

REQUEST FOR HISTORIC AND SCENIC PRESERVATION COMMISSION ACTION

V.B. MONTE, LLC, APPLICANT

(PROJECT PLANNER: EMILY ELLIOTT, AICP)

PUBLIC HEARING to consider **Demolition No. 369** – A request to demolish an approximately 600 square-foot adobe building, a 2,068 square-foot residence, a 1,557 square-foot wooden barn, and an approximately 70 square-foot wooden shed located at 10941 Nevada Street (APN 0292-165-16-0000) within the Commercial Industrial District (EV/IC) of the East Valley Corridor Specific Plan. The proposal is subject to the California Environmental Quality Act.

HISTORIC AND SCENIC PRESERVATION MEETING: AUGUST 4, 2022

Prepared By: Emily Elliott, AICP, Contract Planner
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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 structures are not currently designated as historic resources, nor are they located within a historic district established by the City of Redlands, the State of California, or the United States Government. Research, however, indicates that two of the buildings on the property possess historical significance.
2. General Plan: Commercial / Industrial
3. Existing Zoning: Commercial Industrial (EV/IC) District of the East Valley Corridor Specific Plan

4. Historic and Scenic Preservation Commission submittal dates:
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| (A) Submittal Date: | May 6, 2022 |
| (B) Date Accepted as Complete: | May 25, 2022 |
| (C) Historic and Scenic Preservation Commission Meeting: | August 4, 2022 |

Attachments:

- (A) Location Map & Aerial Photo
- (B) Site and Structure Photographs
- (C) Preliminary Environmental Checklist
- (D) Resolution No. 2022-14

PROPOSAL / BACKGROUND

The applicant, Monte LLC, is proposing to demolish a 2,068 square-foot single family residential dwelling, a 600 square-foot adobe building, a 1,557 square foot wooden barn, and an approximately 70 square foot wooden shed, located on a 2.5-acre parcel, at 10941 Nevada Street in Redlands, CA (APN 0292-165-16-0000). The dwelling and accessory buildings are over 50 years of age and located within the Commercial Industrial District (EV/IC) of the East Valley Corridor Specific Plan.

Historic maps, newspaper articles, the online Assessor parcel report, and site photographs were used to determine the circa build dates for the buildings because assessor records and permits at the county and city offices were inaccessible for this staff report. The available historic record suggests that the 600 square-foot adobe building (c. 1925) and the adobe residence building (c. 1946) were both built by John Yount, the owner of the property at the time. The wooden barn was also built c. 1925 and the small wood shed in c. 1960.

The property is located within the original land holdings of Barton Ranch, with the Barton Villa (National Register #96001176; City Landmark #86) located approximately 2,000-feet south of the property. The Zanja (CA Historical Landmark #43, Historic Civil Engineering Landmark #21), a 12-mile irrigation ditch from the Spanish settlement era, is located approximately 600-feet south of the property, and the San Bernardino Asistencia (California Historic Landmark #42), a San Gabriel Mission outpost rebuilt in 1925, is adjacent to the Barton Villa.

The property is not located within any registered Historic or Scenic Districts and is not currently listed as a designated historic resource in the City of Redlands List of Historic Resources. The c. 1946 residence building on the property, however, is identified as a potential historical resource in the East Valley Corridor Specific Plan EIR and survey (URS 1988).

ENVIRONMENTAL REVIEW

City staff prepared a Preliminary Environmental Checklist for the proposed project in accordance with RMC Section 15.44.070, which requires the preparation of an environmental checklist for all demolition permit applications involving a building or structure fifty (50) years of age and older. This checklist provides an environmental analysis of the project, and its findings require the concurrence of the Historic and Scenic Preservation Commission (Commission).

The Preliminary Environmental Checklist for the proposed project (Demolition No. 369) found that two of the buildings at 10941 Nevada Street—the adobe residence and the small adobe ancillary building—are “eligible historic resources” in accordance with the Redlands Municipal Code Section 15.44.040 and “historical resources” for the purposes of the California Environmental Quality Act (CEQA) per 14 CCR Section 15064.5(a). The demolition of an eligible historic resource would not qualify for a Notice of Exemption pursuant to 14 CCR Section 15300.2(f) because such an activity would cause a substantial adverse change in the significance of a historical resource and a significant effect on the environment.

As eligible historic resources, the adobe residence and the small adobe ancillary building are also considered historical resources for the purposes of CEQA because they are associated with the life of a person important in our past (John Yount) and because they embody the distinctive characteristics of a type, period, region, and method of construction (i.e., an adobe building constructed between 1920-1946 in the Redlands area), thus satisfying Criteria 2 and 3 of the California Register of Historical Resources.

Project Design Features are recommended to be incorporated into the project’s description for the purpose of reducing adverse effects to eligible historic resources. The Project Design Features include:

- Historic American Buildings Survey (HABS). Documentation of the c. 1925 adobe building and the c. 1946 adobe residence shall be prepared by a qualified contractor in accordance with the Secretary of the Interior’s Standards and Guidelines for Architectural and Engineering Documentation: HABS/HAER Standards (68 Fed. Reg. 43,159-162). The documentation shall meet the “Level II” requirement for content, consisting of measured drawings, large format photographs, and written data that document the significance of the two adobe buildings on the subject property.
- Measured Drawings. Selected existing drawings (including plans, elevations, and selected details), if available, shall be reproduced photographically in accordance

with the HABS photographic specifications.

- Photographs. Large format photography (4" x 5" negative size) showing the adobe buildings in context, as well as details of their architectural features shall be produced and processed for archival permanence in accordance with the HABS photographic specifications.
- Written Data. Written history and description for Documentation Level II shall be based on the California Register evaluation prepared as part of this staff report.
- Copies. Archival copies of the documentation shall be submitted to the City of Redlands and the State of California Library.

In addition to the HABS recordation, staff recommends the implementation of public interpretive measures that could include one or both of the following:

- A physical interpretive display containing salvaged samples of the adobe bricks from the c. 1925 building and the c. 1946 residence.
- A web page containing photos and interpretive text explaining the historical and architectural significance of the adobe buildings.

Environmental review for the proposed demolition and the related Project Design Features is dependent on the determination made by the Historic and Scenic Preservation Commission. Should the Commission find that the project as proposed does not result in a substantial adverse change in the significance of a historical resource, the project may be exempt from further environmental review under CEQA per Section 15301(l)(1). This exemption applies to the demolition or removal of certain types of small structures including single-family dwellings and accessory structures.

If the Commission does find that the project may result in a substantial adverse change to a historical resource, then the project would not be not eligible for the exemption and further environmental review would be necessary prior to the Commission's decision to approve the demolition permit.

ANALYSIS

A) Historic Context

Early Area Development

The subject area was part of the vast ranch lands under the San Bernardino Rancho sold to the Lugo family in 1842. This area is about 2,000-feet north of the Mission San Gabriel outpost “Asistencia.” In 1858, during the American west settlement period, Dr. Ben Barton purchased 640 acres in the “Mission District,” also referred to as “Old San Bernardino” in some sources. In 1867, Barton expanded his vineyard and ranch holdings by about 2,500 acres to the east, covering present day Redlands (Tearnen 1996; ARG 2017).

The 1880s and 1890s were boom years in the area with the incorporation in 1888 of Redlands (which included the Mission District area) and the completion of the railroads, specifically the 1888 narrow gauge line that connected San Bernardino to Redlands. The region saw an influx of ranchers and farmers to the region due to the railroads, but also because of the area’s favorable climate for fruit production, which resulted in a thriving citrus industry. Barton sold much of his holdings in 1880 to Frank Brown and E.G. Judson for the creation of the town of Redlands. He sold the remainder of his original Barton Ranch in the Old San Bernadino area beginning in 1887 under the Barton Land and Water Company syndicate and subdivided the land into 10-acre lots. The subject property was part of this sale and was purchased by 1890 (Tearnen 1996; LA Times 1887).

The 1887 Barton Ranch subdivision map shows the area largely free of dwellings and structures except for Barton Villa and its associated farm structures on the west block (McKenna 2015). A marker for a structure appears at the northwest corner of the subject property on the 1899 USGS Topo Map (USGS 1899). The marker represents the site of a demolished two-story, c. 1890 Victorian-era residence with a gable and hip roof, as evidenced by a 1930 and a 1938 aerial image (UCSB 2019: 1930; NETR 2020: 1938).

The property was then purchased in 1919 by a young farmer, John Leroy Yount (1895-1981), and his wife Vera, residing at the property until their passing in 1981 and 1982, respectively (Redlands City Directory 1917, 1919; Ancestry.com 2022: U.S. Federal Census 1920, U.S. Find a Grave Index 1600s-Current).

20th Century Development

In 1918, when John Yount purchased the subject property, the citrus industry dominated the region's economy. A new burst of land purchases for orange groves stimulated the industrial development of the citrus market, resulting in the shipment of about 5,000 carloads of oranges annually in the 1920s. This prosperous era also spurred growth in Redland's economy and town center. It represented a period of early residential subdivision development, new commercial enterprises, including many auto-related businesses, and new public and private institutions. The growth ceased after the stock market crash of 1929. The economic depression was felt in southern California a few years later than the rest of the nation. The region benefited from the existing systems of citrus cooperatives and associations. Economic relief came in the form of federal and state grants in the mid-1930s and then again in 1942 with military development as a response to World War II (ARG 2017). The mid-century growth that came with the end of the war in 1945 dramatically changed the national landscape, as well as the landscape and economy of Redlands.

As with elsewhere in the nation, Redlands and the surrounding area saw unprecedented population and development during the mid-century as new residents, including veterans, inundated California seeking jobs in the new industries that had evolved during the war, and moved into new houses made possible by the Veterans Administration loans and GI-funded education. Among the biggest changes were the decline of the citrus industry and the rise in the defense and aerospace industries. The vast orange groves had become increasingly unprofitable and were transformed into sub developments for single-family housing. Also, while canned fruit concentrates became popular for their affordability and shelf life with consumers, farmers in the Redlands area missed this opportunity as the Florida orange growers cornered the canned fruit market. The San Bernardino Air Depot and the ensuing employment growth in related aerospace projects brought an influx of highly educated workers to the area. Additionally, the construction of the regional freeway systems in the 1950s and 1960s increased the residential appeal of Redlands as a "bedroom city" (ARG 2017).

