



## Development Services Department Planning Division

# Notice of Project Application (AB 52)

In accordance with Assembly Bill 52, the City of Redlands is sending this notice to inform California Native American tribes that have requested such notice of a project application within a geographic area with which the tribe is traditionally and culturally affiliated. California Public Resources Code §21080.3.1 requires this notice within 14 days of the City determining this application is complete and/or after the City has decided to undertake a project. California Native American tribes have 30 days from the date of this notice to request consultation with the City regarding this project.

**DATE OF NOTICE:** September 21, 2023

**PROJECT TITLE:** Planned Development No. 7; Lot Merger No. 8

**PROJECT APPLICANT:** Pete Williams, CRP/NPP Redlands Industrial Owner, LLC

**PROJECT DESCRIPTION:** A development proposal to construct an approximately 357,610 square-foot warehouse and associated improvements on an approximately 16.1-acre site previously developed with a waterpark and commercial recreation facility.

**PROJECT LOCATION:** The project site is located on the west side of California Street between West Lugonia Avenue and Interstate 10 in the Special Development District of the East Valley Corridor Specific Plan.

**ASSESSOR'S PARCEL NUMBER(S):** 0292-033-11-0000; 0292-033-013-0000

**PROJECT INVOLVES GROUND DISTURBANCE:** Yes

**LOCAL GOVERNMENT/LEAD AGENCY:** City of Redlands  
**CONTACT PERSON:** Kevin Beery, Senior Planner  
**PHONE:** (909) 798-7555 x1797  
**E-MAIL:** kbeery@cityofredlands.org  
**MAILING ADDRESS:** Development Services Department  
Planning Division  
P.O. Box 3005  
Redlands, CA 92373

Should you have any questions regarding this case, please do not hesitate to contact the Planner listed above. If you request consultation in accordance with State law, the City will respond to the request for consultation within 30 days of receipt of your request. If no response is received from you, the City may proceed with the entitlement process.

Enclosures: Project Site Vicinity Map, Project Site & Grading Plans



Location Map



016744107

016751129

029205316

LUGONIA AVENUE

W LUGONIA AVE

029203312

029203311

029241110

PROJECT SITE

029203317

029240101

029206125

029241113

029241111

029206120

029241114

029203313

029206150

029206149

029241106

029203316

W 10 FRWY

E 10 FRWY

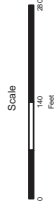
INTERSTATE 10

029203436

029203437

029206432

This map was produced by the City of Redlands, Geographic Information System. The user accepts 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.



City of Redlands  
Department of Planning & Technology  
Geographic Information System



September 20, 2023

OneStop.mxd



U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY

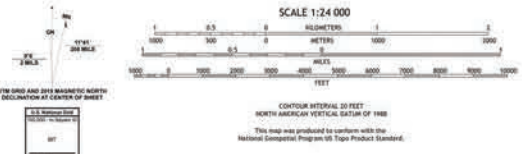


REDLANDS QUADRANGLE  
CALIFORNIA  
7.5-MINUTE SERIES



Produced by the United States Geological Survey  
North American Datum of 1983 (NAD83)  
World Geodetic System of 1984 (WGS84) Projection and  
1:250,000 scale projection  
This map is not a legal document. Boundaries may be  
generalized for this map scale. Please check with government  
agencies for the most current information. Obtain permission before  
reproducing or distributing this map.

Map Date: April 2002  
Revision: April 2002  
Scale: 1:24,000  
Projection: UTM  
Datum: NAD83  
Units: Meters  
Contour Interval: 20 Feet  
North Arrow: True North  
Public Land Survey System: BLM, 2001  
Metadata: FWS, National Wetlands Inventory, etc.



ROAD CLASSIFICATION

|                  |                         |
|------------------|-------------------------|
| Expressway       | Local Connector         |
| Secondary Road   | Local Road              |
| Loop             | Loop                    |
| Interstate Route | US Route                |
| PS Primary Route | PS Palomares Route      |
|                  | PS High Clearance Route |

Check with local Forest Service unit  
for current travel conditions and restrictions.

