

REQUEST FOR HISTORIC AND SCENIC PRESERVATION COMMISSION ACTION

V.-A. DIVY HOSPITALITY, INC., APPLICANT

(PROJECT PLANNER: JOCELYN TORRES, ASSOCIATE PLANNER)

PUBLIC HEARING to consider **Demolition No. 366** to demolish an approximately 692 square foot single family residence over 50 years of age located at 719 N. Eureka Street within the C-4, Highway Commercial District (APN: 0169-155-05-0000). This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(l)(Existing Facilities) of the CEQA Guidelines.

HISTORIC AND SCENIC PRESERVATION MEETING: May 5, 2022

Planner: Jocelyn Torres, Associate Planner

Reviewed by: Brian Foote, City Planner/Planning Manager

PROCEDURE FOR PUBLIC HEARING

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

SYNOPSIS

1. Historic Designation: The structure is not designated as a historic resource, nor is it located within a historic district, negative by the City of Redlands, the State of California, or the United States Government.
2. Existing Land Use: Zoning: C-4, Highway Commercial District
General Plan: Commercial
3. Historic and Scenic Preservation Commission submittal dates:
 - (A) Submittal Dates: January 4, 2022
 - (B) Date Deemed Complete: January 20, 2022
 - (C) Historic and Scenic Preservation Commission Meeting: May 5, 2022

4. Attachments:

- (A) Location Map & Aerial Photograph
- (B) Site Photographs
- (C) Preliminary Environmental Checklist
- (D) Resolution No. 2022-10 with Exhibit A (Conditions of Approval)

PROPOSAL

The applicant, DIVY Hospitality Inc., has submitted an application to demolish an existing 692 square foot single-family residence located at 719 N. Eureka Street within the C-4, Highway Commercial zoning district (APN: 0169-155-05-0000). The existing single family residence is over 50 years of age. The applicant proposes to construct a hotel for Tru Hotel by Hilton with 90 guestrooms and a total of 40,415 square feet, four stories in height (50'9" to top of parapet) and related site improvements including parking lot, landscaping, and lighting on two parcels that will be merged into one totaling 1.52 acres. The proposed project will be developed on a parcel that is currently vacant located on the south side of W. Colton Avenue and at Columbia Street (APN: 0169-142-07-0000), including the adjacent parcel at 719 N. Eureka Street (APN: 0169-155-05-0000) which contains the single-family residence.

BACKGROUND

On February 3, 2022, the Historic and Scenic Preservation Commission reviewed the project as an informational item. On April 12, 2022, the Planning Commission approved Commission Review and Approval No. 931 and Lot Line Adjustment No. 665 for the construction of a 40,415 square foot hotel. To construct the proposed project, the applicant will need to demolish the existing structures which includes a 692 square foot single family residence over 50 years of age and a 135 square foot detached shed that is less than 50 years of age. The applicant proposes to merge both parcels and demolish the dwelling located at 719 N. Eureka St. for the construction of a parking lot and a secondary access driveway with related on-site improvements.

SUMMARY

The building permit record for this property does not indicate the year built for the single-family residence or for the accessory structure, a detached shed. The San Bernardino County Assessor Office indicates that that the residence was constructed in 1927. Historic aerials confirms the placement of the dwelling in the 1938 aerial image and the City's Directories begins to list the individuals that were associated to the subject property in 1927. The single-family residence is the only structure on the property that is at least 50 years of age. The subject property also contains a detached corrugated metal shed that is located at the rear of the property. The exact year that the shed was constructed is unknown; however, aerial images begins to shows the placement of the shed in the 2011

aerial image. Based on aerial images the shed was constructed sometime between 2007 and 2011 and is less than 50 years of age.