Property Development and Description

Soon after purchasing the property, Yount constructed the small adobe brick building in c. 1925 and resided in the larger c. 1890 house built by the previous owner of the property (USGS 1899; Redlands City Directory 1917, 1919; Ancestry.com 2022; U.S. Federal Census 1920; UCSB 2022: 1930). The original use of the small adobe building is unclear from the available historic record. Newspaper accounts, however, suggest Yount built it himself and eventually used it as the headquarters for Yount's National Field Archery Association (Redlands Daily Facts 1977b, 1981; San Bernardino County Sun 1974).

The small adobe brick building is rectangular in shape, rises from a stone foundation, and is capped with a gable roof. An exterior chimney punctuates the east eave wall. A door opening is at the west wall (main façade). Single window openings are at each gable wall and the west facade. All openings have been boarded and the north portion of the east wall deteriorated with several cracks in the adobe on all walls. Overall, the building is in fair to poor condition.

By 1946, Yount designed and built the Ranch-style residence using adobe bricks for the construction. He also “incorporated parts from homes of his pioneering ancestors. The front door came from the Mission District home of his great grandfather, William Curtis” (San Bernardino County Sun 1974; UCSB 2019: 1952 aerial; San Bernardino County Assessor 2022). This one-story, gable roof residence features an inverted V-shape plan with two wings and a near full-length porch supported by turned wood posts. Door and window openings have been boarded and portions of the building destroyed. The two-story, wood-frame barn on the property appears in a 1930 aerial image and features channel wood siding and a gable roof. Near the barn is a small, approximately 70 square-foot, wood-frame shed or carport covered in corrugated metal with an open west wall. Both the barn and shed are in fair to poor condition (UCSB 2022: 1952; NETR 2022: 1938, 1959).

Contemporary Adobes

Contemporary adobe buildings built in California trace their influence as far back as the American Indian adobe dwellings. They were also influenced by design features dating to the Spanish Colonial and Mexican era. The construction method lost favor with the American settlers. From 1850 to 1960, a steady and then dramatic decline in the percentage of adobe dwellings in California can be seen in the table below.

Year	Total # of Dwellings in California	Adobe % of total	Total # of Adobe
1850	23,742	50	11,900
1870	126,307	34	42,900
1890	235,925	18	42,500
1910	513,481	8	41,100
1920	778,861	4	31,200
1930	1,403,181	2	28,100
1940	2,340,373	1	23,400
1950	3,590,660	0.7	24,200
1960	5,465,870	0.5	25,300

*(Calarco 2008: 29)

Although the use of adobe declined with the influx of American settlers, which resulted in a statewide decline from the total adobe stock of 4% in 1920 to 1% in 1940, there is some research that suggests in Southern California there was a renewed interest in this construction method in the 1920s, especially on farms. Lumber shortages in the 1920s and high material and labor costs, followed by the economic depression of the 1930s, motivated builders to seek alternative methods of construction. Beginning in the 1920s, modernized adobe buildings were stabilized with petroleum-based waterproofing additives. In a *Sunset* magazine article from October 1920, author Maion Brownfield noted that the diversity of architectural styling in the recently designed homes “have adapted old and modern English cottages and an Italian type of architecture, as well as that of Spanish and the Franciscan Mission” into these new homes. Architect John William Chard has been credited with initiating an early adobe renaissance in Southern California after constructing an entire tract of modern adobe homes near Los Angeles in the 1920s. Chard designed a procedure to machine manufacture traditional adobe bricks and he was able to overcome the problem of rising dampness in adobe walls by insulating them from the foundation (Calarco 2008: 41, 48; Nayyar and Williams 2014).

Numerous other architects contributed to modernizing adobe construction. Architect and builder Clarence Cullimore contributed to the development and practice of postwar modern adobe construction in California. Cullimore with his structural engineer L.T. Evan, researched and developed the use of stabilized adobe brick, thick exterior adobe walls, concrete foundations, reinforced concrete lintels, continuous bond beams, and exterior protective wall plaster (Calarco 52, 55). After the mid-century and the initial revival of the 1920s and 1930s, vernacular adobe construction virtually went out of favor, however, “do-it-yourself” adobe manuals that were published in the 1960s retained some appeal in agricultural settings (Nayyar and Williams 2014).

Owner History: John Yount

John Yount (1895-1981) and his family had roots in the Mission District area dating back to the original American pioneers and fruit farmers of the area. His mother Mary Yount (given name Furney) was the great granddaughter of William Curtis, one of the early American settlers in the 1850s, who owned the ranch lands to the west of Barton Ranch. His father, Leroy Oliver Yount, was noted as a “prosperous fruit-grower in the Redlands district” in the 1922 History of the County. He arrived in San Bernardino in 1889 and married Mary Furney in 1894. John Yount’s father worked as a farm manager and later an orchard rancher on the Curtis family holdings in Orange, New Jersey where John and his two younger brothers were born (Brown and Boyd 1922; Ancestry.com 2022: U.S. Voter Registration 1898; U.S. Federal Census 1900, 1910).

John purchased the Nevada Street property in 1919 with his wife Vera Yount (given name Huntington). His brothers followed suit, purchasing nearby lots. By the early 1920s, the Younts had greatly expanded their family holdings of orange groves in the old Mission District area (Ancestry.com 2022: U.S. Federal Census 1910, 1920; Redlands City Directory 1921, 1923). John and his siblings were very involved in their community. His youngest brother, Lloyd Yount was actively involved in the fruit industry. He served as the Redlands-Highlands Fruit Exchange manager and secretary by 1952 and was on the board for 22 years. He also served as the president of the San Bernardino Valley Municipal Water District during the 1970s (Redlands Daily Facts 1977a; 1981).

John Yount on the other hand pursued interests and worked outside of, and in addition to, his ranch duties. By the late 1920s, Yount, together with an associate named Daly, established Yount and Daily, a radio sale business in Redlands town center. He also worked as a Zanjero for many decades (Redlands City Directory 1929). The Zanja, a water irrigation system serving the area since the Spanish settlement, was put into a concrete pipe in 1926. According to a 1974 newspaper column, John Yount's wife Vera indicated that her husband initially worked as one of the supervisors of the construction and served as one of the Zanjeros maintaining the Zanja for 34 years until the mid-1960s. John and Vera Yount did not have any children together (Redlands City Directory 1931; Redlands Daily Facts 1974).

John Yount and the National Field Archery Association

John Yount was an avid and life-long archer. His interest in this sport began in 1926. In fact, Yount is credited as the creator of field archery, a sport that resembles golf. "With a handful of neighbors, who were intrigued by the game, Yount laid out the original field archery course in the hills of Bryn Mawr" (Redlands Daily Facts 1977b). In 1934, Yount created the Redlands Archery Club and built the very first "Roving Course," a 27-target range. As his efforts to establish archery as a sport grew, the field archers decided that they needed their own organization. Thus, the National Field Archery Association (NFAA) was established in 1939. Yount served as the first secretary-treasurer until his retirement in 1958, by which point the association had grown to 22,000 members (California Bowman Hunters/ State Archery Association 1977).

Several newspaper articles of the 1970s note that his house and possibly the small adobe building behind his house were used as the headquarters of the NFAA during Yount's tenure as secretary-treasurer (San Bernardino County Sun 1974; Redlands Daily Facts 1977b). By 1974, the association boasted 27,000 members, and as of today consists of

49 chartered state associations and nearly 1,000 affiliated clubs (San Bernardino County Sun 1974; Hoff and Yount 1974; Kennesaw Archery Club 2022).

During his years as the secretary-treasurer of the NFAA, Yount created the organization's first handbook, designed the stump and arrow insignia, and created the NFAA Sportsmanship Award. Yount received the Thompson Medal from the National Archery Association for his efforts in broadening the sport of archery and received the Compton Medal of Honor from the NFAA in 1955. He was placed in the National Archery Hall of Fame in 1971 and inducted into the California Archery Hall of Fame in 1977 (California Bowman Hunters State Archery Association 1977; Redlands Daily Facts 1977b).

B) Evaluation

1. Local Criteria for Determining Historical Significance

The procedures outlined in the Redlands Municipal Code (RMC) Section 15.44.070 require that prior to the demolition of any building or structure 50 years of age and older, the Historic and Scenic Preservation Commission must determine the potential historical significance of the building or structure proposed for demolition. According to RMC Section 15.44.040 a building or structure possesses historical significance if it satisfies any of the following criteria¹:

- A. The building or structure is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- B. The building or structure is associated with the lives and persons important in our past;**
- C. The building or structure 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;**
- D. The building or structure has yielded, or may likely to yield, information important in prehistory or history;
- E. The building or structure is significant in the "cultural annals of California" as demonstrated by substantial evidence in light of the whole record presented to the City regarding an application for a demolition permit; or
- F. The building or structure qualifies as a historical resource.

Based on the criteria above, two of the four resources proposed for demolition at 10941 Nevada Street—the c. 1925 adobe ancillary building and the c. 1946 adobe residence—

¹ Criteria met by the two adobe structures are bolded.

possess historical significance, satisfying Criteria B and C of Section 15.44.040 of the RMC.

Under Criterion B, both adobe buildings possess a direct association with John Yount, a locally and nationally significant person who is credited with creating the sport of field archery. In 1934, he established the Redlands Archery Club and the first 27-target archery range behind his property. Five years later, he founded the National Field Archery Association, with his property at 10941 Nevada Street serving as the organization's headquarters. The adobe residence, as well as the adobe ancillary building (according to newspaper accounts), served as a primary place of Yount's productive work with the association. For these reasons, the adobe residence and ancillary building possess associative significance under Criterion B of Section 15.44.040 of the RMC.