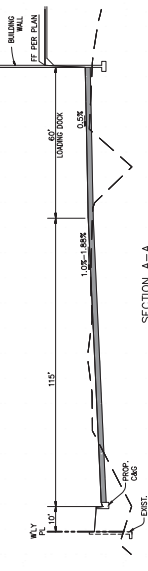
REDLANDS, CA  
2021



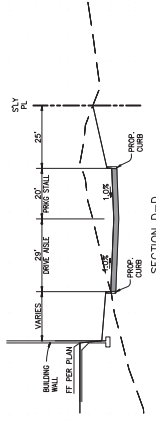


| EARTHWORK VOLUMES |           |
|-------------------|-----------|
| CUT (CY)          | FILL (CY) |
| RAW VOLUMES       | 53,502    |
| OVERCANTON        | 52,702    |
| SUBTOTAL          | 106,204   |
| W/ SHRINKAGE      | 5,117     |
| CZ SPREADS        | 811       |
| SUBTOTAL          | 11,250    |
| DEPOSIT (IMPORT)  | 47,133    |

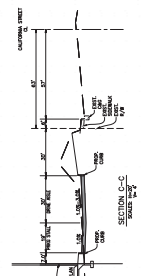
NOTE: EARTHWORK ESTIMATE IS BASED ON CONCEPTUAL DESIGN PARAMETERS PROVIDED BY THE SOILS ENGINEER. ENGINEER HAS CONDUCTED VISUAL CHECK OF SITE PAIRING THICKNESS. ADDITIONAL ADJUSTMENTS MAY BE REQUIRED DURING CONSTRUCTION.



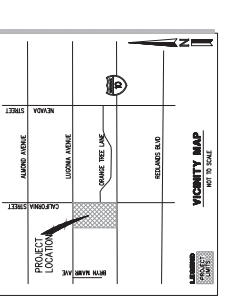
SECTION A-A  
SCALE: 1"=20'  
SCALE: 1/4"=4'



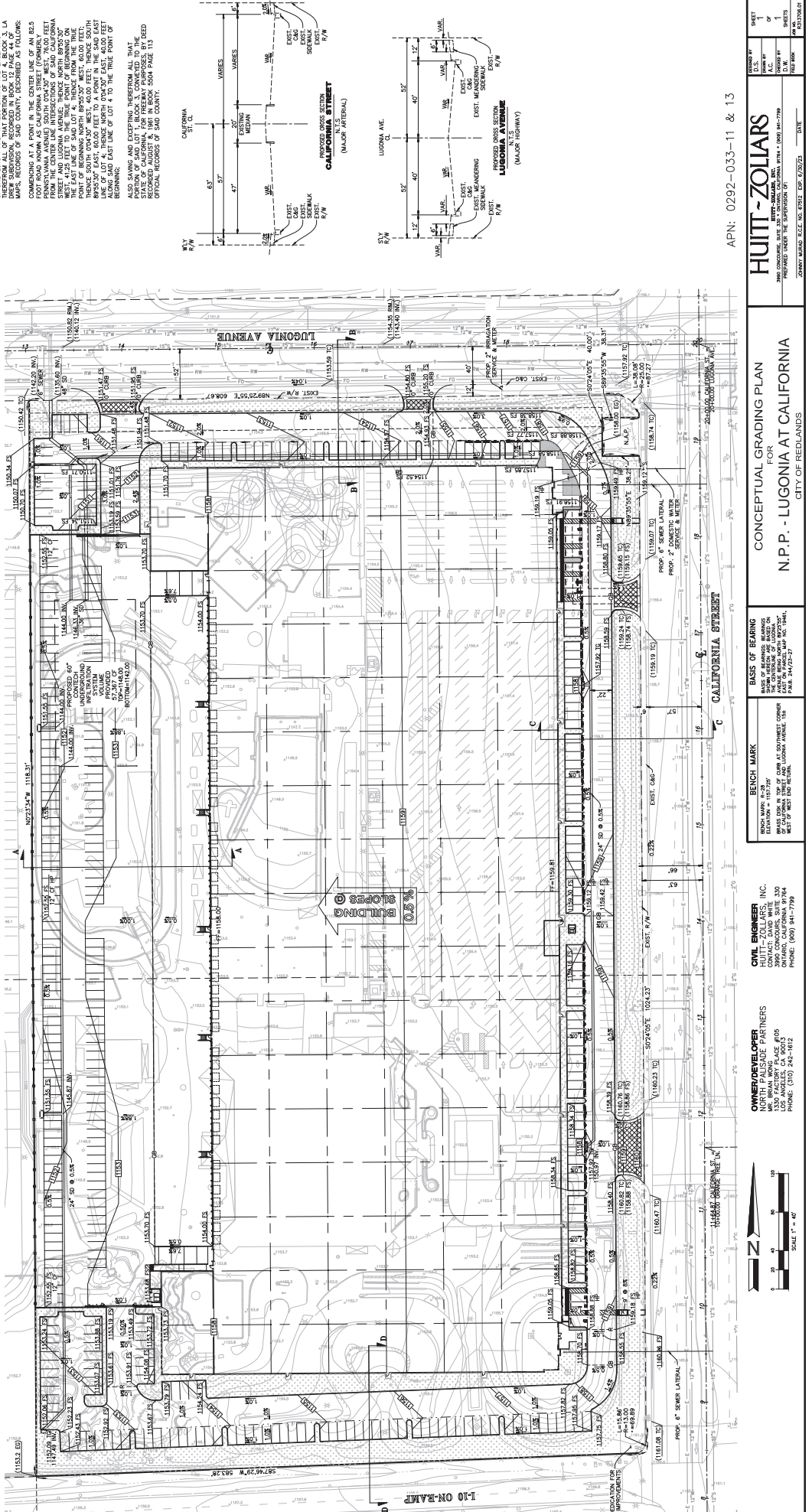
SECTION B-B  
SCALE: 1"=20'  
SCALE: 1/4"=4'



