eligible resource." Therefore, the demolition of the structure would qualify for exemption from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines. The

future construction of an accessory structure would qualify for exemption from environmental review pursuant to Section 15303 (New Construction of Small Structures) of the California Environmental Quality Act Guidelines.

Section 15301(l) of the California Environmental Quality Act states that the demolition and removal of individual small structures (including accessory structures) is exempt from environmental review. In addition, Section 15064.5 of the CEQA Guidelines refers to the California Public Resource Code, which provides guidance as to what is considered a “historic resource” or “eligible resource.” The criteria consist of the following:

- It is associated with events which have made a significant contribution to California’s history and cultural heritage.
- It is associated with the lives of persons important to our past.
- The architecture embodies distinctive characteristics of a type, period, region, or method of construction or possesses high artistic values.
- The potential to yield any information important to history or pre-history.

After conducting research for the subject parcel, staff concluded that there is no evidence that the site or structure is associated with any historical event or person that contributes to the history of the United States, California, San Bernardino County, or the City of Redlands. In addition, the structure does not embody any distinctive characteristics of a type, period, region, method of construction or high artistic value, nor does the structure present any potential to yield any information important to history or pre-history. Further details of this analysis are included below and in the Preliminary Environmental Checklist Form (Attachment E).

## **ANALYSIS**

The procedures outlined in RMC Section 2.24.090 through Section 2.24.140 apply to the demolition of property recorded in the City of Redlands List of Historic Resources. The subject property is not recorded in the list of local historic resources and is not subject to the procedures in Section 2.24 of the Redlands Municipal Code. However, Section 15.44.070 requires that prior to the demolition of any structure over 50 years old, the Historic and Scenic Preservation Commission is required to determine whether the structure is historically significant. RMC Section 2.62.170 establishes the City’s criteria for historic significance. Below, each City criteria is listed with justification as to why this structure is not historically significant.

### A) Local Criteria for Significance

*RMC Section 2.62.170(A): It has significant character, interest, or value as part of the development, heritage or cultural characteristics of the City of Redlands, State of California, or the United States.*

While the Historic Resource Inventory Sheet indicates the main residence was constructed in 1892, the San Bernardino County Assessor's Office records and building permits indicate that the existing main dwelling was developed in 1898. Sanborn maps indicate the garage was built at some point between 1908 and 1915. None of the permits on record, however, show any kind of work done on the garage. The following permit records are associated with the property:

Table 1: Permit Records

Permit Type	Year Issued	Work Proposed
Building Permit	November 16, 1943	Structural
Building Permit	January 23, 1946	Structural
Roof Permit	June 12, 1950	Roofing
Roofing Permit	August 8, 1964	Reroofing, Built Up Composition – Base Sheets
Electrical Permit	June 1, 1984	100 amp box
Building Permit	June 12, 2017	Foundation work, located in the kitchen area
Building Permit	January 4, 2018	Roofing
Electrical Permit	April 27, 2018	Electrical

Based on historic aerial images and building permit records associated with the subject property, the garage is at least 50 years of age. Staff also conducted research at the A.K. Smiley Library Heritage Room and through newspapers.com. RMC Section 2.62.170(C) listed below has more information regarding the individuals that are associated to the subject property. Overall, there is no information or evidence that this specific structure made a significant contribution to the development, heritage, or cultural characteristics of the city, State, or County

*RMC Section 2.62.170(B): It is the site of a significant historic event.*

Based on the research conducted by staff through local and regional newspaper database searches, building records, and ownership history, it has been determined that the property is not the site of a significant historic event.

*RMC Section 2.62.170(C): It is strongly identified with a person or persons who significantly contributed to the culture, history, or development of the city.*

Staff conducted research at the A.K. Smiley Library Heritage Room and through newspaper.com. The table (shown below) lists the residents associated with the subject property based on the information obtained from the City Directories located at the A.K. Smiley Library’s Heritage Room. The following names were associated with 338 Grant street in information given in the Historic Resource Inventory Sheet (1892-1919) Redlands city directories (1919–1967) and San Bernardino County Assessor’s office records (1976 – Current).

Table 2: Property Ownership History

Historic Resources Inventory Sheet Year Referenced		Resident	
1892-1904		George A. Isbell	
1904-1907		Clarence G. Iveson	
1907-1919		<i>Absence in Directories</i>	
Directory Year	Name(s)	Occupation	Additional Information
1919-1921	John D. Hetblack Elizabeth Hetblack	Rancher	
1921-1927	Herbert L. Brown Luella J. Brown	Baker	
1929-1931	Herbert L. Brown Luella J. Brown Anna K. Joseph	Baker  Nurse	
1931-1933	Clifford C Jewell Viva Jewell	millwright	
1933-1947	Fountain P. Bridges Eula Bridges	Fruitworker	Later, Fountain was also a carpenter and gardener, and retired in 1950

HISTORIC AND SCENIC PRESERVATION COMMISSION  
 DEMOLITION NO. 388  
 August 3, 2023

1947-1950	Fountain P. Bridges Eula Bridges Dee Jessup	Retired  Mechanic	Dee ran Walt and Dee's service shop in the city
1950-1961	Fountain P. Bridges Eula Bridges	Orange grader	
1965-1975	Eula Bridges		
County Records Year		Name(s)	
1975-1976		Donald D. Goble Pamela J. Goble	
1976-1984		Helen Derkach Stephen Derkach	
1984-1986		Ronald G. Huston	
1986-1987		Ann Loomis Richard O. Loomis	
1987-1990		Clarence E. Terpstra Nancy A. Terpstra	
1990-1995		Doye W. West Jennifer West	
1995-1996		Harbourton Financial Services	
1996-1997		H.U.D.	
1997-1997		Alan Lee	
1997-1997		Pacific Gold Coast Realty Inc.	
1997-2002		Donna Solomon Joseph G. Solomon	
2002-2012		Joseph G. Solomon	
2012-Current		Lauren Roos	

Based on the Historic Resource Inventory Sheet, there were several individuals previously associated with the property (house). George A. Isabell, a musician and piano tuner, originally constructed the home. It was later owned by Clarence G. Iveson, who operated Iveson and Cleveland Livery (a local business). A resident named Dee Jessup, who operated Walt and Dee's Service shop (an automobile repair shop) also was once a resident of the property.

According to this Historic Resource Inventory Sheet, in the time period between 1907 and 1919, the directories do not list 338 Grant Street. When the inventory form was completed in 1978, City of Redlands staff indicated that they likely substituted the address 340 Grant street in its place – however it is what resources were referenced to draw this conclusion.

A search of the directories and newspapers from the Redlands Daily Facts showed that none of the residents of the property significantly contributed to the development of the city or its culture.

Furthermore, there were no indications that anything regarding the garage structure specifically that contributed to the city’s development or culture.

*RMC Section 2.62.170(D): It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen.*

While the home itself is labeled as being a “good example of the architectural style and would be a contributor to a historic district,” it does not mention or specify that the garage structure is included in this category.

The structure is primarily wood paneling that has inconsistent layers of paint, with two colors of a worn white and a navy. The fascia and trim are also a faded white color. None of these elements are distinguishing of any architectural type or specimen. The structure is approaching dilapidation, is in generally poor condition, and has plywood sheets covering certain wall sections (i.e., efforts at maintenance) further detracting from any possible stylistic elements.

*RMC Section 2.62.170(E): It is a notable work of an architect or master builder whose individual work has significantly influenced the development of the city.*

Based on the Historic Resource Inventory Sheet, the property is not associated with a notable architect. The main dwelling has the potential of being a historic resource, as mentioned in section 2.26.170 (D), as it could be a good example of the architectural style relative to the rest of the community. However, this pertains only to the primary dwelling and not the garage in question.

*RMC Section 2.62.170(F): It embodies elements of architectural design, detail, materials, or craftsmanship that represents a significant architectural innovation.*

As discussed under Section 2.62.170(D) above, the garage does not embody elements of architectural design, detail, materials, or craftsmanship that represents a significant architectural innovation. It does not have unique features that distinguish this structure

from others. The garage does not display any articulation throughout the facades, is comprised of basic materials, and has been modified since its original construction through the installation of exterior wall mounted AC units, sand miscellaneous siding repairs. In addition, it is somewhat dilapidated and is in generally poor condition.

*RMC Section 2.62.170(G): It has a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or the city.*

This property is located at 338 Grant Street, where the garage sits on the west side of the property. The property is surrounded by other single-family homes.

	<b>General Plan</b>	<b>Zoning</b>	<b>Land Use</b>
North:	Medium Density Residential	Multi-Family Residential (R-2)	Multi family home
South:	Medium Density Residential	Multi-Family Residential (R-2)	Single family home
West:	Medium Density Residential	Multi-Family Residential (R-2)	Single family home
East:	Medium Density Residential	Multi-Family Residential (R-2)	Single family home

The garage structure cannot function as a visual enhancement to the surrounding homes, as it is in poor condition, is hidden behind a large wooden fence on the front side of the property, and is screened by a two-story garage structure on the adjacent property to the north.

*RMC Section 2.62.170(H): It has unique design or detailing.*

The garage is a simple four-sided structure, with a gabled asphalt shingle roof, wood paneling, and features that are mentioned above in section 2.26.170(D). All the architectural features lack any unique design or detailing and are not in good or repairable condition.

*RMC Section 2.62.170(I): It is a particularly good example of a period or style.*

The detached garage is a simple structure and does not represent a good example of a period or style. As mentioned in section 2.26.170(D), there is no connection between a specific style or period because many of the features are typical of simple structures, yet varied and altered over the years that resembles no discernable style.



*RMC Section 2.62.170(J): It contributes to the historical or scenic heritage or historical or scenic properties of the city (to include, but not be limited to, landscaping, light standards, trees, curbing, and signs).*

The garage itself does not contribute in any way to a group of historic or scenic properties within the City. The existing landscaping on-site is limited. No light standards, curbing, or signs that could be considered significant are present on-site. The garage does not contribute to any scenic heritage, does not contribute to the subject property or house, and does not contribute in any meaningful way to surrounding historic or scenic properties.

*RMC Section 2.62.170(K): It is located within a historic and scenic or urban conservation district, being a geographically definable area possessing a concentration of historic or scenic properties which contribute to each other and are unified aesthetically by plan or physical development.*

The specific site is within the Smiley Park Neighborhood Historic and Scenic District (Historic District No. 8). However, as mentioned in section 2.26.170(I) above, the structure does not represent any specific architectural style or period. This eliminates any potential for the structure to aesthetically contribute to or be otherwise unified aesthetically to neighboring properties. As discussed in Section 2.26.170(G), the placement of the structure on the property (and its limited visibility) further limits its contribution to any unified physical elements.

## **B) CEQA Criteria for Significance**

In addition to the City of Redlands criteria, California Public Resources Code Section 5024.1 (Title 14 CCR, Section 4852) also has findings for determining if a building has "Historic Significance." Each of those findings is identified within the Preliminary Environmental Checklist Form (Attachment E) with justification as to why this structure is not historically significant.

*A. Associated with events have made a significant contribution to the broad patterns of California History and cultural heritage.*

A thorough record search of local newspapers and City directories did not indicate that this property is associated with any specific events that may have contributed to California's history or cultural heritage.

*B. Is associated with the lives of persons important in our past.*

Please refer to the response provided under Section 2.62.170(C), above. The existing garage is not associated with the lives of persons important in our past.

*C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*

Please refer to the response provided under Section 2.62.170(D), above. The structure does not embody distinctive characteristics of any type, period, region, or method of construction, nor does it represent the work of an important creative individual, nor possess high artistic values.