Under Criterion C, the c. 1946 adobe residence and the c. 1925 adobe ancillary building are rare, representative examples of the adobe method of construction as applied to domestic buildings in the Redlands area during the first half of the twentieth century. The ancillary building represents the revival of adobe construction during the 1920s, while the c. 1946 residence reflects the modernization of this distinctive construction method, as displayed in the building's use of stabilized adobe bricks and trussed roof with ties into the walls for additional structural support. By 1950, only 0.7% of all residential buildings in California were constructed of adobe bricks. Today, the subject residence and ancillary building remain among an increasingly small population of intact examples in the Redlands area and throughout the state. As rare, intact examples displaying the distinctive characteristics of the adobe method of construction, the c. 1946 residence and c. 1925 ancillary building at 10941 Nevada Street possess construction significance under Criterion C of Section 15.44.040 of the RMC.

2. Designating Criteria for Inclusion in the Redlands List of Historic Resources

As resources that possess historical significance under RMC Section 15.44.040 Criteria B and C, the two adobe buildings also meet the criteria for inclusion in the City of Redlands List of Historic Resources, based on the designating criteria specified in Section 2.62.170 of the Redlands City Code (RCC) and the significance analysis presented in the following section.²

- 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;
- B. It is the site of a significant historic event;

² Criteria met by the two adobe structures are bolded.

- C. It is strongly identified with a person or persons who significantly contributed to the culture, history, or development of the city;**
- D. It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen;
- E. It is a notable work of an architect or master builder whose individual work has significantly influenced the development of the city;
- F. It embodies elements of architectural design, detail, materials, or craftsmanship that represents a significant architectural innovation;**
- G. It has a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or the city;
- H. It has unique design or detailing;**
- I. It is a particularly good example of a period or style;
- 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, curbs, and signs);
- 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. (Ord. 1954 § 8(a), 1986)

RCC § 2.62.170 Criterion A analysis

The property at 10941 Nevada Street lacks a significant character, interest, and value with regard to the development, heritage, and cultural characteristics of the city of Redlands, the state of California, and the nation.

Historic records from maps and aerial photographs, newspaper accounts and historic contexts indicate that the property was originally planted with vineyards as part of the Barton Ranch and then used as a citrus orchard in 1890 after the sale of the ranch. The original residence built in c. 1890 was demolished by 1946. The current Ranch-style residence and the small adobe building, built c. 1925, were both built by the longtime owner, John Yount. Yount purchased the property in 1919, at the end of World War I, and built the small adobe building and possibly the barn during a period of growth in the area as a new torrent of land purchases for orange groves stimulated the industrial development of the citrus market. Yount built the c. 1946 Ranch-style adobe residence and the shed during another period of growth during the post-World War II era. Although the property is associated with these development periods of the 1920s and 1940s of the rural "Mission District" of Redlands, a comprehensive newspaper search and available online historic records did not reveal evidence that the property—including the small adobe building, the adobe residence, the wooden barn and shed—made a significant

contribution to the agricultural or industrial development of the area, nor to the heritage or cultural characteristics of the city, state, or nation. Therefore, the property appears to lack the necessary significance to meet RCC § 2.62.170 Criterion A.

RCC § 2.62.170 Criterion B analysis

The property at 10941 Nevada Street is not the site of a significant historic event. None of the features on this property—including the c. 1925 small adobe building, c. 1946 adobe residence, c. 1925 wooden barn, and c. 1960 shed—are associated with a significant event in the Redlands area, based on a comprehensive search of newspaper articles and online historic records. The property at 10941 Nevada Street, therefore, does not appear to meet RCC § 2.62.170 Criterion B.

RCC § 2.62.170 Criterion C analysis

The property at 10941 Nevada Street is strongly identified with a person who significantly contributed to the history of the city. Research indicates that John Yount is a significant person in local and national history as the creator of field archery. He contributed to the sports history of Redlands when he established the Redlands Archery Club in 1934 and created the first 27-target archery range in the hills behind his property. He also founded the National Field Archery Association (NFAA) in 1939, and his property served as the headquarters for this organization until his retirement in 1958. According to some newspaper accounts, the small adobe building served as the association's office. The NFAA was eventually chartered in 49 states with nearly 1,000 affiliated clubs. The c. 1925 adobe building and the c. 1946 adobe residence thus have a strong association with John Yount, a person who established Redlands as the birthplace of the sport of field archery. While the ancillary agricultural buildings on the property—the barn and shed—also have an association with John Yount, there is no indication that Yount made a significant contribution to the agricultural development of Redlands. As such, only the c. 1925 adobe building and the c. 1946 residence appear to contribute to the significance of the property under RCC § 2.62.170 Criterion C.

RCC § 2.62.170 Criterion D analysis

The property at 10941 Nevada Street contains two buildings that are among the few remaining examples in the city possessing the distinguishing characteristics of adobe architecture. The c. 1925 adobe ancillary building and the c. 1946 Ranch-style adobe residence represent the evolution of adobe design and construction in Southern California. During the 1920s, a revival of adobe construction occurred in the region, and these early modern adobe buildings incorporated into their design architectural elements

commonly displayed on buildings from the Spanish, Mexican, and early American eras in California. The c. 1925 adobe building, for example, displays many Spanish Colonial style elements such as a small, one-story rectangular frame, low pitched roof with visible beams, thick adobe brick walls covered in protective plaster or stucco and a few small windows that were likely unglazed originally.

During the 1940s, there was a pronounced shift in adobe design toward the Ranch architectural style and the modernization of construction methods that utilized stabilized adobe brick and trussed roof ties into the walls to increase the structural soundness of these buildings. The c. 1946 residence is a representative example of a modernized, post-World War II adobe residence.

The 1988 EIR report and cultural study for the specific plan area found that the c. 1946 residence at 10941 Nevada Street to be a potential historic resource and “an example of the use of adobe for construction in the Redlands area” (URS 1988). Examples of adobe buildings are relatively rare in the area and have generally declined throughout the state during the twentieth century. During the 1920s when the adobe ancillary building was constructed on the subject property, adobe buildings represented only 4% of the total residential buildings in California and only 0.7% by 1950. These statistics indicate that adobe buildings comprise an increasingly small percentage of the total number of residential buildings statewide. By contrast, the wood-frame barn and shed at 10941 Nevada Street are not rare examples of their utilitarian property types. As such, only the c. 1925 adobe building and the c. 1946 residence appear to contribute to the significance of the property under RCC § 2.62.170 Criterion D.

RCC § 2.62.170 Criterion E analysis

The property at 10941 Nevada Street does not contain any buildings that represent the notable work of an architect or master builder whose individual work has significantly influenced the development of the city. Although the original building permits were unavailable to establish the architect and builder of the property, newspaper accounts indicate that John Yount, the longtime resident of the property, designed and built the adobe buildings himself. Yount was not a master architect or builder, nor did any of his buildings significantly influenced the development of the city. As such, the property appears to lack the necessary significance to meet RCC § 2.62.170 Criterion E.

RCC § 2.62.170 Criterion F analysis

The property at 10941 Nevada Street contains no buildings featuring a significant architectural innovation with regard to their design, details, materials, and craftsmanship.

Although the c. 1925 adobe ancillary building and c. 1946 residence are rare property types, they lack significance in terms of architectural innovation, since the use of adobe is a traditional method of construction. The c. 1925 adobe ancillary building utilized Spanish Colonial adobe construction methods, which was common during the brief revival period for adobe dwellings in the 1920s. The c. 1946 Ranch-style adobe residence is also not a significant example of architectural innovation. The building features some elements that reflect the modernization of adobe construction during the mid-twentieth century with its bond pattern design, however, its overall Ranch-style design remains common throughout the region. Although the two subject adobe buildings represent the shift in architectural styles and the modernization of adobe construction methods that occurred during the first half of the twentieth century, they do not display an innovative design, details, materials, or craftsmanship. Additionally, the wood-frame barn and shed on the property represent a ubiquitous agricultural property type constructed with utility in mind, rather than a concern for innovative design, materials, or craftsmanship. For these reasons, none of the buildings at 10941 Nevada Street appear to meet RCC § 2.62.170 Criterion F.

RCC § 2.62.170 Criterion G analysis

The property at 10941 Nevada Street is not sited in a unique location, nor does it possess any singular physical characteristics that represent an established and familiar visual feature of the neighborhood, community, or the city. The property occupies a rectangular shaped lot at the southeast corner of Nevada Street and Citrus Avenue in the old Mission District area of Redlands, east of San Bernardino and directly north of Heritage Park. The National Register-listed Barton Villa is located approximately 2,000 feet south of the property. The property has been rural throughout its developmental history. Many of the surrounding properties have since been developed with residential, commercial, institutional, and industrial uses. Although the property is located in one of the city's oldest areas, it is not within a registered Historic and Scenic District and is not listed as a designated historic resource. Recessed on the property behind thick vegetation and an orange grove, the historic buildings are occluded from public view. From adjacent streets, the property's vegetation and citrus trees are familiar visual features of the neighborhood, but they are not considered singularly significant. structure is not a familiar visual feature of the neighborhood, community, or city. Therefore, the property appears to lack the necessary significance to meet RCC § 2.62.170 Criterion G.

RCC § 2.62.170 Criterion H analysis

The property at 10941 Nevada Street lacks a unique design and detailing. Although the owner of the property, John Yount, constructed the buildings and incorporated salvaged

materials from his family's estate into their design, the overall design and detailing of the buildings do not rise to the level of being considered architecturally unique. The c. 1926 adobe ancillary building displays Spanish-Colonial Revival design elements, which were commonly applied to buildings constructed in the 1920s. The c. 1946 adobe residence features a Ranch-style design, which was commonly applied to residential buildings during the early post World War II era. Additionally, the wood-frame barn and shed reflect an undistinguished utilitarian design lacking in unique detailing. For these reasons, none of the buildings at 10941 Nevada Street appear to meet RCC § 2.62.170 Criterion H.

RCC § 2.62.170 Criterion I analysis

The property at 10941 Nevada Street contains one building that is a particularly good example for its period and style. As a rare, early twentieth-century adobe residence with intact design elements reflective of the Spanish period in California history, the c. 1925 adobe ancillary building represents a good example of the Spanish-Colonial Revival architectural style as applied to adobe buildings during the 1920s. Characteristic of this style, the subject adobe building features a small, one-story rectangular frame, low pitched roof with visible beams, thick adobe brick walls, and a few small windows. Although the building displays a diminished physical condition, it remains a good example of the Spanish Colonial Revival style as applied to an adobe residence because there are so few other extant adobe buildings from this period.