SECTION C-C  
SCALE: 1"=20'  
SCALE: 1/4"=4'



**LEGAL DESCRIPTION**  
THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



APN: 0292-033-11 & 13  
**HUIT-ZOLLARS**  
 HUIT-ZOLLARS, INC.  
 1000 AVENUE 100, SUITE 100  
 SAN FRANCISCO, CALIFORNIA 94103  
 PHONE: (415) 774-7779  
 FAX: (415) 774-7779  
 DATE: 10/20/00

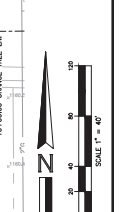
**CONCEPTUAL GRADING PLAN**  
 FOR  
**N.P.P. - LUGONIA AT CALIFORNIA**  
 CITY OF REDLANDS

**BASIS OF BEARING**  
 BASED ON BEARING  
 OF CALIFORNIA STREET  
 AND LUGONIA AVENUE  
 AS SHOWN ON  
 PLANS 941725-17

**BENCH MARK**  
 BENCH MARK: 157.25'  
 ELEVATION: 157.25'  
 LOCATION: CORNER  
 OF CALIFORNIA STREET  
 AND LUGONIA AVENUE  
 AS SHOWN ON  
 PLANS 941725-17

**OWNER ENGINEER**  
 HUIT-ZOLLARS, INC.  
 CONTACT: DAVID WHITE  
 1000 AVENUE 100, SUITE 100  
 SAN FRANCISCO, CALIFORNIA 94103  
 PHONE: (415) 774-7779

**OWNER ARCHITECT PARTNERS**  
 MR. BRIAN WONG  
 1000 AVENUE 100, SUITE 100  
 LOS ANGELES, CA 90001  
 PHONE: (310) 242-6162



DATE: 10/20/00  
 SHEET NO. 1  
 OF 1  
 SHEETS

**From:** [Jamie Nord](#)  
**To:** [Kevin Beery](#)  
**Subject:** RE: AB 52 Tribal Consultation for Planned Development #7 & Lot Merger #8, Redlands, CA  
**Date:** Monday, October 2, 2023 09:50:17

---

You don't often get email from [jamie.nord@sanmanuel-nsn.gov](mailto:jamie.nord@sanmanuel-nsn.gov). [Learn why this is important](#)

**[NOTICE: This message originated outside of City of Redlands -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

Hello Kevin,

Thank you for contacting the Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians) regarding the above referenced project. YSMN appreciates the opportunity to review the project documentation, which was received by our Cultural Resources Management Department on September 28<sup>th</sup>, 2023, pursuant to CEQA (as amended, 2015) and CA PRC 21080.3.1. The proposed project area exists within Serrano ancestral territory and, therefore, is of interest to the Tribe. Specifically, the proposed project is located within sacred lands associated with the Zanja Historical Complex.