*D. Has yielded, or may be likely to yield, information in prehistory or history.*

The garage and site have not yielded any information regarding prehistory or history. Based on the review of the criteria above as it relates to the demolition of the structure, it is not historically significant, and approval of the proposed demolition will not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5.

### **C) Conclusion of Analysis**

Based on the listed criteria and their associated responses, staff has determined the garage is not considered historically significant.

The Historic and Scenic Preservation Commission is authorized to determine the potential historical significance of the structure and the need for any further environmental review, and subsequently approve, condition, or deny the demolition permit application. If the Commission determines that the structure has no historical significance and the permit application is approved, the application is exempt from further review by the City unless an appeal is made to the City Council. If no appeal is filed within the time provided, the Development Services Department may issue the demolition permit in accordance with the Redlands Municipal Code.

If the Commission determines that the structure has historical significance, the Commission would then direct staff to conduct additional environmental review and subsequently approve, condition, or deny the application.

### **STAFF RECOMMENDATION**

Staff recommends that the Historic and Scenic Preservation Commission approve Demolition No. 388 based on the facts presented in this staff report and subject to the recommended Conditions of Approval.

### **MOTION**

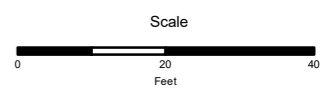
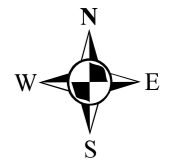
If the Historic and Scenic Preservation Commission deems it appropriate, staff recommends the following motion:

“I move that the Historic and Scenic Preservation Commission adopt Resolution No. 2023-19, to determine that Demolition Permit No. 388 is exempt from environmental review under the California Environmental Quality Act (CEQA) Section 15301 (Existing Facilities) of the CEQA Guidelines, and approve Demolition Permit No. 388 based on the facts within this staff report and subject to the attached Conditions of Approval.”



Aerial Photograph - 338 Grant St,

This map was produced by the City of Redlands, Geographic Information System. The City of Redlands assumes no warranty or legal responsibility for the information contained on this map. The data used to generate this map is dynamic in nature, therefore the information shown may or may not be the most current.



July 17, 2023

OneStop.mxd







Front (North) Elevation of Garage



Alternate view of Front (North) Elevation of Garage





Side (East)Elevation of Garage



Rear (South) Elevation of Garage at fence





Alternate Side (east) of garage



Alternate view of front(north) at east side





Alternate view of side (east) wall





Alternate view of east(side) wall deterioration



Partial View of east (side) wall at A/C unit





Interior view of interior wall facing south



Alternate view of interior roof structure



Alternate Interior view of roof structure at garage door



# SITE SUMMARY

SITE AREA	7,000 S.F.
(E) BUILDING AREA	1,921 S.F.
(N) ADU BUILDING ADDITION	180 S.F.
(E) GARAGE CONVERTED TO ADU	212 S.F.
TOTAL (N) ADU FLOOR AREA:	392 S.F.

TOTAL (N) ADU & EXISTING FLOOR AREA: 2,313 S.F.

## BUILDING CLASSIFICATION & BUILDING CODE

- OCCUPANCY: R3  
 CONSTRUCTION TYPE: VB  
 NON FIRE SPRINKLERED  
 APPLICABLE CODES:  
 2022 CALIFORNIA RESIDENTIAL CODE  
 2022 CALIFORNIA BUILDING CODE  
 2022 CALIFORNIA MECHANICAL CODE  
 2022 CALIFORNIA PLUMBING CODE  
 2022 CALIFORNIA ELECTRICAL CODE  
 2022 CALIFORNIA ENERGY CODE  
 2022 CALIFORNIA GREEN BUILDING CODE

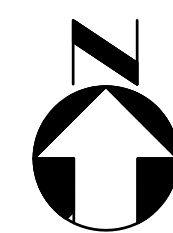
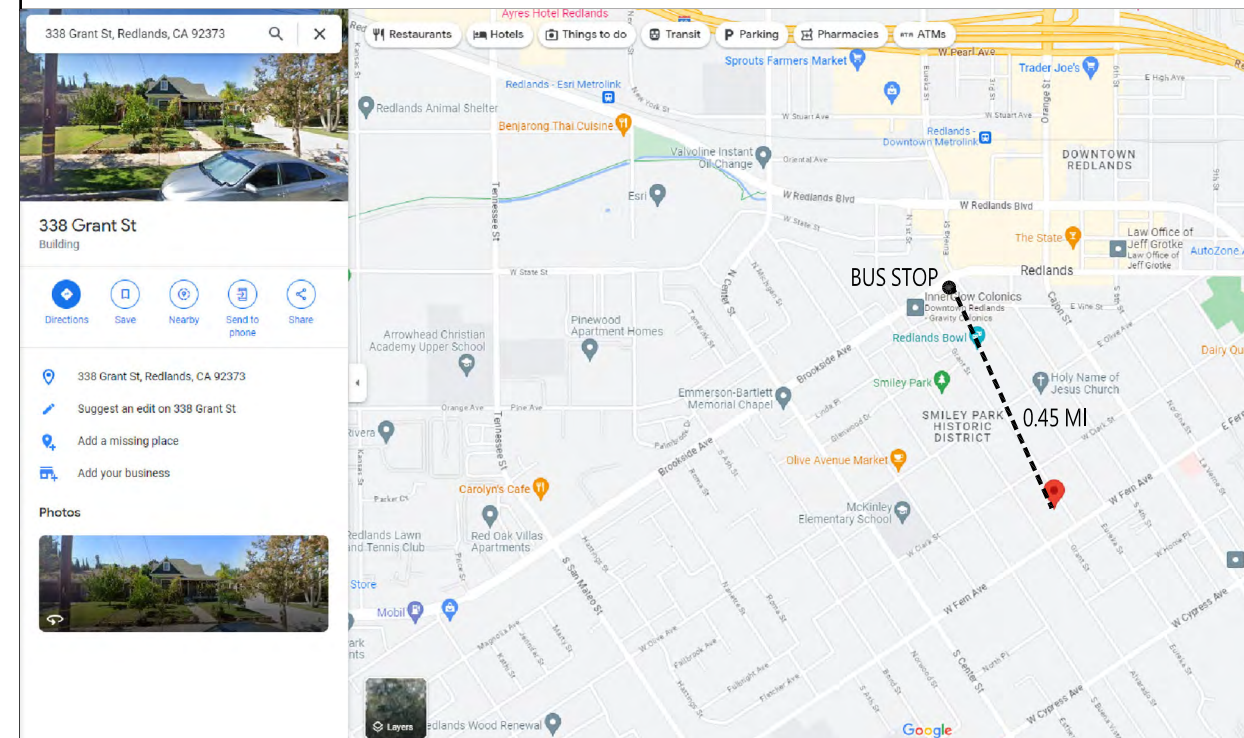
## LEGAL DESCRIPTION

TRACT: HOLDEN VILLA LOT: #7 BLOCK: B  
 ASSESSOR I.D. 0171-361-18-0000

## PROJECT DESCRIPTION

CONVERT (E) GARAGE TO ADU AND ADD 180 S.F. OF FLOOR AREA  
 OWNER: MS. LAUREN ROOS DESIGNER/APPLICANT: MATTHEW DILLARD- MPD DESIGNS  
 ADDRESS: 338 GRANT STREET ADDRESS: 14420 ELSWORTH STREET #116  
 REDLANDS CA, 92373 MORENO VALLEY, CA 92553  
 PHONE: PHONE: (310) 720-8286

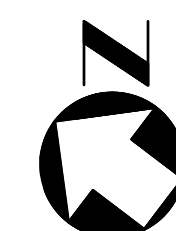
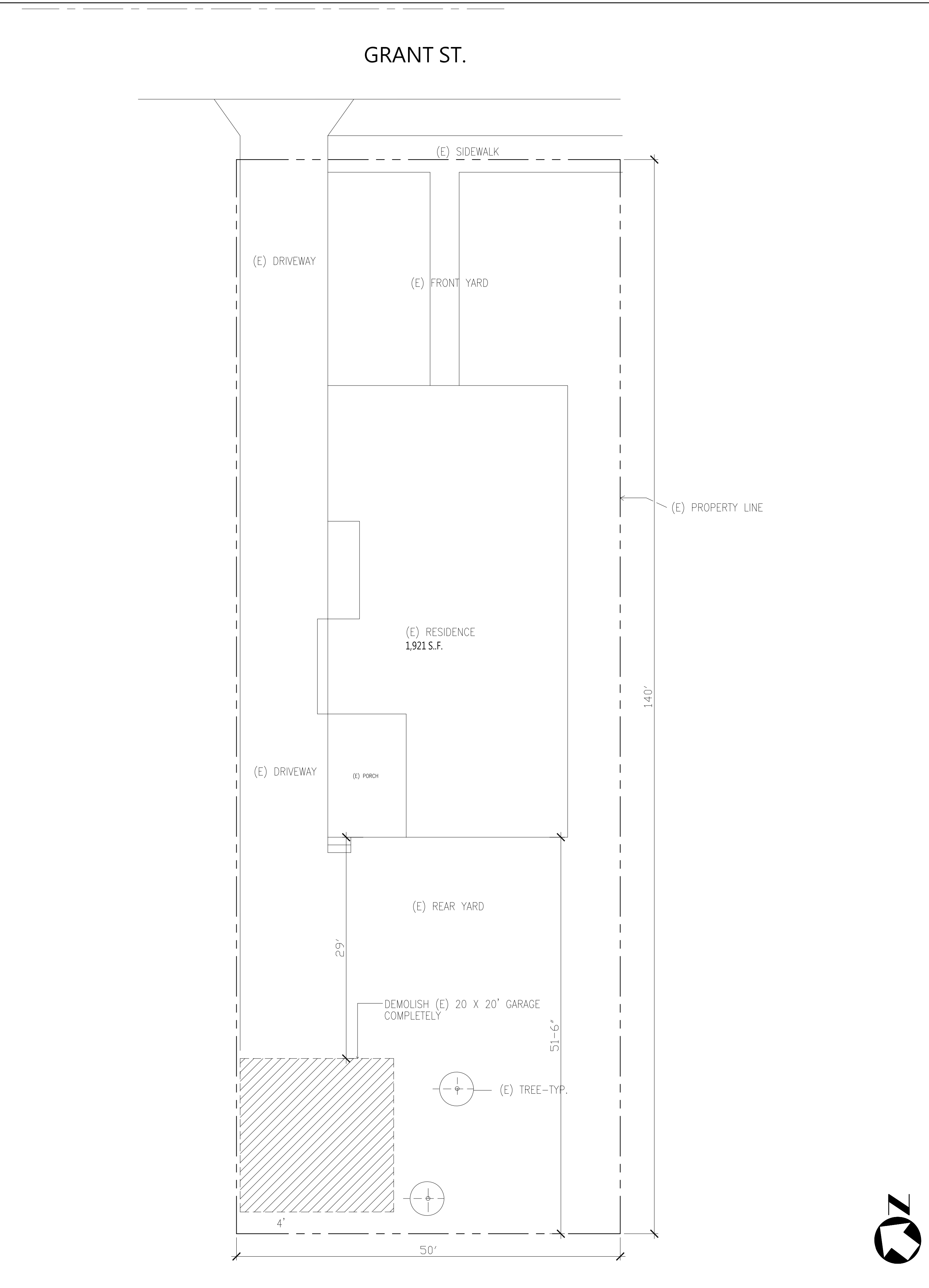
## SITE & PROJECT INFORMATION