By contrast, the c. 1946 adobe residence is an undistinguished, representative example of the Ranch architectural style as applied to residences during the early post-World War II era. Due to the large stock of Ranch-style homes, the City's Historic Context Statement indicates that the bar of significance would be significantly higher when determining whether a building is a particularly good example. With limited articulation, the dwelling would not be considered a particularly good example or one of the best examples of this style within Redlands. With regard to the wood-frame barn and shed, these utilitarian buildings lack architectural distinction and original features (e.g., doors, hardware, etc.) that a more intact c. 1920s barn and a c. 1960s shed would have. As such, only the c. 1925 adobe ancillary building appears to contribute to the significance of the property under RCC § 2.62.170 Criterion I.

RCC § 2.62.170 Criterion J analysis

The property at 10941 Nevada Street does not contribute to the historical/scenic heritage or historical/scenic properties of the city. Although the property itself still maintains some of its historic, 1890s rural setting with its extant orange grove, these trees are not part of a cohesive rural, agricultural landscape due to the large number of properties in this area

of Redlands that have been converted to industrial and commercial uses. As such, the property appears to lack the necessary significance to meet RCC § 2.62.170 Criterion J.

RCC § 2.62.170 Criterion K analysis

The property at 10941 Nevada Street is not located within a historic/scenic or urban conservation district. Although the property is located in one of the city's oldest areas and is just north of the Barton Villa and *Asistencia* and south of the historic Zanja, this area lacks the necessary concentration of aesthetically unified historic properties or scenic properties to be considered a historic/scenic district or an urban conservation district. As such, the property appears to lack the necessary significance to meet RCC § 2.62.170 Criterion K.

3. California Register of Historical Resources Criteria

In addition to local criteria, the historical significance of a resource can be established through the application of criteria used to list resources in the California Register of Historical Resources (CRHR), as provided in Title 14 CCR Section 4852 and California Public Resources Code (PRC) Section 5024.1. Resources that satisfy one or more of the following significance criteria are eligible for inclusion in the CRHR and are considered historical resources for the purposes of CEQA.

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master or possesses high artistic values;
or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

The following section provides a significance evaluation under CRHR criteria for the property at 10941 Nevada Street.

CRHR Criterion 1 analysis

The property at 10941 Nevada Street is not associated with any significant events at the local, regional, or national level. The property was originally planted with vineyards as

part of the Barton Ranch and then used as a citrus orchard in 1890 after the sale of the ranch. The original residence built in c. 1890 was demolished by 1946. The current Ranch-style residence, the ancillary adobe building, and the barn were all built by the longtime owner, John Yount. Yount purchased the property in 1919, at the end of World War I, and built the small adobe building during a period of growth in the area as a new torrent of land purchases for orange groves stimulated the industrial development of the citrus market. Yount built the c. 1946 Ranch-style adobe residence and the shed during another period of growth during the post-World War II era. Although the property is associated with these development periods of the 1920s and 1940s of the rural “Mission District” of Redlands, a comprehensive newspaper search and available online historic records did not reveal evidence that the property—including the small adobe building, the adobe residence, the wooden barn and shed—made a significant contribution to the agricultural or industrial development of the area, nor to the heritage or cultural characteristics of the city, state, or nation. Therefore, the property appears to lack the necessary significance to meet CRHR Criterion 1.

CRHR Criterion 2 analysis

The property at 10941 Nevada Street is associated with the life of a person important in local and national history. To be significant under Criterion 2, a property must have a direct association with an individual’s productive life, reflecting the period when he or she achieved significance. Research indicates that John Yount is a significant person in local and national history as the creator of field archery. He contributed to the sports history of Redlands when he established the Redlands Archery Club in 1934 and created the first 27-target archery range in the hills behind his property. He also founded the National Field Archery Association (NFAA) in 1939, and his property served as the headquarters for this organization until his retirement in 1958. According to some newspaper accounts, the small adobe building served as the association’s office. The NFAA was eventually chartered in 49 states with nearly 1,000 affiliated clubs. The c. 1925 adobe building and the c. 1946 adobe residence thus have a strong association with John Yount, a person who established Redlands as the birthplace of the sport of field archery. While the ancillary agricultural buildings on the property—the barn and shed—also have an association with John Yount, there is no indication that Yount made a significant contribution to the agricultural development of Redlands. As such, only the c. 1925 adobe building and the c. 1946 residence appear to contribute to the significance of the property under CRHR Criterion 2.

CRHR Criterion 3 analysis

The property at 10941 Nevada Street contains two resources that embody the distinctive

characteristics of the adobe method of construction. During the 1920s, a revival of adobe construction occurred throughout the region. These early modern adobe buildings incorporated architectural elements from dwellings of the Spanish and Mexican eras in California, as well as features found on nineteenth-century English cottages. The c. 1925 adobe ancillary building exhibits many Spanish Colonial style elements, such as a small, one-story rectangular frame, low pitched roof with visible beams, thick adobe brick walls, and a few small windows that were likely unglazed originally. The c. 1946 Ranch-style residence on the property is also a characteristic example of its style type, particularly its incorporation of modernized adobe construction methods, which used stabilized adobe bricks and trussed roof wall ties to provide greater structural support for these buildings.

Historic newspaper accounts indicate John Yount, the longtime resident of the property designed and built the adobe buildings himself. However, there is no evidence that he was a master architect or builder. Although the buildings do not possess particularly high artistic value, they do embody the distinctive use of a historic construction method. The 1988 EIR report and cultural study for the specific plan area found the c. 1946 residence to be a potential historic resource and “an example of the use of adobe for construction in the Redlands area” (URS 1988). During the time of their construction, adobe buildings represented only 4% of the total residential buildings in California, and 0.7% by 1950. The c. 1925 building is a rare local example of adobe construction revived in the 1920s and the c. 1946 residence is an example of modernized adobe construction methods applied to an early post-World War II residence. The wood-frame barn and shed, however, are not rare examples of their property types and reflect an undistinguished utilitarian design. As such, only the c. 1925 adobe building and the c. 1946 residence appear to contribute to the significance of the property under CRHR Criterion 3.

CRHR Criterion 4 analysis

The property at 10941 Nevada Street has not yielded any information important to the prehistory or history of Redlands or the region. Although the c. 1925 adobe building and the c. 1946 adobe residence represent relatively rare property types, the technology used to construct them is well understood. Consequently, these two buildings are not likely to yield any additional information important to history. Similarly, the c. 1925 barn and the c.1960 shed were constructed during well-documented periods of development in the Redlands area and, therefore, it is unlikely that these utilitarian buildings would provide any additional information important to history. As such, the property does not appear to be significant under CRHR Criterion 4.

4. Integrity Analysis

In addition to meeting a significance criterion, a property must also have integrity, or the ability to convey its significance, under a majority of the seven aspects of integrity, which include location, design, materials, workmanship, setting, feeling and association.

- Location is the place where the historical resource was constructed or the place where the historic event occurred.
- Design is the combination of elements that create the form, plan, space, structure, and style of the property.
- Setting is the physical environment of a historic property.
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
- Association is the direct link between an important historic event or person and a historic property.

The following section includes the integrity analysis for the circa 1925 adobe building and circa 1946 adobe residence.

Adobe Ancillary Building c. 1925

The adobe ancillary building on the property retains sufficient overall integrity for listing in the CRHR under Criteria 2 and 3.

Location: The building retains its original location on the Yount farm.

Design: Although the building has some damage and is in a state of disrepair, the form and shape of the building remains, and the adobe brick construction is relatively intact, thus contributing to its integrity of design.

Setting: Although some of the nearby properties have been modernized, and nearly all of the properties north of Citrus Avenue are modernized, the subject property, as well as the immediate properties to the east and west, continue to maintain their agricultural use and orchard setting. As such, the small adobe building retains much of its immediate historic rural setting as an orange grove

in the old Mission District area of Redlands.

Materials: The structure's window and door materials have been removed and the openings boarded, exterior plaster gone, and the roof and wood framing deteriorated, the adobe brick walls are cracked in places and in a general state of disrepair. This has diminished the buildings integrity of materials.

Workmanship: Although the building has some damage and is in a state of disrepair, the form and shape of the building remains, the physical evidence of the craft of American adobe building is relatively intact, thus contributing to its integrity of workmanship.

Feeling: The building retains its integrity of feeling as an early modern vernacular adobe built by the owner during the revival period of the 1920s.

Association: Although the property is no longer operating as a farm or owned by the Yount family, it continues to retain association with John Yount where he developed field archery as the likely headquarter office of the NFAA. As such, it retains its association as an early modern vernacular adobe building of the 1920s.

Adobe Residence c. 1946

This Ranch-style residence constructed of adobe retains sufficient overall integrity to meet CRHR Criteria 2 and 3.

Location: The residence building retains its original location on the Yount farm.

Design: Although the building has some damage and is in a state of disrepair, the form and shape and original door and window openings and materials of the building remains, and the adobe brick construction is relatively intact, thus contributing to its integrity of design.

Setting: Although some of the nearby properties have been modernized, and nearly all of the properties north of Citrus Avenue are modernized, the subject property, as well as the immediate properties to the east and west, retain their agricultural use and orchard setting. As such, the adobe residence retains much of its immediate historic rural setting as an orange grove in the Redlands old Mission District area.

Materials: The windows and doors of the building have been boarded and some of

the original multi-pane, wood-frame windows are visible under the boards. However, the extent of the wood and door damage is unclear. A section of the porch eave at the west end and center of the house has deteriorated. This has diminished the building's integrity of materials.

Workmanship: Although the building has some damage and is in poor physical condition, the workmanship that went into the construction of the adobe walls is still evident. As such, the building displays a high degree of its integrity of workmanship.

Feeling: The building retains its integrity of feeling as an early post-war, Ranch style residence constructed of adobe.