The 628 square foot single-family residence exhibits modest elements of Craftsman style architecture with horizontal wood siding, overhanging eaves and rafter tails, a gabled pitch roof, a covered front porch with tapered columns, and a white trim along all exterior windows and doors. The utilitarian detached shed is located at the rear of the property and has a corrugated metal finish, typical of modern pre-fabricated storage sheds available at commercial home improvement stores. When this property was developed, historic aerial images indicates that this property was surrounded by residential uses to the north, east, and south, and citrus groves to the west. Since its construction, the Interstate-10 freeway was constructed, to the south, in the 1960s. The surrounding properties have now transitioned to commercial related uses consistent with the C-4, Highway Commercial zoning district and there are sporadic non-conforming single-family residential dwellings to the north of the subject property and throughout the vicinity.

ENVIRONMENTAL REVIEW

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

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

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

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

ANALYSIS

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

Local Criteria for Significance

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

Response: The building permit records for this property do not indicate the year the house was originally constructed. The San Bernardino County Assessor Office indicates that the dwelling was constructed in 1927. Historic aerial images shows the presence of the single-family residence in the 1938 aerial image. The building permits that are on file for the subject property include the following:

Permit Type	Year Issued	Work Proposed
Electrical Permit	May 20, 1959	Temporary Pole
Plumbing Permit	N/A	Dated: August 20, 1959 with no year issued date.
Building Permit	April 3, 1961	Concrete floor, rock roof
Plumbing Permit	April 3, 1961	Plumbing
Electrical Permit	April 3, 1961	Electrical
Roofing Permit	October 21, 1974	Shake Roof built-up rock

Based on historic aerial images and building permit records associated to the subject property the dwelling is at least 50 years of age. Staff also conducted research at the A.K. Smiley Library Heritage Room and through newspaper.com. The newspaper search and research conducted at the A.K. Smiley Library Heritage Room revealed that the individuals that were associated to the subject property were primarily orange grower/ranchers, a student, a city employee, or retired. Section 2.62.170.C (below) has more information regarding the individuals that are associated to the subject property. Overall, there is no significant evidence that this structure makes a significant contribution to the development, heritage or cultural characteristics of the City, State, or County.

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

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

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

Response: Staff conducted research at the A.K. Smiley Library Heritage Room and through newspaper.com. The table (shown below) lists the residents associated to the subject property based on the information obtained from the City Directories located at the A.K. Smiley Library’s Heritage Room. The following names were associated with 719 N. Eureka St. (listed as 719 1st Street prior to 1958) in the Redlands city directories.

Directory Year	Name(s)	Occupation	Additional Information
1927	Clayton W. Tucker (owner)	Orange Grower/rancher	Was living at “ns W. Pioneer Ave. 2 E. of Tennessee”
1929	Clayton W. Tucker	Orange Grower/rancher	Owned both this house and his other residence at “ns W. Pioneer Ave. 2 E. of Tennessee” at this time
	Margaret Tucker	Widow P P	Margaret Tucker, possibly a relative of Clayton W. Tucker

HISTORIC AND SCENIC PRESERVATION COMMISSION
 DEMOLITION NO. 366
 MAY 5, 2022

1931	Clayton W. Tucker	Orange Grower/rancher	N/A
1933	Clayton W. Tucker	Orange Grower/rancher	N/A
1936	Clayton W. Tucker	Orange Grower/rancher	N/A
1939	Clayton W. Tucker	Orange Grower/rancher	N/A
1941	Clayton W. Tucker	Orange Grower/rancher	N/A
1947	Neute J. Gibson	City employee	N/A
1947	Zelma Gibson & Don Gibson	Student	N/A
1950	Neute J. Gibson	City employee	N/A
1950	Zelma Gibson	Occupation not listed.	N/A
1952	Neute J. Gibson	City employee	Clarifies that Neute J. Gibson's city employee position is for the "city street department".
1952	Zelma Gibson & Don Gibson	Work	N/A
1954	Neute J. Gibson	City employee	N/A
1954	Zelma Gibson	Occupation not listed.	N/A
1958	Newton J. Gibson	Retired	Names changes from Neute to Newton Newton/Neute occupation changes to "retired"
1958	Zelma Gibson	Occupation not listed.	N/A
1961	Newton J. Gibson	Retired	N/A
1961	Zelma Gibson	Occupation not listed.	N/A
1965	Mrs. Zelma Gibson	Occupation not listed.	Listed as only one living in the household at this time.
1967	Mrs. Pearl M. Vincent	Retired	Listed as the only