## VICINITY MAP

SHEET NO.	SHEET TITLE
A-1	SITE PLAN, SITE INFORMATION & EXISTING FLOOR PLAN
A-2	PROPOSED FIRST FLOOR PLAN & WINDOW/DOOR SCHEDULE
A-3	EXTERIOR ELEVATIONS, SECTIONS AND ROOF PLAN
A-4	ARCHITECTURAL DETAILS
S-1	FOUNDATION AND FRAMING PLAN & STRUCTURAL NOTES
S-2	STRUCTURAL DETAILS
T-1	TITLE 24
T-2	TITLE 24
T-3	TITLE 24
E-1	ELECTRICAL PLAN
G-1	CALIFORNIA GREEN BUILDING STANDARD FORMS
G-2	CALIFORNIA GREEN BUILDING STANDARD FORMS

## SHEET INDEX



## SITE DEMOLITION PLAN

MS. LAUREN ROOS  
 338 GRANT STREET

- a. Business License requirement for architects, engineers, contractors, and sub of Redlands ordinance: **5.04.090: BUSINESS LICENSE**
  - b. It is unlawful for any person, whether as principal or agent, or for any other person, or for anybody corporate, or as an officer of any corporation, or otherwise to commence or carry on any lawful business, trade, calling, without first having procured a license from this city so to all regulations of such trade, calling, profession or occupation contained in this chapter and chapter 5.08 of this title. (Redlands Municipal Code 5.08)  
 New construction shall meet or exceed the minimum requirements of the 2022 California Building Code editions that include the Building, Fire, Plumbing, Building Standards and 2022 Energy Commission series. with the provisions in these plans or specifications, the more Call for all required inspections prior to concealing work.
  - d. Anyone who is involved with the construction of this project shall comply with all applicable Best Management Practices (BMP) to contain or prevent any illegal discharge or pollution within the project boundary until the project is Works Inspector of the City.
  - e. Recycling of construction and demolition debris is required as mandated by AB 939 and SB 1066 and as amended by Redlands Municipal Code  
 Construction activity noise shall be limited to the hours between 7:00 a.m. and 6:00 p through Saturday RMC 8.06.090(F)
  - g. Every permit issued under the provisions of these plans shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from date of such permit, or if the building or work or abandoned for a period of 180 or more days after work has commenced.
  - h. The Chief Building Official may extend the time for commencement of work for exceeding 180 days upon written request by the permittee providing evidence of the circumstances beyond the control of the permittee which have prevented work from commencing.  
 It shall be the responsibility of the permittee to show evidence of "start of construction" by arranging for building inspections within 180 days after issuance of permit and to verify continuing construction activity by arranging for building is progressing within any 180-day time period.
- Energy:
- Kitchen exhaust fan shall be a minimum of 300cfm for enclosed kitchens[CA Energy Table 150.0-E]
  - Kitchen range system shall be electric cooktop ready[CA Energy Code 150.0(u)]
  - Water heating system shall comply with CA energy Code 150.0(n).

Revisions:



**A RESIDENTIAL ADU FOR:  
 MS. LAUREN ROOS  
 338 GRANT STREET  
 REDLANDS CA 92373**

TITLE SHEET

Date:	3-27-22
Scale:	AS SHOWN
Drawn by:	MD
Job:	1-018

## BUILDING DEPARTMENT NOTES

Sheet **T-1**  
 Of 8 Sheets

Revisions:
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Project:  
**A RESIDENTIAL ADU FOR:  
 MS. LAUREN ROOS  
 338 GRANT STREET  
 REDLANDS CA 92373**

Sheet Title:  
**SITE PLAN**

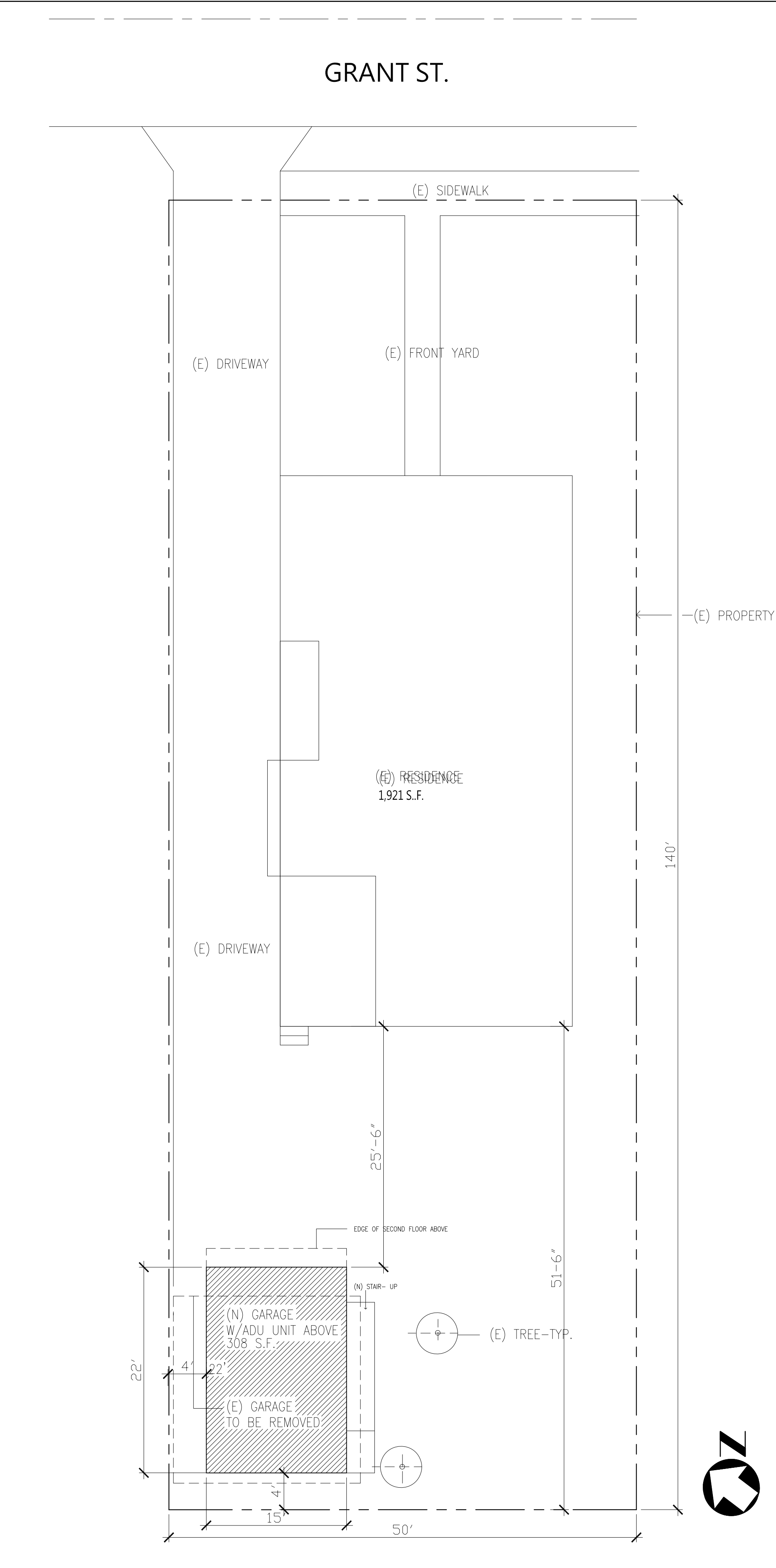
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Drawn by: MD