Due to the nature and location of the proposed project, YSMN respectfully requests the following for review upon availability:

- Cultural report
- Geotechnical report (if required for the project)
- Project plans showing the depth of proposed disturbance

The provision of this information will assist Yuhaaviatam of San Manuel Nation in ascertaining how the Tribe will assume consulting party status under CEQA and participate, moving forward, in project review and implementation. Please note that if this information cannot be provided within the Tribe's 30-day response window, the Tribe automatically elects to be a consulting party under CEQA, as stipulated in AB52. If you should have any questions with regard to this matter, please do not hesitate to contact me at your convenience, as I will be your Point of Contact (POC) for YSMN with respect to this project.

Respectfully,  
Jamie Nord  
Tribal Archaeologist

---

# TRIBAL HISTORIC PRESERVATION OFFICE

---

VIA ELECTRONIC MAIL

kbeery@cityofredlands.org

Kevin Beery  
Senior Planner  
Development Services Department  
Planning Division  
City of Redlands  
PO Box 3005  
Redlands CA 92373

**MORONGO  
BAND OF  
MISSION  
INDIANS**



A SOVEREIGN NATION

October 11, 2023

RE: AB-52 Redlands Planned Development No. 7 and Lot Merger No. 8

The Morongo Band of Mission Indians (Tribe/MBMI) Tribal Historic Preservation Office received City of Redlands (City) letter regarding the above referenced project on September 28, 2023. The proposed Project is located within the ancestral territory and traditional use area of the Cahuilla and Serrano people of the Morongo Band of Mission Indians.

Tribal cultural resources are non-renewable resources and therefore of high importance to the Morongo Tribe, therefore, tribal participation (a.k.a. tribal monitors) is recommended during all ground disturbing activities. We look forward to working with the City to protect these irreplaceable resources out of respect for ancestors of the Morongo people who left them there, and for the people of today and for generations to come.

Projects within this area are potentially sensitive for cultural resources regardless of the presence or absence of remaining surface artifacts and features. Our office requests to initiate government-to-government consultation under Assembly Bill (AB) 52 (California Public Resources Code § 21080.3.1) and requests the following from the City to ensure meaningful consultation:

- Currently proposed Project design and Mass Grading Maps
- A records search conducted at the appropriate California Historical Resources Information System (CHRIS) center with at least a 1.0-mile search radius from the project boundary. If this work has already been done, please furnish copies of the cultural resource documentation (ArcMap Shapefiles, reports and site records) generated through this search so that we can compare and review with our records to begin productive consultation.
- Tribal participation (a.k.a. tribal monitors) during the pedestrian survey and testing, if this fieldwork has not already taken place. In the event that archaeological crews have completed this work, our office requests a copy of the current Phase I study or other cultural assessments (including the cultural resources inventory).
- Shapefiles of the Projects area of effect (APE)
- Geotechnical Report

---

# TRIBAL HISTORIC PRESERVATION OFFICE

---

**This letter does not conclude consultation.** Upon receipt of the requested documents the MBMI THPO may further provide recommendations and/or mitigation measures.

The lead contact for this Project is Bernadette Ann Brierty, Tribal Historic Preservation Officer (THPO). MBMI Cultural Resource Specialist Laura Chatterton, will be assisting the Tribe in the review of this project.

Please do not hesitate to contact us at [ABrierty@morongo-nsn.gov](mailto:ABrierty@morongo-nsn.gov), [THPO@morongo-nsn.gov](mailto:THPO@morongo-nsn.gov), [lchatterton@morongo-nsn.gov](mailto:lchatterton@morongo-nsn.gov) or (951) 663-2842, should you have any questions. The Tribe looks forward to meaningful government-to-government consultation with the City.