			one listed as living in the household at this time
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A newspaper from the Redlands Daily Facts dated February 8, 1966 indicated that there was a fire associated with the property that damaged the inside of the dwelling and that Mrs. Zelma Gibson was examining the few personal items that were recovered from the residence. The newspaper article also indicated that the fire was possibly started by a burglar who broke into the subject property while Mrs. Gibson and her sister Mrs. Pearl Vincent were not home. The individuals that were associated to the subject property had working class occupations and are not known to have significantly contributed to the culture, history or development of the city.

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

Response: The single family residential dwelling has a Craftsman architectural style and is approximately 692 square feet in size. The dwelling contains a covered front porch, a low-pitched gabled roof, overhanging eaves with exposed rafter tails, and horizontal siding at the exterior of the residence. There is an existing detached shed that is located at the rear of the main residence. The detached shed has a corrugated metal finish and is approximately 135 square feet in size. The dwelling has a simple design and its Craftsman elements are modest and understated. The metal shed is a modernly available pre-fabricated structure on a concrete slab, and is utilitarian in design and function. These structures are not one of the few remaining examples in the City possessing distinguishing characteristics of this architectural type or specimen.

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

Response: A local and regional newspaper records database search was conducted for the subject site. The city's building permits do not have information regarding the specific year the dwelling or the shed were constructed and there is no indication of the builder and/or architects name in the building permit.

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

Response: As discussed under Section 2.62.170(D) above, the dwelling and the shed do not embody elements of architectural design, detail, materials, or craftsmanship that represent a significant architectural innovation. While the dwelling utilizes elements from Craftsman style architecture, they are simple and modest in design and the dwelling does not have unique features that distinguish this property from other Craftsman style homes.

The shed that is located at the rear of the property is a pre-fabricated corrugated metal shed that was placed on the property sometime between 2007 and 2011 based on aerial images and is less than 50 years of age.

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

Response: The property is located at 719 N. Eureka Street which is on the west side of Eureka Street and approximately 150 feet south from W. Colton Avenue. At the time the dwelling was constructed the subject property was surrounded with orange groves to the west; single-family residences to the north; single-family residences, vacant parcels, and orange groves to the east; and single-family residences and vacant parcels to the south. Historic aerial images shows that the Interstate 10-freeway was constructed in the 1960s. The surrounding characteristics of the neighborhood has changed over the years as the surrounding properties are now zoned for commercial related uses. The surrounding parcels to the north include non-conforming single-family residences, commercial related uses to the east, to the south is Caltrans right-of-way and the Interstate 10 freeway, and a commercial shopping center (across from the Interstate 10 freeway), and to the west is a vacant parcel. The property is not located within a unique location and the structure is not a familiar visual feature of the neighborhood, community, or city. The surrounding properties are as follows:

	General Plan	Zoning	Land Use
North:	Commercial	C-4 (Highway Commercial)	Non-conforming single-family residences
South:	Commercial	Specific Plan 45 Town Center	Shopping Center
West:	Commercial	C-4 (Highway Commercial)	Vacant Lot
East:	Commercial	C-4 (Highway Commercial)	Commercial businesses

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

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

Response: The residence incorporates horizontal wood siding, overhanging eaves with exposed rafter tails, a gabled pitch roof, a white trim along all exterior windows and doors, tapered columns, as well as other features. These features are generally modest and simple in design and would not represent a unique design or detailing specific to this

home. The detached shed is a pre-fabricated storage structure that consists of corrugated metal. The architectural features that are incorporated into the dwelling and the shed are common features and are not unique to the overall design of the subject property.