Association: Although the property is no longer operating as a farm or owned by the Yount family, it continues to retain its association with John Yount and the place where he developed the sport of field archery.

5. Character Defining Features

Adobe ancillary building. The character defining features of the c. 1925 adobe ancillary building include its adobe brick construction, local materials, overall form and massing, stone foundation, gable roof, exposed beams, and window and door openings.

Adobe residence. The character defining features of the c. 1946 residence include its modern standardized adobe brick construction, overall form and massing, brick foundation, and gable roof form. Other features include the window and door openings, wood-sash, multi-pane windows, wood doors, and the full-length porch supported by turned-wood posts.

6. Resource Boundaries

The historic property boundary of the c. 1925 adobe ancillary building and the c. 1946 adobe residence is coincident with the legal boundary of the 2.5-acre parcel identified as APN 0292-165-16-0000 by the County Assessor.

7. Conclusion

Based on the significance and integrity analysis above, staff has determined that the c. 1925 adobe ancillary building and the c. 1946 adobe residence at 10941 Nevada Street are historical resources for the purposes of CEQA pursuant to the CRHR significance

criteria listed in 14 CCR Section 4852 and PRC Section 5024.1. Under CRHR Criterion 2, the adobe buildings are associated with the productive life of John Yount, a person significant in local and national history as the creator of the sport of field archery. The adobe buildings also possess significance under CRHR Criterion 3 as rare examples of a distinctive method of construction based on the use of adobe bricks.

For similar reasons, the c. 1925 adobe ancillary building and the c. 1946 adobe residence also possess historical significance at the local level under RMC Section 15.44.040 Criteria B and C. Additionally, they meet the designating criteria for inclusion in the City of Redlands List of Historic Resources under RCC Section 2.62.170 Criteria C and D, with the c. 1925 adobe building individually satisfying Criterion I. As such, the adobe buildings are also considered historical resources for the purposes of CEQA based on local criteria.

C) Impacts Analysis

The proposed project requires the demolition of two eligible historical resources – the c. 1925 adobe ancillary building and the c. 1946 adobe residence. Demolition of these buildings would cause a substantial adverse change in the significance of both historical resources and a significant effect on the environment, according to Section 15064.5 of the CEQA Guidelines, because demolition materially and permanently alters those physical characteristics of an historical resource that convey its historical significance. Project Design Features are proposed to document the buildings and archive them in perpetuity and create publicly accessible interpretive displays using salvaged portions of the adobe structures to reduce adverse impacts.

STAFF RECOMMENDATION

Staff recommends that appropriate measures be incorporated into the project description (known as Project Design Features) as listed below to avoid or reduce the potential impacts to the eligible historic resources. No further environmental review would be necessary. The Commission could then approve Demolition No. 369 subject to the Conditions of Approval and incorporation of the Project Design Features.

Project Design Features: The following project design features are recommended to avoid or reduce any potentially significant impacts.

- Historic American Buildings Survey (HABS). Documentation of the c. 1925 adobe building and the c. 1946 adobe residence shall be prepared by a qualified contractor in accordance with the Secretary of the Interior's Standards and

Guidelines for Architectural and Engineering Documentation: HABS/HAER Standards (68 Fed. Reg. 43,159-162). The documentation shall meet the "Level II" requirement for content, consisting of measured drawings, large format photographs, and written data that document the significance of the two adobe buildings on the subject property.

- Measured Drawings. Selected existing drawings (including plans, elevations, and selected details), if available, shall be reproduced photographically in accordance with the HABS photographic specifications.
- Photographs. Large format photography (4" x 5" negative size) showing the adobe buildings in context, as well as details of their architectural features shall be produced and processed for archival permanence in accordance with the HABS photographic specifications.
- Written Data. Written history and description for Documentation Level II shall be based on the California Register evaluation prepared as part of this staff report.
- Copies. Archival copies of the documentation shall be submitted to the City of Redlands and the State of California Library.

In addition to the HABS recordation, staff recommends the implementation of public interpretive measures that could include one or both of the following:

- A physical interpretive display containing salvaged samples of the adobe bricks from the c. 1925 building and the c. 1946 residence. The display could be placed at a local museum, historical society, library, or the Redlands City Hall.
- A web page containing photos and interpretive text explaining the historical and architectural significance of the adobe buildings. The City may want to consider hosting the web page on its website, perhaps on web page for the Historic Preservation Program. This web page could also be linked to the physical interpretive display through an OCR code.

If the Commission determines that the removal of the structures at 10941 Nevada Street in conjunction with the recommended Project Design Features would not result in a substantial adverse change to a historic resource, then the Commission may approve Demolition No. 369 and the proposal would be exempt from further review unless appealed to the City Council. If no appeal is filed within ten (10) days in accordance with the Redlands Municipal Code, then the Development Services Department may issue the

demolition permit in accordance with RMC Section 15.44.080.

MOTIONS

If the Historic and Scenic Preservation Commission finds that the project will not result in a substantial adverse change in the significance of a historical resource, staff recommends the following motion:

“I move that the Historic and Scenic Preservation Commission:

- a) Determine the proposed project will not result in a substantial adverse change in the significance of a historical resource, and is exempt from further environmental review; and,
- b) Approve Demolition No. 369 with incorporation of the Project Design Features into the project as described in the staff report, and subject to the attached Conditions of Approval.”

Alternative Motion:

If the Historic and Scenic Preservation Commission finds that the project may result in a substantial adverse change in the significance of a historical resource, staff recommends the following motion:

“I move that the Historic and Scenic Preservation Commission determine the proposed project may result in a substantial adverse change in the significance of a historical resource, and recommend that further environmental review is necessary.”

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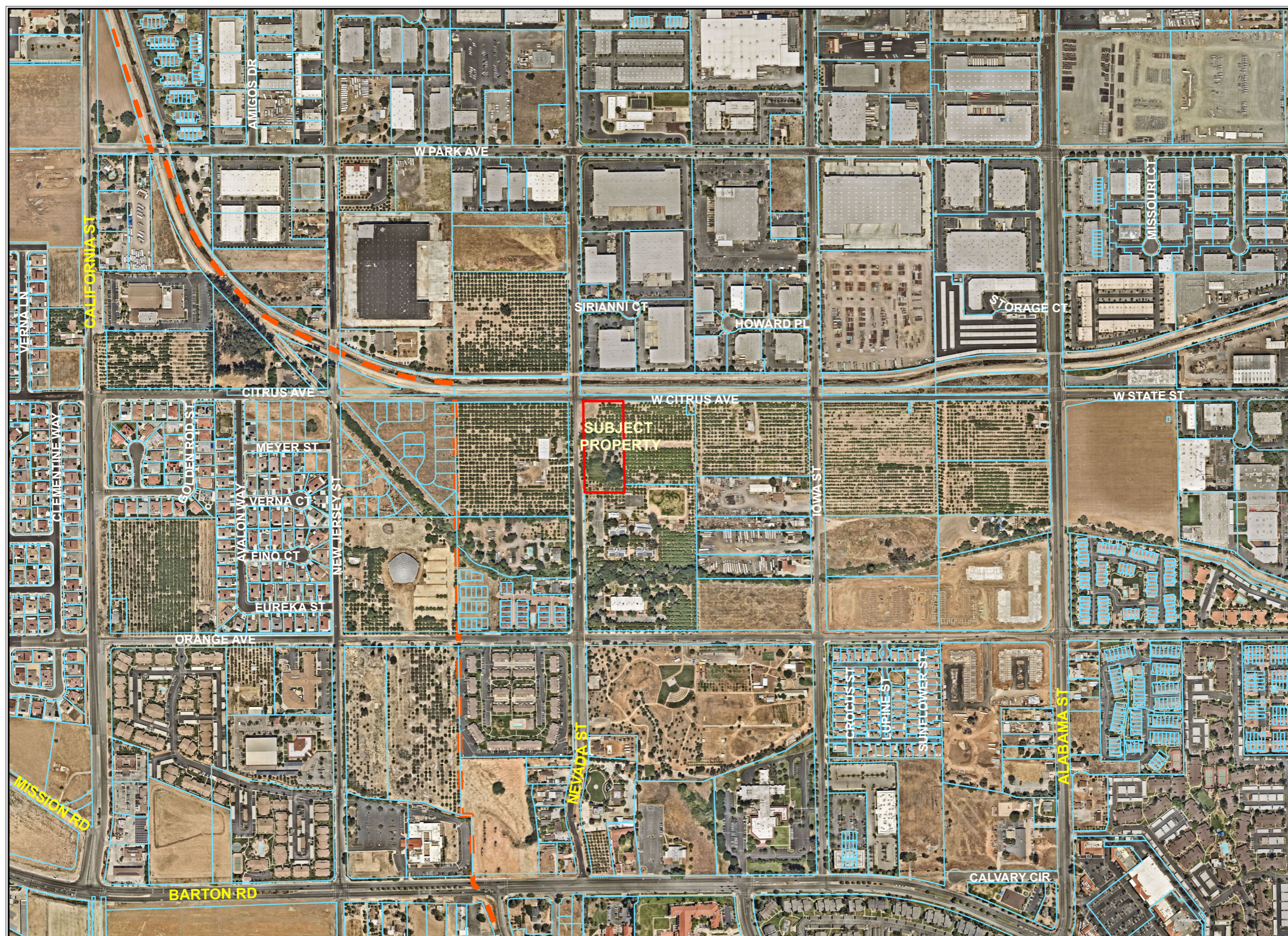
1930. "Flight C-910, Frame 124, Scale 1:24,000." Aerial photograph.