Respectfully,



Bernadette Ann Brierty  
**Tribal Historic Preservation Officer**  
**Morongo Band of Mission Indians**

CC: Morongo THPO





GABRIELENO BAND OF MISSION INDIANS - KIZH NATION  
Historically known as The Gabrielino Tribal Council - San Gabriel Band of Mission Indians  
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

October 12, 2023

Project Name: Planned Development No.7; Lot Merger No.8, Located: on the westside of California Street between West Lugonia Ave and Interstate 10 in the special development district of the East Valley Corridor Specific Plan, City of Redlands

Dear Kevin Beery,

Thank you for your letter dated September 21, 2023 regarding AB52 consultation. The above proposed project location is within our Ancestral Tribal Territory; therefore, our Tribal Government requests to schedule a consultation with you as the lead agency, to discuss the project and the surrounding location in further detail.

Please contact us at your earliest convenience. ***Please Note: AB 52, "consultation" shall have the same meaning as provided in SB 18 (Govt. Code Section 65352.4).***

Thank you for your time,

Andrew Salas, Chairman  
Gabrieleno Band of Mission Indians – Kizh Nation  
1(844)390-0787

Andrew Salas, Chairman

Albert Perez, treasurer I

Nadine Salas, Vice-Chairman

Martha Gonzalez Lemos, treasurer II

Dr. Christina Swindall Martinez, secretary

Richard Gradias, Chairman of the council of Elders

PO Box 393 Covina, CA 91723

[admin@gabrielenoindians.org](mailto:admin@gabrielenoindians.org)

**From:** [Kristen Tuosto](#)  
**To:** [Kevin Beery](#)  
**Cc:** [Jason Laird](#); [Alexandra Mc Cleary](#)  
**Subject:** AB52: Planned Development No. 7; Lot Merger No. 8 (APNs: 0292-033-11-0000; 0292-033-013-0000), City of Redlands [CIT-RED-2023-5]  
**Date:** Thursday, December 14, 2023 15:34:57

---

[**NOTICE:** This message originated outside of City of Redlands -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello Kevin,

Thank you for providing the requested cultural report.

Yuhaaviatam of San Manuel Nation (also known as the San Manuel Band of Mission Indians) appreciates the opportunity to review the project documentation to determine how YSMN will assume consulting party status under CEQA and participate, moving forward, in project review and implementation. The proposed project area exists within Serrano ancestral territory and, therefore, is of interest to the Tribe. However, due to the nature and location of the proposed project, and given the CRM Department's present state of knowledge, YSMN does not have any concerns with the project's implementation, as planned, at this time.

As a result, YSMN requests that the following language be made a part of the project/permit/plan conditions:

#### **CUL MMs**

1. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within TCR-1, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.
2. If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

3. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

#### **TCR MMs**

1. The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed in CR-1, of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site.

2. Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.

*Note: Yuhaaviatam of San Manuel Nation realizes that there may be additional tribes claiming cultural affiliation to the area; however, Yuhaaviatam of San Manuel Nation can only speak for itself. The Tribe has no objection if the agency, developer, and/or archaeologist wishes to consult with other tribes in addition to YSMN and if the Lead Agency wishes to revise the conditions to recognize additional tribes.*

Please provide the final copy of the project/permit/plan conditions so that YSMN may review the included language.

Also, I would be happy to have a consultation meeting to further discuss this project with you and have booked a time slot on January 4, 2024, at 4:10pm. If you should have any further questions with regard to this matter, please do not hesitate to contact me at your convenience, as I will be your new Point of Contact (POC) for YSMN with respect to this project.

Regards,  
Kristen

#### **Kristen Tuosto**

Tribal Archaeologist

Kristen.Tuosto@sanmanuel-nsn.gov

O:(909) 864-8933 x 50-3421

M:

26569 Community Center Dr Highland, California 92346



---

# TRIBAL HISTORIC PRESERVATION OFFICE

---

VIA ELECTRONIC MAIL

KBeery@cityofredlands.org

Kevin Beery  
Senior Planner  
Planning Division  
City of Redlands  
35 Cajon Street  
Redlands CA 92373

MORONGO  
BAND OF  
MISSION  
INDIANS



A SOVEREIGN NATION

December 26, 2023

RE: Planned Development 7 & Lot Merger 8 in the City of Redlands, California

The Morongo Band of Mission Indians (Tribe/MBMI) Tribal Historic Preservation Office (THPO) has completed its review of the Cultural Resource Documents received by our Office.