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

Response: The architectural characteristics of the residence do not embody distinctive features that represent a particularly good example of a period or style. The dwelling incorporates simplistic features such as the exterior finishes and window trims, representative of the Craftsman style, however the dwelling would not represent one of the best examples of this period or style because of its modest, simple appearance. The city has a wide variety of Craftsman style homes that illustrate better examples of the period or style. The City's Historic Context Statement indicates that the bar of significance would be significantly higher for styles that are more common throughout the City; therefore, the structure which has limited unique architectural features would not be considered a particular good example or one of the best examples of this style within Redlands.

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

Response: The dwelling or the shed do not contribute in any way to a group of historic or scenic properties within the City. The existing landscaping onsite consists of dry vegetation, shrubs and trees. No light standards, curbing or signs that could be considered significant are present on site.

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

Response: Refer to the response under 2.62.170(J) above. The site is not located within any historic district.

CEQA Criteria for Significance

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

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

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

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

Please refer to the response provided under Section 2.62.170.C, above. The existing single-family residence is not associated with the lives of persons important in our past.

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

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

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

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

Conclusion of Analysis

Based on the listed criteria and their associated responses, staff has determined the existing single-family residence is not considered historically significant.

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

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

STAFF RECOMMENDATION

Staff recommends that the Historic and Scenic Preservation Commission approve Demolition No. 366 based on the facts presented in this staff report and subject to the recommended Conditions of Approval.

MOTIONS

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

“I move that the Historic and Scenic Preservation Commission adopt Resolution No. 2022-10, to determine that Demolition Permit No. 366 is exempt from environmental review under the California Environmental Quality Act (CEQA) Section 15301 (Existing Facilities) of the CEQA Guidelines, and approve Demolition Permit No. 366 based on the facts within this staff report and subject to the Conditions of Approval.”

ATTACHMENT "A"

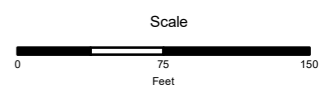
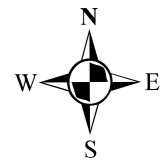
Aerial Photographs

Location Map



Project Site

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



January 20, 2022

OneStop.mxd

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W COLTON AVE

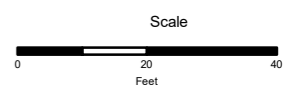
Aerial

Project Site



NEUREKA ST

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January 20, 2022

OneStop.mxd

ATTACHMENT "B"

Site Photographs



Front Elevation facing Eureka St. (East)



Front Porch facing Eureka St.



Side (North) Elevation



Side (South) Elevation



Rear (West) Elevation



Rear Yard



Detached Shed located at rear



Detached Shed located at rear of the residence

ATTACHMENT "C"

Preliminary Environmental Checklist

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

ENVIRONMENTAL CHECKLIST FORM

1. Project Title: Demolition No. 366
2. Lead Agency Name and Address:
City of Redlands
Development Services Department
35 Cajon Street, Suite 20
Redlands, CA 92373
Mailing Address:
City of Redlands
Development Services Dept. – Planning
P.O. Box 3005
Redlands, CA 92373
3. Contact Person & Telephone: Jocelyn Torres, Associate Planner, (909) 798-7555, Ext. 1797
4. Project Location: 719 N. Eureka Street, Redlands, CA (Assessor Parcel Number: 0169-155-05-0000)
5. Project Sponsor's Name and Address:
DIVY Hospitality Inc.
6745 N. Glasner Lane
West Hills, CA 91307
6. General Plan Designation: Commercial
7. Zoning Designation: C-4 (Highway Commercial) District
8. Description of Project: The applicant, DIVY Hospitality Inc., proposes to demolish an approximately 692 square foot single family over 50 years of age located at 719 N. Eureka Street within the C-4 (Highway Commercial) District (APN: 0169-155-05-0000).
9. Existing On-site Land Use and Setting: The property is located at 719 N. Eureka Street. The subject property has a single-family residential dwelling and a detached shed. The existing detached shed is located at the rear of the property. The surrounding properties are as follows:

	General Plan	Zoning	Land Use
North:	Commercial	C-4 (Highway Commercial)	Non-conforming single-family residences
South:	Commercial	Specific Plan 45 Town Center	Shopping Center
West:	Commercial	C-4 (Highway Commercial)	Vacant Lot
East:	Commercial	C-4 (Highway Commercial)	Commercial businesses

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

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement): None
11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so,

has consultation begun?