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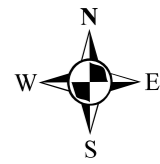
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Location Map



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July 28, 2022

OneStop.mxd

Aerial Photo

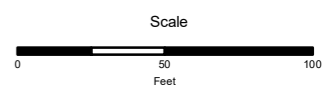
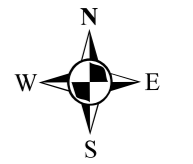


**SUBJECT
PROPERTY**

W CITRUS AVE

NEVADA ST

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July 28, 2022

OneStop.mxd

ATTACHMENT B – Aerials and Site Photographs



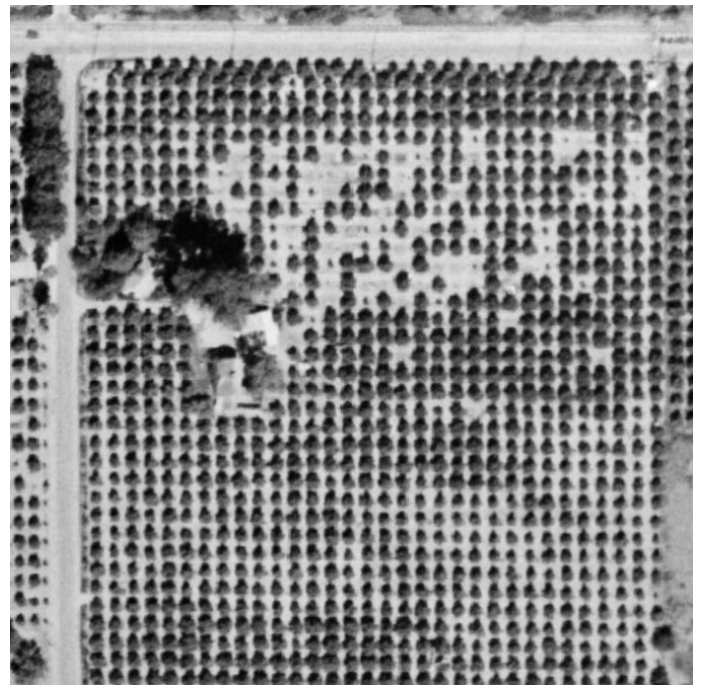
Aerial image showing the former c. 1890 residence and c. 1925 small adobe building (UCSB 2022: 1930)



Aerial image showing the former c. 1890 residence and c. 1925 small adobe building (NETR 2022: 1938)



Aerial image showing the extant c. 1946 adobe residence, c. 1925 small adobe building, and the barn northeast of the adobe (UCSB 2022: 1952)



Aerial image showing the extant c. 1946 adobe residence, the c. 1925 small adobe building, and the barn northeast of the adobe (NETR 2022: 1959)

C. 1925 Adobe Building



C. 1925 Adobe building. South and west elevations. View northeast. (Monte LLC, May 3, 2022)



North and west elevations of c. 1925 adobe building. View southeast. (Monte LLC, May 3, 2022)



North and east elevations of c. 1925 adobe building. View southwest. (Michael Baker International, June 22, 2022)



South and east elevations of c. 1925 adobe building. View northwest. (Michael Baker International, June 22, 2022)



South elevation detail. View north. (Michael Baker International, June 22, 2022)



Interior detail of c. 1925 adobe building. (Michael Baker International, June 22, 2022)

C. 1946 Adobe Residence



One-story c. 1946 Ranch-style residence. Showing south elevation. View north. (Monte LLC, May 3, 2022)



Detail of the porch on residence. View northwest. (Monte LLC, May 3, 2022)



Porch, west wing. View east. (Michael Baker International, June 22, 2022)



North elevation of residence. View south. (Michael Baker International, June 22, 2022)



Detail of the gable wall of the residence showing the c. 1925 adobe building to the east. View east. (Monte LLC, May 3, 2022)

C. 1925 Wood Barn



Circa 1925 barn building southeast of residence. View south (Monte LLC, May 3, 2022)



Barn building (Monte LLC, May 3, 2022)

C. 1960 Shed



Circa 1960 wood-framed shed with corrugated metal, northeast of wood barn. View southwest. (Michael Baker International, June 22, 2022)

Setting Views



Property driveway at 10941 Nevada Street fronted by orange trees. View east. (Michael Baker International, June 22, 2022)



North portion of property at Citrus Ave showing Nevada St and property to the west. View south. (Michael Baker International, June 22, 2022)



View from driveway to Nevada St and residence to the north. View west. (Michael Baker International, June 22, 2022)

	General Plan	Zoning	Land Use
North:	Commercial/Industrial	Industrial – EV/IC	Citrus Avenue, citrus groves, commercial/ industrial uses on the other side of Citrus Avenue
South:	Commercial/Industrial and MDR	Industrial – EV/IC and MDR – EV3000RM	Grove High School, citrus groves
West:	Commercial/Industrial	Industrial – EV/IC	Nevada Street, residential uses and citrus groves
East:	Commercial/Industrial	Industrial – EV/IC	Citrus groves, trucking storage yard

The site is not located within any registered Historic and Scenic Districts and is not currently listed as a designated historic resource.

11. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement): N/A
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? No. Not applicable for this phase of the demolition permit.

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 checked="" 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 environmental checklist, the City of Redlands, as Lead Agency, finds that two of the four buildings proposed for demolition possess historical significance and, therefore, are considered eligible historic resources pursuant to Section 15.44.040 of the Redlands Municipal Code, as well as historical resources for the purposes of CEQA per 14 CCR Section 15064.5(a). Project Design Features are included in the project description to reduce adverse effects to historic resources. Further, this checklist has been prepared in accordance with Section 15.44.070(A) of the Redlands Municipal Code, which requires the preparation of an environmental checklist for all demolition permit applications involving structures fifty (50) years of age and older.

Emily Elliott, AICP, Contract Planner
City of Redlands
July 28, 2022

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
I. AESTHETICS. 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) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	—	—	<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.* There are no scenic vistas in the vicinity of the proposed project.
- b) *No Impact.* While there are historic buildings in the vicinity of the proposed project, there are no scenic vistas or scenic highways in the area. Additionally, none of the trees in the project area are considered scenic resources and there are no rock outcroppings that are known to be scenic resources.
- c) *Less than Significant Impact.* The project site is currently occupied by a single-family residential adobe dwelling, a small ancillary adobe building, a wood-frame barn, a corrugated metal shed, and small groves of citrus trees and ruderal vegetation. As such, the project site does not presently contain any significant scenic resources. The project site is located in an urbanizing area of the City that supports a variety of different land uses including residential, institutional, and commercial/industrial. The project involves the demolition of the existing onsite structures and does not include construction of any new structures. Therefore, the project would not conflict with applicable zoning or other regulations governing scenic quality and a less than significant impact would occur.
- d) *No Impact.* The proposed project would not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area. Lighting and glare would be reduced as a result of the demolition of the structure onsite.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>II. AGRICULTURE & FOREST RESOURCES. 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 & 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>	—	—	—	✓
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract.</p>	—	—	—	✓
<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>	—	—	—	✓
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	—	—	—	✓
<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>	—	—	—	✓

Agriculture & Forest Resources – Discussion

- a) *No Impact.* While the project site contains a citrus grove and is located in an area of Redlands designated as prime farmland according to the California Department of Conservation's important farmland map, the proposed project is limited to the demolition of four existing buildings within the legal parcel boundary of the property and does not involve the conversion of any prime farmland, unique farmland, or farmland of statewide importance to non-agricultural use.
- b) *No Impact.* The demolition would not conflict with any existing zoning for agricultural use, or a Williamson Act contract. The property is not under an agricultural zoning designation. The demolition does not include any proposal to change the zoning district nor is the property under the Williamson Act contract.
- c) *No Impact.* 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 buildings on the property would not create an impact on forest land or timberland.
- d) *No Impact.* The demolition would 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.* The project is limited to the demolition of buildings and would not result in the conversion of farmland to non-agricultural uses. Additionally, there is no forest land on the property or the area surrounding the property, so there would be no conversion of forest land to a non-forest use.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY.				
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) 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?	—	—	—	<u>✓</u>
c) Expose sensitive receptors to substantial pollutant concentrations?	—	—	—	<u>✓</u>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	—	—	—	<u>✓</u>

Air Quality – Discussion

- a) *No Impact.* The proposed project would not conflict with or obstruct implementation of the applicable air quality plan. Additionally, the demolition process shall comply with Chapter 15.44 Redlands Municipal Code, which regulates the demolition of structures.
- b) *No Impact.* The proposed project would 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.
- c) *No Impact.* The proposed project would 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.
- d) *No Impact.* The proposed project would 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
IV. BIOLOGICAL RESOURCES. 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?	—	—	—	✓
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?	—	—	—	✓
c) Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	—	—	—	✓
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?	—	—	—	✓
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	—	—	—	✓
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?	—	—	—	✓
	—	—	—	✓

Biological Resources – Discussion

- a) *No Impact.* The property is located within a predominantly commercial and industrial area and the project scope is limited to the demolition of the existing buildings on the site. This demolition would not have a substantial adverse effect, either directly or through habitat modifications. All work completed would adhere to applicable 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 three buildings on a site that has been previously developed and 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. None of the trees are protected under a tree preservation policy or ordinance. Any removal of trees would be done in compliance with all applicable 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 Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	—	— ✓ —	—	—
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	—	—	—	— ✓
c) Disturb any human remains, including those interred outside of formal cemeteries?	—	—	—	— ✓

Cultural Resources – Discussion

- a) *Less Than Significant Impact with Mitigation.* The proposed demolition would cause a substantial adverse change in the historical significance of two adobe buildings at 10941 Nevada Street in Redlands, which are considered to be historical resources for the purposes of CEQA. These two resources--which consist of a circa 1925 adobe residence and a circa 1946 adobe ancillary building--were evaluated in accordance with the criteria

outlined in Public Resources Code Section 5024.1 and Title 14 CCR Section 4852 and determined to possess historical significance based on the criteria for listing historical resources in the California Register of Historical Resources (CRHR), specifically under CRHR Criteria 2 and 3.

To meet Criterion 2, a resource must be directly associated with the life of a person important in local, California, or national history. Both adobe buildings meet Criterion 2 because of their direct association with John Yount, a person significant in local and national history for his role in creating the sport of field archery. His contribution to the development of this sport began in Redlands in 1934, when he established the Redlands Archery Club and a 27-target archery range in the hills behind his property. In 1939, he established the National Field Archery Association (NFAA), with his property serving as the headquarters of the NFAA until his retirement in 1958. According to some newspaper accounts, the small adobe building at 10941 Nevada Street served as the office for the NFAA. The NFAA was eventually chartered in 49 states, with nearly 1,000 affiliated clubs. The headquarters of the NFAA, however, remained in Redlands into the 1970s. As the place of John Yount's productive work with the NFAA, the two adobe buildings at 10941 Nevada Street possess associative significance under Criterion 2.