A Cultural Resources Study (Study; Garrison, 2023) was prepared on behalf of North Palisade Partners LLC. This Assessment determined that no Cultural Resources are present within the Project Area Limits; 62 Cultural Resources were recorded within one mile of the Project Area. The Study concluded that archaeological monitoring during ground-disturbing Project activities was not recommended.

Projects within this area are potentially sensitive for cultural resources regardless of the presence or absence of remaining surface artifacts and features. Tribal cultural resources are non-renewable resources and therefore of high importance to the Morongo Tribe.

As the Assessment concludes the Project Area has the potential for the discovery of intact buried cultural resources, tribal participation (a.k.a. Tribal Monitors) is requested by MBMI THPO during all ground disturbing activities.

We look forward to working with the City to protect these irreplaceable resources out of respect for ancestors of the Morongo people who left them there, and for the people of today and for generations to come. Please see the following Mitigation Measures to be included in the Project Environmental Document:

**Cultural Resource Mitigation Measures:**

**CR-1: Tribal Monitoring Services Agreement** Prior to the issuance of grading permits, the applicant shall enter into a Tribal Monitoring Services Agreement with the Morongo Band of Mission Indians (MBMI) for the Project. The Tribal Monitor shall be on-site during all ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind). The Tribal Monitor shall have the authority to temporarily divert, redirect, or halt the ground-disturbing activities to allow identification, evaluation, and potential recovery of cultural resources.

**CR-2: Retention of Archaeologist** Prior to any ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post replacement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind),

---

# TRIBAL HISTORIC PRESERVATION OFFICE

---

and prior to the issuance of grading permits, the Applicant shall retain a Qualified Archaeologist who meets the U.S. Secretary of the Interior Standards (SOI). The Archaeologist shall be present during all ground-disturbing activities to identify any known or suspected archaeological and/or cultural resources. The Archaeologist will conduct a Cultural Resource Sensitivity Training, in conjunction with the Tribe[s] Tribal Historic Preservation Officer (THPO), and/or designated Tribal Representative. The training session will focus on the archaeological and tribal cultural resources that may be encountered during ground-disturbing activities as well as the procedures to be followed in such an event.

**CR-3: Cultural Resource Management Plan** Prior to any ground-disturbing activities the project Archaeologist shall develop a Cultural Resource Management Plan (CRMP) and/or Archaeological Monitoring and Treatment Plan (AMTP) to address the details, timing, and responsibilities of all archaeological and cultural resource activities that occur on the project site. This Plan shall be written in consultation with the consulting Tribe[s] and shall include the following: approved Mitigation Measures (MM)/Conditions of Approval (COA), contact information for all pertinent parties, parties' responsibilities, procedures for each MM or COA, and an overview of the project schedule.

**CR-4: Pre-Grade Meeting** The retained Qualified archeologist and Consulting Tribe[s] representative shall attend the pre-grade meeting with the grading contractors to explain and coordinate the requirements of the monitoring plan.

**CR-5: On-site Monitoring** During all ground-disturbing activities the Qualified Archaeologist and the Tribal Monitor shall be on-site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Tribal Monitoring will be discontinued when the depth of grading and the soil conditions no longer retain the potential to contain cultural deposits. The Qualified Archaeologist, in consultation with the Tribal Monitor, shall be responsible for determining the duration and frequency of monitoring.

**CR-6: Inadvertent Discovery of Cultural Resources** In the event that previously unidentified cultural resources are unearthed during construction, the Qualified Archaeologist and the Tribal Monitor shall have the authority to temporarily divert and/or temporarily halt ground-disturbance operations in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.