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

ENVIRONMENTAL DETERMINATION:

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

Jocelyn Torres

Jocelyn Torres, Associate Planner
City of Redlands
April 25, 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) Substantially degrade the existing visual character or quality of the site and its surroundings?	—	—	—	<u>✓</u>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	—	—	—	<u>✓</u>

Aesthetics – Discussion

- a) *No Impact.* The proposed project will not have an adverse effect on a scenic vista or scenic highway. The proposed project is the demolition of a single-family residential dwelling and a detached shed which are not located within a scenic vista or along a scenic highway.
- b) *No Impact.* The proposed project will not damage scenic resources, including trees, rock outcroppings, or historic buildings within a state scenic highway. The property is not located along a state scenic highway and the building itself is not historic. The property primarily consists of grass, shrubs and vegetation, and there is no known rock outcropping on-site.
- c) *No Impact.* The proposed project will not degrade the existing visual character or affect the quality of the site and its surroundings. The demolition of the dwelling would not create a change in the appearance of the surroundings. Overall, the demolition of the dwelling and the detached shed will not substantially degrade the existing visual character of the area.
- d) *No Impact.* The proposed project will not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area. Any proposed lighting will be shielded and no light or glare shall impact the surrounding properties. A lighting plan will be submitted into plan check for any proposed lighting.

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

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?	---	---	---	<u>✓</u>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract.	---	---	---	<u>✓</u>
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)?	---	---	---	<u>✓</u>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	---	---	---	<u>✓</u>
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?	---	---	---	<u>✓</u>

Agriculture & Forest Resources – Discussion

- a) *No Impact.* The project includes the demolition of a 692 square foot single-family residence and a 135 square foot detached shed and the proposed construction of a hotel with 90 guestrooms. The property does not include any Prime Farmland; therefore the demolition will not convert Prime Farmland or Unique Farmland of Statewide Importance to a non-agricultural use.
- b) *No Impact.* The demolition will not conflict with existing zoning for agricultural use, or a Williamson Act contract. The property is within the C-4 (Highway Commercial) District. The demolition does not include any proposal to change the zoning district nor is the property under the Williamson Act contract.
- c) *No Impact.* This demolition is located in an area that is zoned for commercial development, as allowed by the underlying zoning district. The property does not contain any forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production. As such, removal of the structures on the property will not create an impact on forest land or timberland.
- d) *No Impact.* The demolition will not result in the loss of forest land or conversion of forest land to non-forest use, as the property does not contain any forest land or propose the conversion of any forest land to non-forest use.
- e) *No Impact.* This demolition is located in an area that is primarily surrounded by development. To the north of the project site there is a commercial retail building and an eating establishment, to the east there are nonconforming single-family residences and commercial businesses, to the south is the Interstate 10 freeway and commercial business, and to the west there are nonconforming single-family residences and an auto repair shop. There are currently no agriculture uses that exist onsite. The site contains a single-family residence and a detached shed. Therefore, no impacts will occur related to agriculture or forest resources.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | — | — | — | <u>✓</u> |

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	—	—	—	<u>✓</u>
d) Expose sensitive receptors to substantial pollutant concentrations?	—	—	—	<u>✓</u>
e) Create objectionable odors affecting a substantial number of people?	—	—	—	<u>✓</u>

Air Quality – Discussion

- a) *No Impact.* The proposed project will not conflict with or obstruct implementation of the applicable air quality plan. Additionally, the demolition process shall comply with Chapter 15.44 of the Redlands Municipal Code which regulates the demolition of structures.
- b) *No Impact.* The proposed project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.
- c) *No Impact.* The proposed project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.
- d) *No Impact.* The proposed project will not expose sensitive receptors to substantial pollutant concentrations. Additionally, the demolition process shall comply with Chapter 15.44 of the Redlands Municipal Code which regulates the demolition of structures.
- e) *No Impact.* The proposed project will not create objectionable odors affecting a substantial number of people. Additionally, the demolition process shall comply with Chapter 15.44 of the Redlands Municipal Code which regulates the demolition of structures.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES.