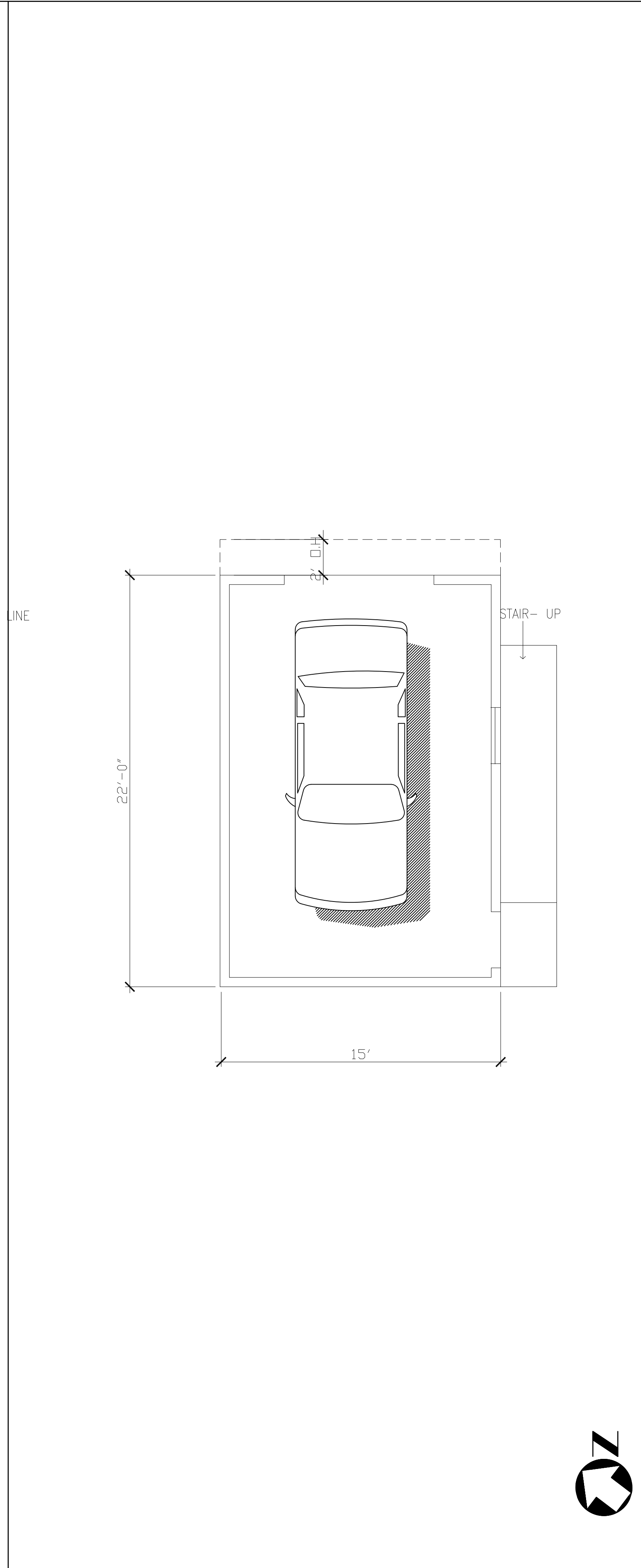
Job: 1-018

Sheet  
**A-1**  
 1 Of 8 Sheets



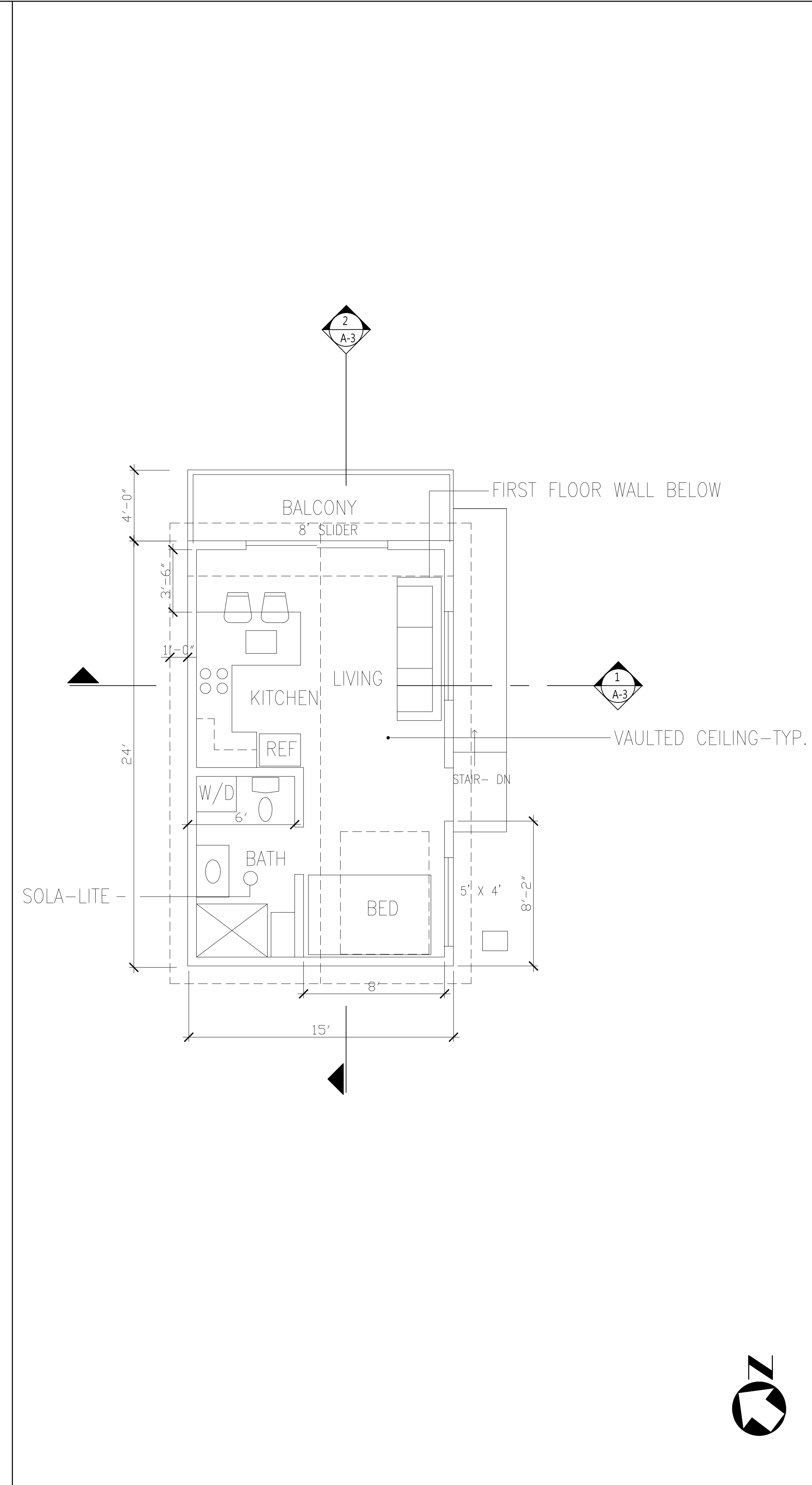
**SITE PLAN**

1/8" = 1'-0"



**1ST FLOOR PLAN**

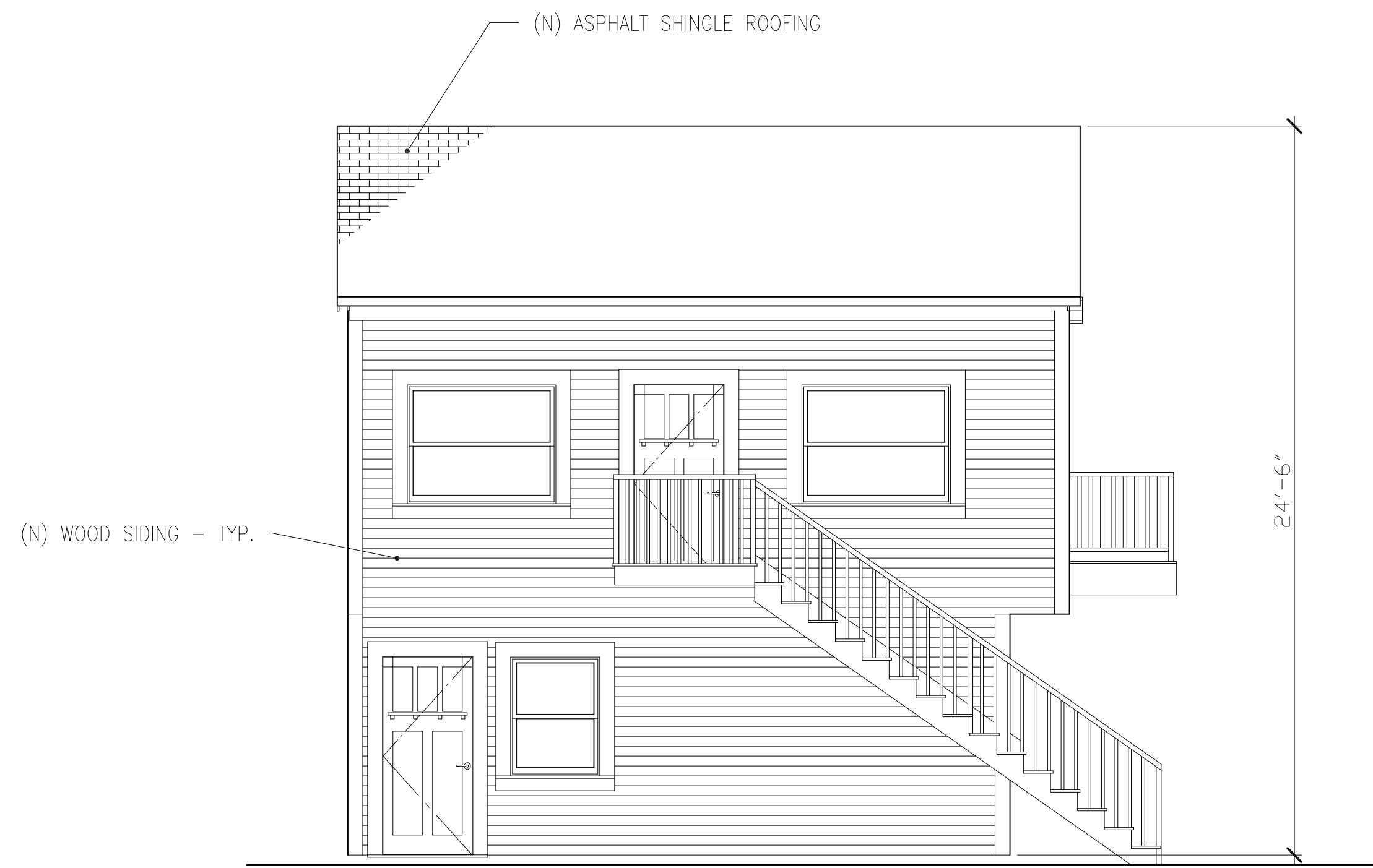
1/4" = 1'-0"



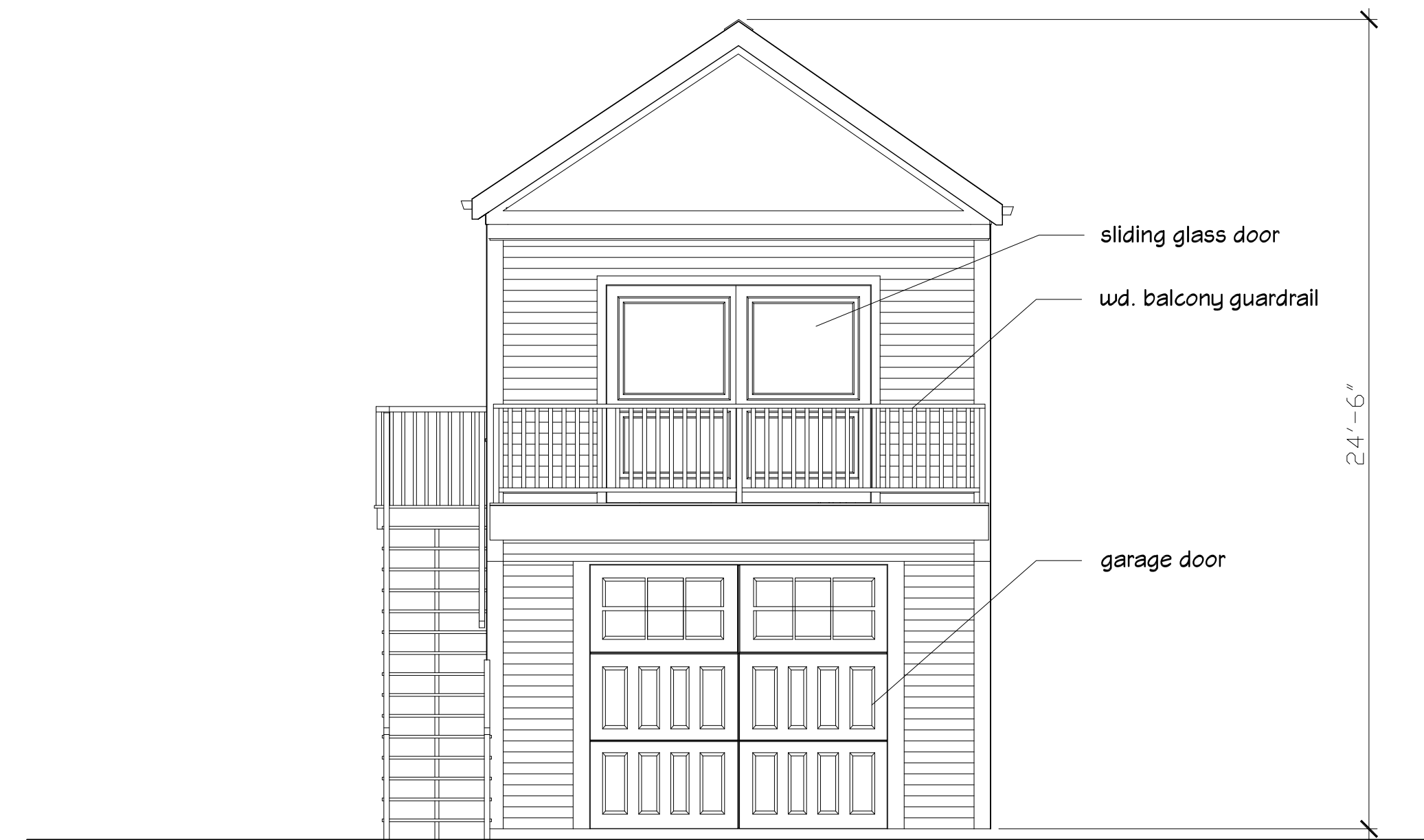
**2ND FLOOR PLAN**

1/4" = 1'-0"