To meet Criterion 3, a resource must embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master or possess high artistic values. Both adobe buildings satisfy the portion of Criterion 3 that specifically requires that a resource embody the distinctive characteristics of a method of construction. The use of adobe bricks to construct residential and ancillary buildings is an example of one such method of construction. The two adobe buildings at 10941 Nevada Street are relatively rare, representative examples of the adobe method of construction as applied to domestic buildings in Redlands, and more broadly throughout California, during the first half of the twentieth century. As such, the two adobe buildings are significant under Criterion 3.

During the 1920s, a revival of adobe construction occurred throughout the region. These early modern adobe buildings incorporated into their design historic elements from the Spanish and Mexican eras in California, as well as features inspired by American interpretations of English cottage architecture. The circa 1925 small adobe ancillary building adapted many Spanish Colonial style elements, such as a small, one-story rectangular frame, low-pitched roofs with visible beams, thick adobe brick walls covered in protective plaster or stucco, and a few small windows that were likely unglazed originally. The small ancillary building is a rare representative example of adobe construction revived in the 1920s. The circa 1946 Ranch-style residence represents an increasingly rare example of a modernized adobe residential building from the early post-World War II period that used stabilized adobe brick and trussed roof with ties into the walls to increase the structural soundness of these buildings. During the 1920s, adobe buildings represented only 4% of the total residential buildings in California. By 1950, adobe buildings only accounted for 0.7% of the total number of residential buildings in the state. These statistics speak to the increasing and overall rarity of this building type in the Redlands area.

Historic newspaper accounts indicate that John Yount, the longtime resident of the property, designed and built the adobe buildings himself. Although Yount is not considered a master architect or builder, and none of the buildings on the property possess high artistic value, the adobe buildings do possess construction value and, therefore, their significance under Criterion 3 inheres in their method of construction, which relied on the use of adobe bricks.

In accordance with Section 15.44.090, *Mitigation Measures and Conditions of Approval*, of the Redlands Municipal Code, the City has identified the following mitigation measure applicable to the proposed project.

CUL-1 The project applicant shall implement a feasible photo-documentation and salvage mitigation program based on the project's conditions of approval for mitigating adverse effects to historic resources, which may include the following:

- Historic American Building Survey (HABS) recordation Level II, which includes large format photography, measured drawings, and written data; and
- A physical interpretive display containing salvaged samples of the adobe bricks from the buildings proposed for demolition; and/or
- A web page containing photos and interpretive text explaining the historical and architectural significance of the adobe buildings.

- b) *No Impact.* The building and site have not yielded any information regarding prehistory or history. No evidence has been found to suggest a substantial adverse change in the significance of an archaeological resource.
- c) *No Impact.* The proposed project will not disturb any human remains, including those interred outside of formal cemeteries.

Energy - Discussion

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	—	—	✓ —	—
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	—	—	✓ —	—
a, b) <i>Less Than Significant Impact.</i> Fossil fuels for construction vehicles and other energy-consuming equipment would be used during project demolition activities. However, fuel energy consumed during demolition would be temporary and would not represent a				

significant demand on energy resources. Project construction equipment would also be required to comply with the most recent CARB and EPA engine emissions standards which require highly efficient combustion systems that maximize fuel efficiency and reduce unnecessary fuel consumption. Because the project does not propose any development, there would be no operational sources of energy consumption. With adherence to the applicable regulations, project impacts relative to energy consumption would be less than significant.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY & SOILS.				
Would the project:				
a) Directly or indirectly cause 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 direct or indirect 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>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	—	—	—	<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.
- b) *No Impact.* Disturbance within the project site will be limited to the three building sites and the immediate area surrounding these buildings. The property is not being cleared or graded as a result of this demolition. The proposed project will not result in substantial soil erosion or the loss of topsoil.
- d) *No Impact.* The proposed demolitions would not occur 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 scope of the project involves demolishing three buildings on-site, and does not include the need for septic tanks.
- f) *No Impact.* The proposed project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature as ground disturbance is not proposed.

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

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
IX. HAZARDS & HAZARDOUS MATERIALS.				
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) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	—	—	—	<u>✓</u>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
g) 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?	—	—	—	✓

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 is not located near any schools, therefore will not have emitted any hazardous waste to nearby schools.
- 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.
- e) *No Impact.* The proposed project involves the demolition of four buildings that are 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.
- f) *No Impact.* The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- g) *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.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. HYDROLOGY & WATER QUALITY.				
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	—	—	—	<u>✓</u>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	—	—	—	<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, or through the addition of impervious surfaces, in a manner which would:	—	—	—	<u>✓</u>
i.) Result in substantial erosion or siltation on- or off-site?	—	—	—	<u>✓</u>
ii.) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	—	—	—	<u>✓</u>
iii.) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	—	—	—	<u>✓</u>
iv.) Impede or redirect flood flows?	—	—	—	<u>✓</u>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	—	—	—	<u>✓</u>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan ?	—	—	—	<u>✓</u>

Hydrology & Water Quality – Discussion

- a) *No Impact.* The proposed project involves the demolition of a residential building and three ancillary buildings. No discharge will be created due to the removal of the structures onsite. The proposed project will not violate any water quality standards or waste discharge requirements.

- b) *No Impact.* The project involves the demolition of a residential building and three ancillary buildings. As such, the demolition 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) *No Impact.* The project involves the demolition of a residential building and three ancillary buildings and will remove impervious surface area from the site. This should result in a reduction in the amount of runoff from the site. The site will not be modified beyond the removal of the buildings. 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 through the addition of impervious surfaces.
- d) *No Impact.* The proposed project involves the demolition of a residential building and three ancillary buildings and does not propose any new housing. The proposed project will not 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, nor is the project located in an area subject tsunami or seiche. The proposed project will not place within a 100-year flood hazard area structures that would impede or redirect flood flows. Although the FEMA Flood Zone map indicates that this property is located in a Flood Hazard Area, Zone AO, the project proposes to remove an existing house, it does not propose new housing.
- e) *No Impact.* No groundwater would be used for project demolition. Water used for dust control would be from a water truck. The project would not require water to be discharged and groundwater would not be impacted by the project. Additionally, there are no water resources such as creeks or streams on the project site, nor in the immediate vicinity, that would be impacted or altered as a result of the project. No impact would occur.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. LAND USE & PLANNING. the project:				
a) Physically divide an established community?	—	—	—	✓
b) Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	—	—	—	✓

Land Use & Planning – Discussion

a, b) *No Impact.* The project is located within an urbanized area. The proposed project will

remove an existing structure from the site but will not change the property boundaries or zoning and will not create any new division.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES.				
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 Impact.* The removal of the structures 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.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE. Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	—	—	—	<u>✓</u>
b) Generation of excessive groundborne vibration or groundborne noise levels?	—	—	—	<u>✓</u>
c) 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>

Noise – Discussion

a) *No Impact.* The proposed project will not result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of

standards established in the local general plan or noise ordinance, or applicable standards of other agencies. The project will be required to comply with the City's Noise Ordinance.

- b) *No Impact.* The proposed project will not result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels.
- c) *No Impact.* The project is not located within two miles of a public airport. It is not located within an airport land use plan. The proposed project involves the demolition of a residential building and three ancillary buildings. This demolition would not expose people residing or working in the project area to excessive noise levels within the vicinity of an airport.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIV. POPULATION & HOUSING.

Would the project:

- | | | | | |
|--|---|---|---|---|
| a) Induce substantial unplanned 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 people or housing, necessitating the construction of replacement housing elsewhere? | — | — | — | ✓ |

Population & Housing – Discussion

a) *No Impact.* The proposed project involves the demolition of a residential building and three ancillary buildings. The demolition would not induce substantial population growth in the area, either directly or indirectly. Any plans for new development on the site, consistent with the underlying zoning district and General Plan designation, would be required to be reviewed in accordance with the California Environmental Quality Act at the time an application for development has been received.

b) *No Impact.* The proposed project involves the demolition of a residential building and three ancillary buildings. Because the buildings have been vacant and uninhabitable for a number of years, the demolition would not displace a substantial number of existing people or houses that would necessitate the construction of replacement housing elsewhere.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XV. PUBLIC SERVICES.

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?	___	___	___	✓
ii) Police protection?	___	___	___	✓
iii) Schools?	___	___	___	✓
iv) Parks?	___	___	___	✓
v) Other public facilities?	___	___	___	✓

Public Services – Discussion

a) 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
XVI. RECREATION.				
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, b) The proposed project involves the demolition of a residential building and three ancillary buildings. The removal of the buildings on this site will not contribute to an increased demand for recreational facilities. Therefore, the project will not affect existing or planned recreational facilities, nor create a significant new demand for additional recreational facilities. There would be no impact on recreational facilities due to the demolition.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION & TRAFFIC.				
Would the project:				
a) Conflict with a plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	—	—	—	<u>✓</u>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	—	—	—	<u>✓</u>
c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	—	—	—	<u>✓</u>
d) Result in inadequate emergency access ?	—	—	—	<u>✓</u>

Transportation & Traffic – Discussion

a-d) *No Impact.* The proposed project involves the demolition of a residential building and three ancillary buildings. The removal of the buildings would not create additional vehicle trips, or result in changes to vehicle circulation patterns, emergency access, and transit facilities. The demolition of the buildings would not cause 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 Incorporated	Less Than Significant Impact	No Impact
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XVIII. 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:

_____	_____	_____	_____✓
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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.