If a potentially significant cultural resource(s) is discovered, work shall stop within a 60-foot perimeter of the discovery and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. All work shall be diverted away from the vicinity of the find, so that the find can be evaluated by the Qualified Archaeologist and Tribal Monitor[s]. The Archaeologist shall notify the Lead Agency and consulting Tribe[s] of said discovery. The Qualified Archaeologist, in consultation with the Lead Agency, the consulting Tribe[s], and the Tribal Monitor, shall determine the significance of the discovered resource. A recommendation for the treatment and disposition of the Tribal Cultural Resource shall be made by the Qualified Archaeologist in consultation with the Tribe[s] and the Tribal Monitor[s] and be submitted to the Lead Agency for review

---

# TRIBAL HISTORIC PRESERVATION OFFICE

---

and approval. Below are the possible treatments and dispositions of significant cultural resources in order of CEQA preference:

- A. Full avoidance.
- B. If avoidance is not feasible, Preservation in place.
- C. If Preservation in place is not feasible, all items shall be reburied in an area away from any future impacts and reside in a permanent conservation easement or Deed Restriction.
- D. If all other options are proven to be infeasible, data recovery through excavation and then curation in a Curation Facility that meets the Federal Curation Standards (CFR 79.1)

**CR-7: Inadvertent Discovery of Human Remains** The Morongo Band of Mission Indians requests the following specific conditions to be imposed in order to protect Native American human remains and/or cremations. **No photographs are to be taken except by the coroner, with written approval by the consulting Tribe[s].**

- A. Should human remains and/or cremations be encountered on the surface or during any and all ground-disturbing activities (i.e., clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all water supply, electrical, and irrigation lines, and landscaping phases of any kind), work in the immediate vicinity of the discovery shall immediately stop within a 100-foot perimeter of the discovery. The area shall be protected; project personnel/observers will be restricted. The County Coroner is to be contacted within 24 hours of discovery. The County Coroner has 48 hours to make his/her determination pursuant to State and Safety Code §7050.5. and Public Resources Code (PRC) § 5097.98.
- B. In the event that the human remains and/or cremations are identified as Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours of determination pursuant to subdivision (c) of HSC §7050.5.
- C. The Native American Heritage Commission shall immediately notify the person or persons it believes to be the Most Likely Descendant (MLD). The MLD has 48 hours, upon being granted access to the Project site, to inspect the site of discovery and make his/her recommendation for final treatment and disposition, with appropriate dignity, of the remains and all associated grave goods pursuant to PRC §5097.98
- D. If the Morongo Band of Mission Indians has been named the Most Likely Descendant (MLD), the Tribe may wish to rebury the human remains and/or cremation and sacred items in their place of discovery with no further disturbance where they will reside in perpetuity. The place(s) of reburial will not be disclosed by any party and is exempt from the California Public Records Act (California Government Code § 6254[r]). Reburial location of human remains and/or cremations will be determined by the Tribe's Most Likely Descendant (MLD), the landowner, and the City Planning Department.

**CR-8: FINAL REPORT:** The final report[s] created as a part of the project (AMTP, isolate records, site records, survey reports, testing reports, etc.) shall be submitted to the Lead Agency and Consulting Tribe[s] for review and comment. After approval of all parties, the final reports are to be submitted to the Eastern Information Center, and the Consulting Tribe[s].

---

# TRIBAL HISTORIC PRESERVATION OFFICE

---

**This letter does not conclude consultation.** Upon review of the requested Measures the MBMI THPO may further provide recommendations or guidance.

The lead contact for this Project is Bernadette Ann Brierty, Tribal Historic Preservation Officer (THPO). MBMI Cultural Resource Specialist Laura Chatterton, will be assisting the Tribe in the review of this project. Please do not hesitate to contact us at [ABrierty@morongo-nsn.gov](mailto:ABrierty@morongo-nsn.gov), [THPO@morongo-nsn.gov](mailto:THPO@morongo-nsn.gov), [lchatterton@morongo-nsn.gov](mailto:lchatterton@morongo-nsn.gov) or (951) 663-2842, should you have any questions. The Tribe looks forward to meaningful government-to-government consultation with the City of.

Respectfully,



Bernadette Ann Brierty  
**Tribal Historic Preservation Officer**  
**Morongo Band of Mission Indians**

CC: Morongo THPO