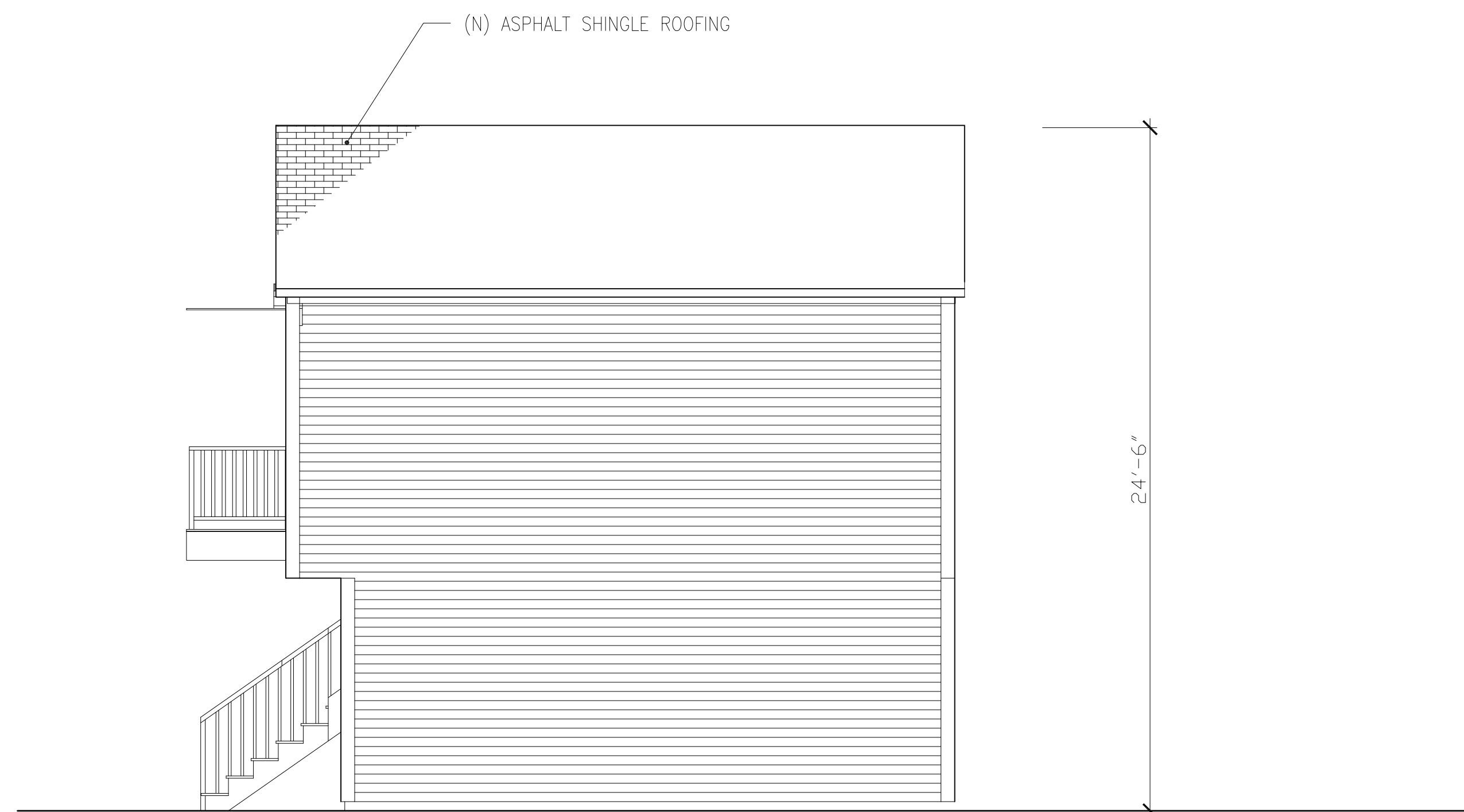
Revisions:



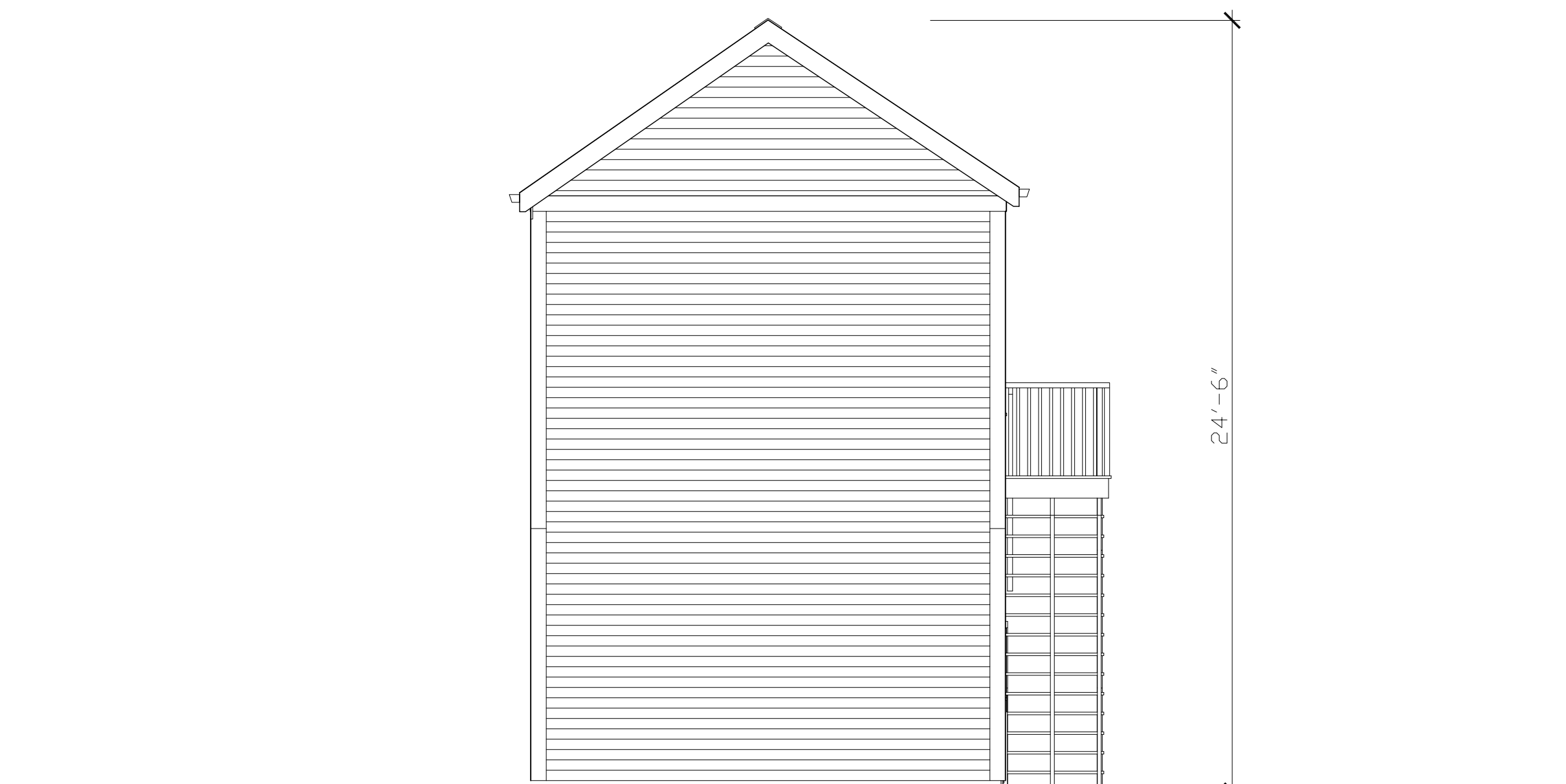
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

Project:  
**A RESIDENTIAL ADU FOR:  
MS. LAUREN ROOS  
338 GRANT STREET  
REDLANDS CA 92373**

Sheet Title:  
**ELEVATIONS**

Date: 3-27-22

Scale: AS SHOWN

Drawn by: MD

Job: 1-018



# HISTORIC RESOURCES INVENTORY

(State use only)

UTM \_\_\_\_\_ Q \_\_\_\_\_ NR \_\_\_\_\_ SHL 189

Lat \_\_\_\_\_ Lon \_\_\_\_\_ Era \_\_\_\_\_ Sig \_\_\_\_\_

Adm T2 T3 Cat HABS HAER Fed \_\_\_\_\_

UTM 11/483230/3767520

## IDENTIFICATION

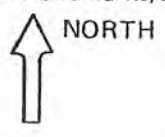
1. Common name: \_\_\_\_\_
2. Historic name, if known: \_\_\_\_\_
3. Street or rural address 338 Grant Street  
City: Redlands ZIP: 92373 County: San Bernardino
4. Present owner, if known: \_\_\_\_\_ Address: \_\_\_\_\_  
City: \_\_\_\_\_ ZIP: \_\_\_\_\_ Ownership is: Public  Private
5. Present Use: Residence Original Use: Residence  
Other past uses: \_\_\_\_\_

## DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

One story; white; bellcast mansard with 2 offset gables; overlapping clapboard; asphalt shingles on roof; open porch with railing; bay with windows on porch - windows are 2 sash; front window is 1 sash with a transom that is paneled; main door is center located with glass panel; roof trim is plain boxed cornice; the two gables have fish scaling; 1 chimney; windows have plain molding and slip sills; steps have no railing.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:  
Lot size (in feet) Frontage 60  
Depth 120  
or approx. acreage \_\_\_\_\_

9. Condition: (check one)
- a. Excellent  b. Good  c. Fair   
 d. Deteriorated  e. No longer in existence   
 Is the feature a. Altered?  b. Unaltered?

- Surroundings: (Check more than one if necessary)
- a. Open land  b. Scattered buildings   
 c. Densely built-up  d. Residential   
 e. Commercial  f. Industrial   
 g. Other

- Threats to site:
- a. None known  b. Private development   
 c. Zoning  d. Public Works project   
 e. Vandalism  f. Other

Date(s) of enclosed photograph(s): June 1978



NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone  b. Brick  c. Stucco  d. Adobe  e. Wood   
f. Other
15. Is the structure: a. On its original site?  b. Moved?  c. Unknown?
16. Year of initial construction c. 1895 This date is: a. Factual  b. Estimated
17. Architect (if known): \_\_\_\_\_
18. Builder (if known): \_\_\_\_\_
19. Related features: a. Barn  b. Carriage house  c. Outhouse  d. Shed(s)  e. Formal garden(s)   
f. Windmill  g. Watertower/tankhouse  h. Other  i. None

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

This home is one of several structures that are to be considered part of a historical district. At the request of the Office of Historic Preservation, the Redlands survey team gathered these houses together and surveyed them as potential district nominees. Individually they do not necessarily represent the cream of Redlands structures but together they are excellent examples of late 19th-early 20th century life-styles and architectural style.

21. Main theme of the historic resource: (Check only one): a. Architecture  b. Arts & Leisure   
c. Economic/Industrial  d. Exploration/Settlement  e. Government  f. Military   
g. Religion  h. Social/Education

22. Sources: List books, documents, surveys, personal interviews, and their dates:  
Redlands Daily Facts, water hookup dates, City Hall

23. Date form prepared: 4/18/78 By (name): Jim Hofer  
Address: 125 W. Vine Street City Redlands ZIP: 92373  
Phone: 714-793-2201 Organization: City of Redlands/A.K. Smiley Public Library

(State Use Only)

HISTORICAL INVENTORY FORM

1. Common name:
2. Historic name:
3. Street or rural address: 338 Grant Street  
City: Redlands Zip 92373 County San Bernardino
4. Parcel number: 171-361-16
5. Present owner: Daniel A. and Karen Contreras  
Address: same  
Ownership: private
6. Present use: s.f. residence Original use: s.f. residence

DESCRIPTION

- 7a. Architectural style: Hipped Roof Cottage



7b. Brief description:

This is a rectangular, clapboard, hip roof over cross gable with Victorian details cottage, with a variation of very large gable roof wall dormers which because of the cutaway porch under the hip, look more like full wings. The hip roof is bell cast to cover this porch which covers half of the front and wraps around the right side to meet the side wall of the dormer where there is a secondary entry door. In the left corner of the porch, facing front is the main door. Most of the windows are large double-hung, wood-sash, single-pane. In the wall under the front gable is a larger window which is fixed with large pane below and four small panes above. The gable ends are closed with a pent roof which like the other roofs has a boxed cornice. The gable ends are clad with hexagonal shingles and in each there is a rectangular vent with horizontal wood louvers. The right (northeast) house corner is canted and has a large window. Supporting the porch roof are four turned posts and matching engaged posts at the walls. At the top are carved brackets. The

...sters of the rail match the design of the posts. Surrounding  
the lawn is a retaining wall of one row of rock. On the back of  
the house is a kitchen addition. There is a gable roof garage.