Would the project:

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

Biological Resources – Discussion

- a) *No Impact.* The property is located within an urbanized area and the project scope includes the demolition of the existing structures onsite and the construction of a 90 guest room hotel totaling 40,415 square feet of floor area on two parcels that will be merged into one. This demolition will not have a substantial adverse effect, either directly or through habitat modifications. All work completed will be required to adhere to all local, State, and Federal laws.
- b) *No Impact.* There are no riparian habitats or other sensitive natural communities within the project area and no disturbance beyond the limits of the subject property is proposed.
- c) *No Impact.* The proposed project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited

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

- d) *No Impact.* The project includes the demolition of an existing single-family residential dwelling and detached shed that have 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. There are currently no trees present on the property. Any removal of the trees is required to be done in compliance with all local, State, and Federal laws.
- f) *No Impact.* The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation 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?	—	—	—	<u>✓</u>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	—	—	—	<u>✓</u>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	—	—	—	<u>✓</u>
d) Disturb any human remains, including those interred outside of formal cemeteries?	—	—	—	<u>✓</u>

Cultural Resources – Discussion

a) *No Impact.* The historical significance of the project has been reviewed pursuant to the findings of Public Resources Code Section 5024.1, Title 14 CCR, Section 4852) which are as follow.

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

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

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

Based on the research of public records conducted by staff and through local and regional

newspaper database searches, staff was not able to identify any important persons associated with this building. The newspaper research revealed no significant information related to the building or tenants that occupied the building. Staff has determined that the individuals associated with the dwelling are not associated with significant individuals from the past.

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

The existing single-family residential dwelling exhibits modest elements of Craftsman style architecture with horizontal wood siding, overhanging eaves and rafter tails, a gabled pitch roof, a covered front porch with tapered columns, and a white trim along all exterior windows and doors. The detached shed is utilitarian and has a corrugated metal finish. Both the residence and the detached shed have a simplistic design and do not represent the work of an important creative individual or possess high artistic values or have distinctive characteristics.

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

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

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

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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VI. GEOLOGY & SOILS.

Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:
 - i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology, Special Publication 42.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
ii) Strong seismic ground shaking?	—	—	—	<u>✓</u>
iii) Seismic-related ground failure, including liquefaction?	—	—	—	<u>✓</u>
iv) Landslides?	—	—	—	<u>✓</u>
b) Result in substantial soil erosion or the loss of topsoil?	—	—	—	<u>✓</u>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	—	—	—	<u>✓</u>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	—	—	—	<u>✓</u>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	—	—	—	<u>✓</u>

Geology & Soils – Discussion

- a) *No Impact.* The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault; Strong seismic ground shaking; Seismic-related ground failure, including liquefaction; and, landslides.
- b) *No Impact.* Disturbance within the project site will be limited to the immediate location surrounding the project and the site is not being cleared or graded as a result of this project. The proposed project will not result in substantial soil erosion or the loss of topsoil.
- d) *No Impact.* Adoption of the proposed project is not located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.
- e) *No Impact.* The proposed project does not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water. In addition, the scope of the project involves demolishing the structure on-site, and does not include the need for septic tanks.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. 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
VIII. 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>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	—	—	—	<u>✓</u>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	—	—	—	<u>✓</u>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	—	—	—	<u>✓</u>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	—	—	—	<u>✓</u>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	—	—	—	<u>✓</u>