_____	_____	_____	_____✓
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Tribal Cultural Resources – Discussion

a) *No Impact.* The subject site was initially developed for citrus cultivation with a single-family dwelling and accessory structures. The site later served as the headquarters for the National Field Archery Association. The four extant buildings on the property are proposed for demolition. No subsurface activities will occur as a result of the demolition of the four buildings on-site, beyond the removal of slabs and foundations. Grading of the site is not proposed in the scope of this demolition.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. UTILITIES & SERVICE SYSTEMS.				
Would the project:				
a) Require or result in the relocation or construction of new or expanded water or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	—	—	—	<u>✓</u>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	—	—	—	<u>✓</u>
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project's projected demand in addition to the provider's existing commitments?	—	—	—	<u>✓</u>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	—	—	—	<u>✓</u>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	—	—	—	<u>✓</u>

Utilities & Service Systems – Discussion

- a, c) *No Impact.* The proposed project involves the demolition of a residential building and three ancillary buildings and would not generate any wastewater or result in the construction of new water or wastewater facilities. In addition, the project would 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. Any future development of the property, which is not included in the scope of this demolition project, will be required to be reviewed to confirm that adequate capacity exists for the desired development. Future connection to sewer, as needed for any future development could be provided through the sewer line on Nevada Street.
- b) *No Impact.* The proposed project involves the demolition of a residential building and three ancillary buildings and would have no impact on the water usage of the property or on available water supplies. The proposed project will have sufficient water supplies available to serve the needs of the demolition process.

d,e) *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
XX. WILDFIRE.				
Would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	—	—	<u>✓</u>	—
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	—	—	<u>✓</u>	—
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	—	—	—	<u>✓</u>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	—	—	—	<u>✓</u>

Wildfire - Discussion

a, b) *Less Than Significant Impact.* According to the Redlands General Plan 2035, high fire risk areas in Redlands include San Timoteo and Live Oak Canyons in addition to Crafton Hills. Additionally, open spaces in the City are susceptible to destructive wildland fires, often exacerbated by dry weather and Santa Ana winds. The proposed project is not located in or near a State Responsibility Area nor on lands classified as very high fire hazard severity zones. The proposed project is located in the west end of Redlands, which contains warehouses, logistics, and distribution centers in addition to apartment complexes, where the risk for wildland fire is lower.

The project site is accessed via existing driveways and roads, and there are no components of the project that would conflict with, or impair the adopted City of Redlands’ Emergency Plan and Hazard Mitigation Plan, the emergency access requirements of the California Fire Code, or other adopted emergency response plan or emergency evaluation plan. The use of gasoline-powered equipment would be used in accordance with all existing Building Code and Fire Code regulations intended to reduce fire risk (such

as the use of spark arresters, for example). Therefore, this impact would be less than significant.

- c, d) *No Impact.* The project would not require the installation or maintenance of infrastructure such as roads, fuel breaks, emergency water sources, power lines or other utilities that would exacerbate fire risk. In addition, the project would not include earthwork in a sloped, undeveloped area or other components that could result in downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes. No impact would occur.

Issues:

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.

- 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?

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

Mandatory Findings of Significance – Discussion

- a) *Potentially Significant Impact.* Based on the analysis of topics addressed in this initial study, the proposed project would have the potential to eliminate important examples of historical resources—specifically, two adobe buildings--that were constructed during the first half of the twentieth century, the last major period in California history associated with a construction method based on the use of adobe bricks. While mitigation in the form of a Historic American Building Survey recordation would be applied, the measure would not ultimately reduce the impact to a less than significant level, and the impact from demolition would remain significant.
- b) *Potentially Significant Impact.* Based on the analysis of topics addressed in this initial study, the proposed project—when viewed in connection with the effects of past, current, and future projects--would have the potential to have a cumulatively considerable impact on historical resources. Since the project requires the demolition of two adobe buildings considered to be historical resources, their physical destruction would further reduce the relatively small number of extant adobe buildings throughout the region and more broadly in California.
- c) *No Impact.* Based on the analysis of topics addressed in this initial study, the proposed

project would not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

REFERENCES

- Redlands General Plan
- City of Redlands Municipal Code
- National Environmental Title Research, LLC (NETR) electronic database
- Redlands City Directories
- San Bernardino County Assessor electronic database
- University of California, Santa Barbara Map & Imagery Lab electronic database
- Historicaerials.com
- California Environmental Quality Act Guidelines

RESOLUTION NO. 2022-14

A RESOLUTION OF THE HISTORIC AND SCENIC PRESERVATION COMMISSION OF THE CITY OF REDLANDS APPROVING DEMOLITION PERMIT NO. 369 TO DEMOLISH: AN APPROXIMATELY 2,068 SQUARE FOOT SINGLE FAMILY ADOBE DWELLING; A 600 SQUARE FOOT ADOBE ANCILLARY BUILDING; A 1,557 SQUARE FOOT BARN; AND A 70 SQUARE FOOT SHED. THE SUBJECT PROPERTY IS LOCATED AT 10941 NEVADA STREET IN THE COMMERCIAL INDUSTRIAL (EV/IC) DISTRICT OF THE EAST VALLEY CORRIDOR SPECIFIC PLAN.

WHEREAS, Brendon Carroll, representing Monte, LLC, has submitted an application for Demolition No. 369 to demolish an approximately 2,068 square-foot single family adobe dwelling, a 600 square-foot adobe ancillary building, a 1,557 square-foot barn, and a 70 square-foot storage shed, all over 50 years of age, located at 10941 Nevada Street within the Commercial Industrial District (EV/IC) of the East Valley Corridor Specific Plan (APN: 0292-165-16-0000); and

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

WHEREAS, on August 4, 2022, 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, Title 14 of the California Code of Regulations (CCR) Section 15301(L)(1) and (L)(4) (Existing Facilities) provides for an exemption from the provisions of the California Environmental Quality Act (CEQA) for the demolition and removal of certain types of small structures (including single-family residences and accessory structures), this exemption does not apply to a project which may cause a substantial adverse change in the significance of a historical resource per 14 CCR Section 15300.2(f).; and

WHEREAS, following the public hearing for Demolition No. 369, the Historic and Scenic Preservation Commission determined that the removal of the structures would not result in a substantial adverse change in of a historic resource when coupled with the Project Design Features and are exempt from the preparation of a negative declaration or environmental impact report under 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 project is exempt from the California Environmental Quality Act per Section 15301(l)(1), and there is no substantial evidence of any potentially significant impacts. Project Design Features shall be incorporated into project implementation to reduce and avoid potentially significant impacts. Project Design Features applied to project implementation are:

- a. Historic American Buildings Survey (HABS). Documentation of the c. 1925 adobe building and the c. 1946 adobe residence shall be prepared by a qualified contractor in accordance with the Secretary of the Interior's Standards and Guidelines for Architectural

and Engineering Documentation: HABS/HAER Standards (68 Fed. Reg. 43,159-162). The documentation shall meet the "Level II" requirement for content, consisting of measured drawings, large format photographs, and written data that document the significance of the two adobe buildings on the subject property.

- b. Measured Drawings. Selected existing drawings (including plans, elevations, and selected details), if available, shall be reproduced photographically in accordance with the HABS photographic specifications.
- c. Photographs. Large format photography (4" x 5" negative size) showing the adobe buildings in context, as well as details of their architectural features shall be produced and processed for archival permanence in accordance with the HABS photographic specifications.
- d. Written Data. Written history and description for Documentation Level II shall be based on the California Register evaluation prepared as part of this staff report.
- e. Copies. Archival copies of the documentation shall be submitted to the City of Redlands and the State of California Library.
- f. A physical interpretive display available for public viewing containing salvaged samples of the adobe bricks from the c. 1925 building and the c. 1946 residence.
- g. A web page containing photos and interpretive text explaining the historical and architectural significance of the adobe buildings.

Section 2. Demolition No. 369 and its associated Project Design Features is hereby approved subject to the conditions of approval contained in Exhibit A attached to this Resolution.

Section 3. This Resolution shall become effective upon adoption, and will be subject to a ten day appeal period.

ADOPTED, SIGNED AND APPROVED this 4th day of August, 2022.

Kurt Heidelberg, Chair
Historic & Scenic Preservation Commission

ATTEST:

Linda McCasland, Secretary

I, Linda McCasland, Secretary to the Historic and Scenic Preservation Commission of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the Historic and Scenic Preservation Commission at a regular meeting thereof held on the 4th day of August, 2022.

AYES:

NOES:

ABSENT:

ABSTAINED:

Linda McCasland, Secretary
Historic and Scenic Preservation
Commission

EXHIBIT A
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

CONDITIONS OF APPROVAL
DEMOLITION PERMIT NO. 369

1. This approval is to demolish an approximately 2,068 square-foot single family adobe dwelling, a 600 square-foot adobe ancillary building, a 1,557 square-foot barn, and a 70 square-foot storage shed located at 10941 Nevada Street (APN: 0292-165-16-0000).
2. Prior to demolition, a building permit shall be obtained from the Development Services Department.
3. The issuance of any permits shall comply with all provisions of the Redlands Municipal Code, including Section 15.44 that regulates the demolition of structures.
4. Unless demolition has commenced pursuant to a building permit, this application shall expire in eighteen (18) months from the approval date.
5. 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.
6. 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.
7. Prior to the issuance of any permits the applicant shall submit the completed HABS report and digital photos of the structure and its surroundings to the Development Services Department and the Heritage Room of the A. K. Smiley Library. The photos shall utilize the cardinal directions to indicate the appropriate elevation.

8. The project applicant/proponent shall incorporate the following Project Design Features to avoid or reduce any potentially significant adverse changes in the significance of a historical resource:
 - a. Historic American Building Survey (HABS) recordation Level II, which includes large format photography, measured drawings, and written data; and
 - b. A physical interpretive display containing salvaged samples of the adobe bricks from the buildings proposed for demolition. The display could be placed at a local museum, historical society, library, or the Redlands City Hall; and/or
 - c. A web page containing photos and interpretive text explaining the historical and architectural significance of the adobe buildings. The City may want to consider hosting the web page on its website, perhaps on the home page of the Historic Preservation Program. The web page could also be linked to the physical interpretive display through an OCR code.

9. The project shall follow the Secretary of the Interior's "Standards for the Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings"; or the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (1995), Weeks and Grimmer, and any potentially significant impacts shall be considered avoided or reduced to a level that is less than significant on the historical resource.