8. Construction date: 1892
9. Architect: unknown
10. Builder: James Thompson
11. Approx size:
12. Dates of photo: August 1990
13. Condition: excellent
14. Alterations: rear addition; new door
15. Surroundings: residential
16. Threats: zoning R-2
17. Present location is: original stie
18. Related features: low cut-stone retaining wall edging the lawn;  
cut-stone curbs

#### SIGNIFICANCE

19. Briefly state historical and architectural significance:

George A. Isbell, musician and piano tuner, had this home built at 338 Grant Street by James Thompson, carpenter, in 1892.

Clarence G. Iveson, of Iveson and Cleveland Livery, occupied the home by 1904.

Strangely the directories do not list the home from 1907 through 1917. In all likelihood, the home at 340 Grant was confused with 338 Grant in the directories.

This structure is a good example of the architectural style and would be a contributor to a historic district.

Past Occupants:

- 1892 George A. Isbell
- 1904 Clarence G. Iveson
- 1919 J. D. Hetblack
- 1923 H. L. Brown
- 1925 H. L. Brown
- 1931 C. C. Jewell
- 1933 F. P. Bridges - owner
- 1936 F. P. Bridges
- 1939 F. P. Bridges
- 1943 F. P. Bridges, chicken house
- 1946 F. P. Bridges, roof
- 1946 Eula Bridges, plumbing
- 1950 F. P. Bridges, roof
- 1964 Eula Bridges, roof
- 1984 University Realty, 100 amp. service

20. Main theme of the historic resource is: architecture; neighborhood

21. Sources:

- San Bernardino County Directory 1893
- City Directories 1896-1939
- Water Connection by James Thompson (no date)
- Holden Villa Tract Map Lot 7, Blcok B

born Maps  
Building and Safety Records  
22. Date form prepared: Mar.1991  
By: Judy Wright/Mary Stoddard  
Organization: Redlands Historical Inventory Project  
Address: 30 Cajon Street  
City: Redlands, CA 92373



HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. County name \_\_\_\_\_

2. Name, date, of map \_\_\_\_\_

3. Street or lot address \_\_\_\_\_

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State \_\_\_\_\_

City \_\_\_\_\_

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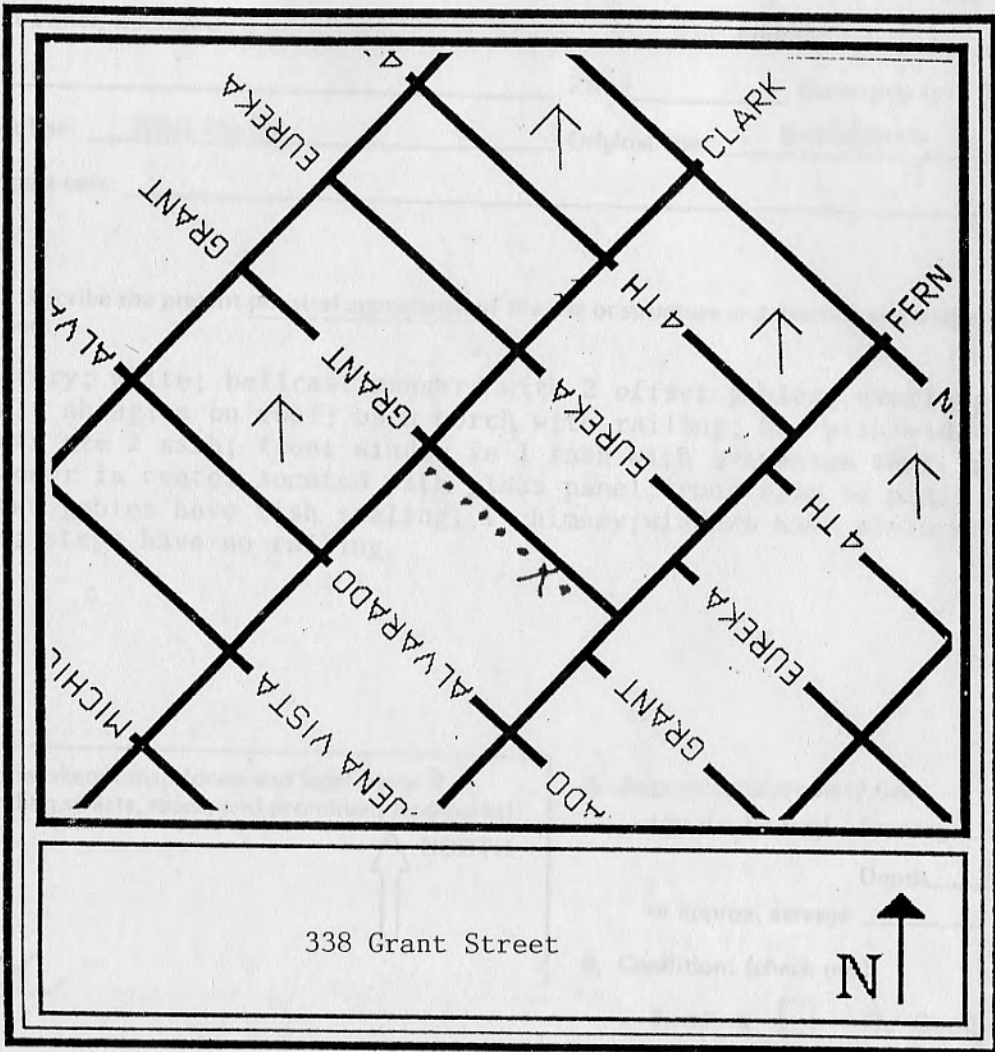
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**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

**ENVIRONMENTAL CHECKLIST FORM**

1. Project Title: Demolition No. 388
2. Lead Agency Name and Address:  
City of Redlands  
Development Services Department  
35 Cajon Street, Suite 20  
Redlands, CA 92373  
Mailing Address:  
City of Redlands  
Development Services Dept. – Planning  
P.O. Box 3005  
Redlands, CA 92373
3. Contact Person & Telephone: Ryan Murphy, Senior Planner, (909) 798-7555, ext. 7308
4. Project Location: 338 Grant Street (Assessor Parcel Number: 0171-361-18-0000)
5. Project Sponsor's Name and Address:  
Matthew Dillard c/o Lauren Roos  
338 Grant Street  
Redlands, Ca 92374
6. General Plan Designation: Medium Density Residential
7. Zoning Designation: Multi-Family Residential (R-2)
8. Description of Project: The owner, Lauren Roos, proposes to demolish an approximately 212 square foot detached garage, over 50 years of age and in HD 8, located at 338 Grant Street within the (R-2) multi-family residential District (APN: 0171-361-18-0000).
9. Existing On-site Land Use and Setting: The subject property is located on the west side of Grant Street between Fern Ave and Clark St and is currently developed with a single-family residential dwelling and the structure.
10. The surrounding properties are as follow:

	<b>General Plan</b>	<b>Zoning</b>	<b>Land Use</b>
North:	Medium Density Residential	Multi-Family Residential (R-2)	Multi Family Residence
South:	Medium Density Residential	Multi-Family Residential (R-2)	Single Family Residence
West:	Medium Density Residential	Multi-Family Residential (R-2)	Single Family Residence
East:	Medium Density Residential	Multi-Family Residential (R-2)	Single Family Residence

The site is located within the registered Historic and Scenic District 8, Smiley Park Neighborhood and Scenic District. The subject property is not listed as a designated historic resource or landmark.

11. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement): None

12. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

Not Applicable. This Preliminary Environmental Checklist is being prepared in compliance with Section 15.44.060 of the City of Redlands Municipal Code to ascertain if the project qualifies for exemption from the California Environmental Quality Act, pursuant to Section 15301 (Existing Facilities).

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics                       | <input type="checkbox"/> Greenhouse Gas Emissions      | <input type="checkbox"/> Population & Housing               |
| <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Air Quality                      | <input type="checkbox"/> Hydrology/Water Quality       | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Biological Resources             | <input type="checkbox"/> Land Use & Planning           | <input type="checkbox"/> Transportation & Traffic           |
| <input type="checkbox"/> Cultural Resources               | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Utilities & Service Systems        |
| <input type="checkbox"/> Geology and Soils                | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Mandatory Findings of Significance |

**ENVIRONMENTAL DETERMINATION:**

- On the basis of this initial study, the City of Redlands, as Lead Agency, finds that the proposed structure(s) to be demolished is not a Historical Resource and has no historical significance, as defined in Section 15064.5 of the California Environmental Quality Act Guidelines, and Chapter 15.44 of the Redlands Municipal Code. Consequently, the demolition of the structure(s) is considered to be ministerial and exempt from the preparation of a Negative Declaration or Environmental Impact Report, pursuant to the Section 15301 of the CEQA Guidelines, and the City's Municipal Code. Further, this initial study has been prepared in accordance with Section 15.44.060 of the Redlands Municipal Code which requires an initial study be prepared for all demolition permit applications involving structures over fifty (50) years old.



Ryan Murphy, Senior Planner  
City of Redlands  
July 11, 2023

## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all determinations, except "No Impact" determinations that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" determination is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" determination should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All determinations and discussion must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be potentially significant. If there are one or more "Potentially Significant Impact" entries in any section of this Initial Study, then an Environmental Impact Report (EIR) must be prepared to fully analyze the identified issue(s).
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (CEQA Guidelines Section 15063(c)(3)(D)). In such cases, a brief discussion should identify the following:
  - a) Earlier Analyses Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For any effects that are determined to be "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist any and all references to information sources for potential impacts (e.g., General Plan maps or exhibits, zoning

ordinances, specific plans, etc.). Reference to a previously-prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources. A source list should be attached and other sources used or individuals contacted should be cited in the discussion. In this Initial Study, a References section is provided at the end of the document.
- 8) This is only a suggested form, and lead agencies are free to use different formats. However, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and,
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>I. AESTHETICS.</b>				
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	—	—	—	<u>✓</u>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	—	—	—	<u>✓</u>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	—	—	—	<u>✓</u>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	—	—	—	<u>✓</u>

Aesthetics – Discussion

- a) *No Impact.* The proposed project will not have an adverse effect on a scenic vista or scenic highway. The proposed project is the demolition of a detached garage which is not located within a scenic vista or along a scenic highway.
- b) *No Impact.* The proposed project will not damage scenic resources, including trees, rock outcroppings, or historic buildings within a state scenic highway. The property is in a historic district but the garage itself is screened and the garage does not share substantial design elements of the district itself. It is not along a scenic highway.
- c) *No Impact.* The proposed project will not degrade the existing visual character or affect the quality of the site and its surroundings. The demolition of the garage would not create a change in the appearance of the surroundings because of the aforementioned screening in section b). Overall, the demolition of the detached garage will not substantially degrade the existing visual character of the area.
- d) *No Impact.* The garage is detached from the main residence and the applicant is proposing to remove the structure from the site. The proposed project will not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><b>II. AGRICULTURE &amp; FOREST RESOURCES.</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry &amp; Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
<p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	—	—	—	<u>✓</u>
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract.</p>	—	—	—	<u>✓</u>
<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?</p>	—	—	—	<u>✓</u>
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	—	—	—	<u>✓</u>
<p>e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p>	—	—	—	<u>✓</u>

## Agriculture & Forest Resources – Discussion

- a) *No Impact.* The project includes the demolition of an approximately 212 square-foot detached garage. The property does not include any Prime Farmland; therefore the demolition will not convert Prime Farmland or Unique Farmland of Statewide Importance to a non-agricultural use.
- b) *No Impact.* The demolition will not conflict with existing zoning for agricultural use, or a Williamson Act contract. The property is within the R-2 (Multiple Family Residential) District. The demolition does not include any proposal to change the zoning district nor is the property under the Williamson Act contract.
- c) *No Impact.* This demolition is located in an area that is zoned for residential development. The property does not contain any forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production. As such, removal of the structures on the property will not create an impact on forest land or timberland.
- d) *No Impact.* The demolition will not result in the loss of forest land or conversion of forest land to non-forest use, as the property does not contain any forest land or propose the conversion of any forest land to non-forest use.
- e) *No Impact.* This demolition is located in an area that is primarily surrounded by residential development. The site contains a single-family home and the subject garage. The property is surrounded by single-family residential homes to the east, west, and south. To the north there is a multi-family home. Early Sanborn maps, specifically from 1892, show that the land the home was on was orange groves over 110 years ago, but too much time has passed since there has been agriculture on that plot of land and the adjacent properties.



Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>III. AIR QUALITY.</b>				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	---	---	---	<u>✓</u>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	---	---	---	<u>✓</u>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	---	---	---	<u>✓</u>
d) Expose sensitive receptors to substantial pollutant concentrations?	---	---	---	<u>✓</u>
e) Create objectionable odors affecting a substantial number of people?	---	---	---	<u>✓</u>

Air Quality – Discussion

- a) *No Impact.* The proposed demolition will not conflict with or obstruct implementation of the applicable air quality plan. Additionally, the demolition process shall comply with Chapter 15.44 of the Redlands Municipal Code which regulates the demolition of structures.
- b) *No Impact.* The proposed demolition will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.
- c) *No Impact.* The proposed demolition will not 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.
- d) *No Impact.* The proposed demolition will not expose sensitive receptors to substantial pollutant concentrations. Additionally, the demolition process shall comply with Chapter 15.44 of the Redlands Municipal Code which regulates the demolition of structures.
- e) *No Impact.* The proposed demolition will not create objectionable odors affecting a substantial number of people. Additionally, the demolition process shall comply with Chapter 15.44 of the Redlands Municipal Code which regulates the demolition of structures.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>IV. BIOLOGICAL RESOURCES.</b>				
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish & Wildlife or U.S. Fish & Wildlife Service?	—	—	—	<u>✓</u>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish & Wildlife or U.S. Fish and Wildlife Service?	—	—	—	<u>✓</u>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	—	—	—	<u>✓</u>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	—	—	—	<u>✓</u>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	—	—	—	<u>✓</u>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	—	—	—	<u>✓</u>

**Biological Resources – Discussion**

- a) *No Impact.* The property is located within an urbanized area and the project scope is limited to the demolition of the detached garage. This demolition will not have a substantial adverse effect, either directly or through habitat modifications. All work completed will be required to adhere to all local, State, and Federal laws.
- b) *No Impact.* There are no riparian habitats or other sensitive natural communities within the project area and no disturbance beyond the limits of the subject property is proposed.
- c) *No Impact.* The proposed project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited

to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. No protected wetlands exist within the subject property.

- d) *No Impact.* The project includes the demolition of an existing detached garage within a fully developed residential area and the removal of the structure will not interfere substantially with the movement of any native residential or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- e) *No Impact.* The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The proposed project is the demolition of a 212 square-foot garage and it does not include site clearing or grading. Any removal of the trees is required to be done in compliance with all local, State, and Federal laws.
- f) *No Impact.* The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporate d	Less Than Significant Impact	No Impact
<b>V. CULTURAL RESOURCES.</b> Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	—	—	—	<u>✓</u>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	—	—	—	<u>✓</u>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	—	—	—	<u>✓</u>
d) Disturb any human remains, including those interred outside of formal cemeteries?	—	—	—	<u>✓</u>

Cultural Resources – Discussion

- a) *No Impact.* The historical significance of the project has been reviewed pursuant to the findings of Public Resources Code Section 5024.1, Title 14 CCR, Section 4852) which are as follow.
  - A. *Associated with events that have made a significant contribution to the broad patterns of California History and cultural heritage.*

Sanborn maps indicate the garage was built between 1908 and 1915. Based on research from this time period and onward; some of the residents with relevant history are individuals George A. Isabell, a musician and piano tuner, Clarence G. Iveson, owner of “Iveson and Cleveland Livery”, and Dee Jessup, owner of Walt and Dee’s Automobile Service Shop. None of these or other residents contributed significantly to the development of the city or its culture.

Furthermore, in the research, there was no indication that the garage itself was relevant to the city’s development or culture.

*B. Is associated with the lives of persons important in our past.*

Based on the research of public records conducted by Staff, former residents of the subject property were identified. George A. Isabell, Clarence G. Iveson, and Dee Jessup, were, of all the residents, pertinent at some point to the history of the city. However, none of their work is noted as being “important” or lasting, confirmed by an absence of information with online searches outside of newspapers and directories. Just as in section A., There is no indication that the garage itself was part of any process for these individuals.

*C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*

The detached garage in question is a simple four-sided structure with a box and gable design that has gone through several irregular and out of uniform repairs. It lacks any distinguishing characteristics, with its only strongest being a white corner trim and roofline. The simple design and dilapidated nature of the structure does not represent the work of an important creative or process high artistic value.

*D. Has yielded, or may be likely to yield, information in prehistory or history.*

The garage has not yielded any information regarding prehistory or history. Based on the review of the criteria above as it relates to the demolition of the structure, the structure is not historically significant and approval of the proposed project will not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5.

- b) *No Impact.* The structure and site have not yielded any information regarding prehistory or history. The garage will not likely yield information about the past. Therefore, approval of the proposed project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5.
- c) *No Impact.* The proposed project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature as ground disturbance is not proposed.
- d) *No Impact.* The proposed project will not disturb any human remains, including those interred outside of formal cemeteries.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VI. GEOLOGY &amp; SOILS.</b>				
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology, Special Publication 42.	—	—	—	<u>✓</u>
ii) Strong seismic ground shaking?	—	—	—	<u>✓</u>
iii) Seismic-related ground failure, including liquefaction?	—	—	—	<u>✓</u>
iv) Landslides?	—	—	—	<u>✓</u>
b) Result in substantial soil erosion or the loss of topsoil?	—	—	—	<u>✓</u>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	—	—	—	<u>✓</u>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	—	—	—	<u>✓</u>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	—	—	—	<u>✓</u>

Geology & Soils – Discussion

- a) *No Impact.* The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault; Strong seismic ground shaking; Seismic-related ground failure, including liquefaction; and, landslides The project is a demolition, which will remove a detached garage that was not used as a living space from the property; therefore, no impact will occur in relation to this issue.
- b) *No Impact.* Disturbance within the project site will be limited to the immediate location surrounding the project and the site is not being cleared or graded as a result of this project. The proposed project will not result in substantial soil erosion or the loss of topsoil.

- c) *No Impact.* The site is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site, lateral spreading, subsidence, liquefaction or collapse.
- d) *No Impact.* Adoption of the proposed project is not located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.
- e) *No Impact.* The proposed project does not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water. In addition, the scope of the project involves demolishing the structure on-site, and does not include the need for septic tanks.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. <b>GREENHOUSE GAS EMISSIONS.</b> Would the project:				
a) Generate gas emissions, either directly or indirectly, that may have a significant impact on the environment?	—	—	—	✓
b) Conflict with an applicable plan, policy or regulation adopted for the purposes of reducing the emissions of greenhouse gases?	—	—	—	✓

Greenhouse Gas Emissions – Discussion

- a) *No Impact.* The proposed project will not generate gas emissions, either directly or indirectly, that may have a significant impact on the environment.
- b) *No Impact.* The proposed project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VIII. HAZARDS &amp; HAZARDOUS MATERIALS.</b>				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	—	—	—	<u>✓</u>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	—	—	—	<u>✓</u>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	—	—	—	<u>✓</u>
-d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	—	—	—	<u>✓</u>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	—	—	—	<u>✓</u>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	—	—	—	<u>✓</u>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	—	—	—	<u>✓</u>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	—	—	—	<u>✓</u>

**Hazards & Hazardous Materials – Discussion**

- a) *No Impact.* The proposed project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Prior to the issuance of a demolition permit, a demolition application shall be submitted to the City of Redlands Building and Safety Division for approval per the regulations set forth in the California Building Code. Additionally, the demolition process shall comply with Chapter 15.44 of the Redlands Municipal Code which regulates the demolition of structures and the

abatement of hazardous materials.

- b) *No Impact.* The proposed project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Additionally, the demolition process shall comply with Chapter 15.44 of the Redlands Municipal Code which regulates the demolition of structures and the abatement of hazardous materials.
- c) *No Impact.* The proposed project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The nearest school is Sacred Heart Middle School which is approximately .2 miles from the proposed project. While the school is relatively nearby, the demolition process will be required to comply with Chapter 15.44 of the Redlands Municipal Code which regulates the demolition of structures and the abatement of hazardous materials.
- d) *No Impact.* The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. This was verified by the Envirostor and GeoTracker database, as a result, would not create a significant hazard to the public or the environment.
- e - f) *No Impact.* The proposed project is the demolition of a detached garage which is not located within the immediate vicinity of a public or private airstrip. Therefore, the project would not result in a safety hazard for people residing or working in the project area. The project is not located in an airport land use plan.
- g) *No Impact.* The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- h) *No Impact.* The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.



Hydrology & Water Quality – Discussion

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. <b>HYDROLOGY &amp; WATER QUALITY.</b> Would the project:				
a) Violate any water quality standards or waste discharge requirements?	—	—	—	<u>✓</u>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	—	—	—	<u>✓</u>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	—	—	—	<u>✓</u>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	—	—	—	<u>✓</u>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	—	—	—	<u>✓</u>
f) Otherwise substantially degrade water quality?	—	—	—	<u>✓</u>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	—	—	—	<u>✓</u>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	—	—	—	<u>✓</u>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	—	—	—	<u>✓</u>
j) Inundation by seiche, tsunami, or mudflow?	—	—	—	<u>✓</u>

- a) *No Impact.* The proposed project is the demolition of an existing garage. No discharge will be created due to the removal of the structure. The proposed project will not violate any water quality standards or waste discharge requirements.
- b) *No Impact.* The project consists of demolishing a detached garage, and is not expected to utilize groundwater supplies. The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.
- c, d) *No Impact.* The project is the demolition of a detached garage. The site will not be modified beyond the removal of the structure. The proposed project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or offsite.
- e, f) *No Impact.* The proposed project is a demolition and will remove impervious surface area from the site. The proposed project will not create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
- g, h) *No Impact.* The proposed project is the demolition of a detached garage and does not propose any new housing. The proposed project will not place structures within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. The proposed project will not place within a 100-year flood hazard area structures that would impede or redirect flood flows.
- i) *No Impact.* The proposed project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.
- j) *No Impact.* The project is not located in an area subject to seiche, tsunami, or mudflow. No impact will occur.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>X. LAND USE &amp; PLANNING.</b>				
Would the project:				
a) Physically divide an established community?	—	—	—	<u>✓</u>
c) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	—	—	—	<u>✓</u>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	—	—	—	<u>✓</u>

Land Use & Planning – Discussion

a) *No Impact.* The proposed project will remove an existing structure from the site but will not divide an established neighborhood or other established community.

b, c) *No Impacts.* The proposed demolition will not conflict with any land use plans, General Plan, habitat conservation plan or natural community conservation plan.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XI. MINERAL RESOURCES.</b>				
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	—	—	—	<u>✓</u>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	—	—	—	<u>✓</u>

Mineral Resources – Discussion

a-b) *No Impacts.* The removal of the structure on-site will not change the availability of mineral resources and the project is not located near a mineral resource recovery area. No impact will occur related to these issues. The removal of the structure will not result in the loss of availability of a locally important mineral source as delineated on a local general plan, or specific plan.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XII. NOISE.</b> Would the project:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	—	—	—	<u>✓</u>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	—	—	—	<u>✓</u>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	—	—	—	<u>✓</u>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	—	—	—	<u>✓</u>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	—	—	—	<u>✓</u>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	—	—	—	<u>✓</u>
a, b)	<i>No Impact.</i> The proposed project will not result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. The proposed project will not result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels.			
c, d)	<i>No Impact.</i> While there may be a slight uptick in noise during the demolition process, it is temporary and this project will be required to comply with the City's Noise Ordinance and no impact will occur related to this issue.			
e)	<i>No Impact.</i> The project is not located within two miles of a public airport and is not located within an airport land use plan. The project is located approximately 2.3 miles southwest of the Redlands Municipal Airport. The proposed project is the demolition of an existing garage. This demolition would not expose people residing or working in the project area to excessive noise levels within the vicinity of an airport.			
f)	<i>No Impact.</i> The proposed project is not within the vicinity of a private airstrip. The proposed project is the demolition of a small accessory structure, which not expose people residing or working in the project area to excessive noise levels from an airstrip.			



Issues:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. <b>POPULATION &amp; HOUSING.</b>	Would the project:				
a)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	—	—	—	✓
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	—	—	—	✓
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	—	—	—	✓

Population & Housing – Discussion

a-c) *No Impacts.* The proposed project is the demolition of a detached garage. No extension of infrastructure is proposed by this project and no population growth is anticipated. The structure to be demolished is a garage and was not used as a living space, and no impact related to the displacement of people or housing would occur.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. <b>PUBLIC SERVICES.</b> Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	___	___	___	<u>✓</u>
ii) Police protection?	___	___	___	<u>✓</u>
iii) Schools?	___	___	___	<u>✓</u>
iv) Parks?	___	___	___	<u>✓</u>
v) Other public facilities?	___	___	___	<u>✓</u>

Public Services – Discussion

- a) *No Impact.* The proposed project is not expected to impact or result in a need for new or altered public services provided by the City of Redlands, the Redlands Unified School District, or other government agencies. Police and fire protection for the project site are provided by the City of Redlands. The proposed project will not result in the need for new or additional public facilities such as public libraries or meeting facilities. The project will not induce significant residential growth requiring additional school facilities, nor will it directly generate the need for new additional park land. In terms of cumulative effects, the proposed project would not create any public services or facilities issues beyond that anticipated in the *General Plan EIR*. Therefore, no impacts will occur related to these issues.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XV. RECREATION.</b>				
Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	---	---	---	<u>✓</u>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	---	---	---	<u>✓</u>

Recreation – Discussion

- a) *No Impact.* The proposed project is the demolition of a detached garage. The removal of the structure on this site will not contribute to an increased demand for recreational facilities.
- b) *No Impact.* The project will not affect existing or planned recreational facilities, nor create a significant new demand for additional recreational facilities. No impact related to this issue would occur.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVI. TRANSPORTATION &amp; TRAFFIC.</b> Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	—	—	—	<u>✓</u>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	—	—	—	<u>✓</u>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	—	—	—	<u>✓</u>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	—	—	—	<u>✓</u>
e) Result in inadequate emergency access?	—	—	—	<u>✓</u>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	—	—	—	<u>✓</u>

Transportation & Traffic – Discussion

a-f) *No Impact.* According to images provided, the garage in question does not operate as a garage space, serving as a storage structure instead. This means that the removal of this structure would not create additional vehicle trips, loss in parking off or on street, or result in changes to vehicle circulation patterns, emergency access, and transit facilities. The demolition of the garage will not conflict with congestion on any major roads or highways or conflict with any applicable plan, ordinance or policy establishing measures of effectiveness for the performance of circulation systems.



Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporat ed	Less Than Significant Impact	No Impact
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**XVII. TRIBAL CULTURAL RESOURCES.**

Would the project:

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 landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

Potentially Significant Impact    
 Less Than Significant With Mitigation Incorporated    
 Less Than Significant Impact    
 No Impact

i) 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 section 5020.1(k); or,

ii) 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 Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Potentially Significant Impact    
 Less Than Significant With Mitigation Incorporated    
 Less Than Significant Impact    
 No Impact

Tribal Cultural Resources – Discussion

a) *No Impact.* The existing garage is located within the rear yard area. The only structure to be demolished will be a detached garage. No subsurface activities will occur as a result of the demolition of the structures on-site, beyond the removal of slabs and foundations. Grading of the site is not proposed in the scope of this demolition. Therefore, no impacts are anticipated.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVIII. UTILITIES &amp; SERVICE SYSTEMS.</b>				
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	—	—	—	✓
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	—	—	—	✓
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	—	—	—	✓
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	—	—	—	✓
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	—	—	—	✓
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	—	—	—	✓
g) Comply with federal, state, and local statutes and regulations related to solid waste?	—	—	—	✓

Utilities & Service Systems – Discussion

- a, b) *No Impact.* The proposed project is the demolition of a detached garage and will not generate any wastewater or result in the construction of new water or wastewater facilities.
- c) *No Impact.* The proposed project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- d) *No Impact.* The demolition project will have no impact on water supplies available. The demolition project will have no impact on water supplies available to serve the needs of the demolition process.
- e) *No Impact.* The demolition project only includes the removal of an existing garage. As such, the removal of the accessory structure would not result in a need for additional capacity by the wastewater treatment provider (City of Redlands). Any future

development of the property will be required to be reviewed to confirm that adequate capacity exists for the desired development.

f, g) *No Impact*. The proposed project will be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs. The proposed project will comply with federal, state, and local statutes and regulations related to solid waste.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIX. MANDATORY FINDINGS OF SIGNIFICANCE.</b>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	—	—	—	✓
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	—	—	—	✓
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	—	—	—	✓

Mandatory Findings of Significance – Discussion

- a) *No Impact*. The proposed project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
- b) *No Impact*. The proposed project is the demolition of a 212 square-foot garage. This demolition will not have impacts that are individually limited, but cumulatively considerable.
- c) *No Impact*. The proposed project will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

## REFERENCES

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4. San Bernardino County Assessor Records, "Property Information Management System", Accessed 1 July 2023. Available online at: <http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX>
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7. City of Redlands (2017, December 5). *City of Redlands Climate Action Plan*. Available online at: <https://www.cityofredlands.org/post/planning-division-general-plan>
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10. Department of Toxic Substances Control. "Envirostor." <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=Redlands>
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12. City of Redlands, *City of Redlands List of Historic Resources (2023, April 7)*. Accessed 1 July 2023. Available online at: [https://www.cityofredlands.org/sites/main/files/file-attachments/designated\\_historic\\_resources\\_4-07-2023.pdf?1687188509](https://www.cityofredlands.org/sites/main/files/file-attachments/designated_historic_resources_4-07-2023.pdf?1687188509)
13. U.S. Fish and Wildlife Service. "National Wetlands Inventory." Accessed 1 July 2023. <https://www.fws.gov/wetlands/data/mapper.html>



RESOLUTION NO. 2023-19

A RESOLUTION OF THE HISTORIC AND SCENIC PRESERVATION COMMISSION OF THE CITY OF REDLANDS APPROVING DEMOLITION PERMIT NO. 388, TO DEMOLISH AN APPROXIMATELY 212 SQUARE FOOT GARAGE, OVER 50 YEARS OF AGE, LOCATED AT 338 GRANT STREET (APN: 0171-361-18-0000)

WHEREAS, the property owner has submitted an application for Demolition No. 388 to demolish an approximately 212 square foot garage, over 50 years of age, located at 338 Grant Street within the Multi-Family Residential (R-2) District (APN: 0171-361-18-0000); and

WHEREAS, notice of this Historic and Scenic Preservation Commission public hearing was provided in accordance with Redlands Municipal Code Section 15.44; and

WHEREAS, on August 3, 2023, the Historic and Scenic Preservation Commission held a public hearing and considered the staff report, oral report, the testimony and the written evidence submitted by and on behalf of the applicant and by members of the public; and

WHEREAS, Public Resources Code Section 15301 (Existing Facilities) provides for exemption from environmental review in accordance with the California Environmental Quality Act, and the project qualifies for this exemption; and

WHEREAS, following the public hearing, the Historic and Scenic Preservation Commission determined that the structure does not have historical significance and is exempt from the preparation of a negative declaration or environmental impact report in accordance with the California Environmental Quality Act.

NOW, THEREFORE, BE IT RESOLVED by the Historic and Scenic Preservation Commission of the City of Redlands as follows:

Section 1. The proposed demolition is exempt from the California Environmental Quality Act per Section 15301(l)(4) for existing facilities, and there is no substantial evidence of any potentially significant environmental impacts.

Section 2. The proposed Demolition is hereby approved subject to the conditions of approval contained in Exhibit “A” attached hereto.

Section 3. This Resolution shall become effective upon adoption, and will be subject to a ten (10) day appeal period in accordance with the Redlands Municipal Code.

ADOPTED, SIGNED AND APPROVED this 3<sup>rd</sup> day of August, 2023.

\_\_\_\_\_  
Kurt Heidelberg, Chair, Historic and Scenic  
Preservation Commission

ATTEST:

\_\_\_\_\_  
Linda McCasland, Secretary

I, Linda McCasland, Historic and Scenic Preservation Commission Secretary of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the Historic and Scenic Preservation Commission at its regular meeting thereof held on the 3<sup>rd</sup> day of August, 2023.

AYES:

NOES:

ABSENT:

ABSTAINED:

\_\_\_\_\_  
Linda McCasland, Historic and  
Scenic Preservation Commission  
Secretary

**EXHIBIT A**  
**CONDITIONS OF APPROVAL**  
Demolition Permit No. 388

1. This approval is to demolish an approximately 212 square foot garage, over 50 years of age, located at 338 Grant Street within the Multi-Family Residential (R-2) District and in the Smiley Park Neighborhood Historic District (APN: 0171-361-18-0000).
2. Prior to beginning demolition activities, a building permit shall be obtained from the Building & Safety Division.
3. The issuance of any permits shall comply with all provisions of the Redlands Municipal Code, including Chapter 15.44 which regulates the demolition of structures.
4. Prior to issuance of a demolition permit by the Building and Safety Division, the applicant shall submit building plans for an Accessory Dwelling Unit or replacement parking for the existing single family dwelling in accordance with Redlands Municipal Code Section 18.164.080.
5. Unless demolition has commenced pursuant to a building permit, or a time extension is granted in accordance with Code, this application shall expire in eighteen (18) months from the approval date.
6. All demolition activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Saturday and prohibited on Sundays and Federal Holidays.
7. The applicant for this permit, and its successors and assigns, shall defend, indemnify and hold harmless the City of Redlands, and its elected officials, officers, agents and employees, from and against any and all claims, actions, and proceedings to attack, set aside, void or annul the approval of this permit by the City, or brought against the City due to acts or omissions in any way connected to the applicant's project that is the subject of this permit. This indemnification shall include, but not be limited to, damages, fees, costs, liabilities, and expenses incurred in such actions or proceedings, including damages for the injury to property or persons, including death of a person, and any award of attorneys' fees. In the event any such action is commenced to attack, set aside, void or annul all, or any, provisions of this permit, or is commenced for any other reason against the City for acts or omissions relating to the applicant's project, within fourteen (14) City business days of the same, the applicant shall file with the City a performance bond or irrevocable letter of credit (together, the "Security") in a form and in an amount satisfactory to the City, to ensure applicant's performance of its defense and indemnity obligations under this condition. The failure of the applicant to provide the Security shall be deemed an express acknowledgement and agreement by the applicant that the City shall have the authority and right, without objection by the applicant, to revoke all entitlements granted for the project pursuant to this permit. The City shall have no liability to the applicant for the exercise of City's right to revoke this permit.

*End of Conditions of Approval*