Hazards & Hazardous Materials – Discussion

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

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

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HYDROLOGY & WATER QUALITY.				
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	—	—	—	<u>✓</u>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	—	—	—	<u>✓</u>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	—	—	—	<u>✓</u>

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	—	—	—	<u>✓</u>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	—	—	—	<u>✓</u>
f) Otherwise substantially degrade water quality?	—	—	—	<u>✓</u>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	—	—	—	<u>✓</u>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	—	—	—	<u>✓</u>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	—	—	—	<u>✓</u>
j) Inundation by seiche, tsunami, or mudflow?	—	—	—	<u>✓</u>

Hydrology & Water Quality – Discussion

- a) *No Impact.* The proposed project is the demolition of an existing single family residence and a detached shed. 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 consists of demolishing a single-family residential dwelling and a detached shed, and is not expected to utilize groundwater supplies. The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.
- c) *No Impact.* The project is the demolition of a residential dwelling and a detached shed. The proposed project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or offsite.
- d-f) *No Impact.* The proposed project is a demolition and will remove impervious surface area from the site. This should result in a reduction in the amount of runoff from the site. The proposed project will not create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional

sources of polluted runoff.

- g) *No Impact.* The proposed project is the demolition of a residential dwelling and a detached garage 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. The proposed project will not place within a 100-year flood hazard area structures that would impede or redirect flood flows.
- h) *No Impact.* The proposed project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.
- i-j) *No Impact.* The project is not located in an area subject to seiche, tsunami, or mudflow. No impact will occur.

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

Land Use & Planning – Discussion

- a) *No Impact.* The proposed project will remove an existing structure from the site but will not change the property boundaries or zoning and will not create any new division.
- b) *No Impact.* The proposed project will not conflict with the zoning ordinance or general plan or other applicable land use plan as it only consists of the demolition and removal of a small structure.
- c) *No Impact.* The proposed demolition of a single family residence and detached shed does not conflict with any conservation or natural community plan as it is located in an urban area.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. 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) *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.
- b) *No Impact.* The removal of the structures will not result in the loss of availability of a locally important mineral source as delineated on a local general plan, or specific plan.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. NOISE. Would the project:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	—	—	—	<u>✓</u>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	—	—	—	<u>✓</u>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	—	—	—	<u>✓</u>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	—	—	—	<u>✓</u>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	—	—	—	<u>✓</u>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	—	—	—	<u>✓</u>

Noise – Discussion

- a) *No Impact.* The proposed project will not result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. The proposed project will not result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels.
- b) *No Impact.* The proposed project will not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. Project will be required to comply with the City’s Noise Ordinance.
- c) *No Impact.* The project is located approximately four miles southwest of the Redlands Municipal Airport. The proposed project is a demolition of a residential dwelling and a detached shed. This demolition would not expose people residing or working in the project area to excessive noise levels within the vicinity of an airport.
- d) *No Impact.* The proposed project is not within the vicinity of a private airstrip. The proposed project is the demolition of a small residential structure. This demolition would not expose people residing or working in the project area to excessive noise levels.

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

Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?
- | | | | |
|---|---|---|----------|
| — | — | — | <u>✓</u> |
|---|---|---|----------|

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	—	—	—	<u>✓</u>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	—	—	—	<u>✓</u>

Population & Housing – Discussion

- a) *No Impact.* The proposed project is the demolition of a residential structure. No extension of infrastructure is proposed by this project and no population growth is anticipated.
- b) *No Impact.* The proposed project is the demolition of a residential structure. The demolition would not result in the displacement of existing housing.
- c) *No Impact.* The proposed project will not result in the displacement of a substantial number of people that would require the construction of a replacement housing as it is currently a vacant single family dwelling.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIV. 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?	—	—	—	<u>✓</u>
ii) Police protection?	—	—	—	<u>✓</u>
iii) Schools?	—	—	—	<u>✓</u>
iv) Parks?	—	—	—	<u>✓</u>
v) Other public facilities?	—	—	—	<u>✓</u>

Public Services – Discussion

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

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVI. TRANSPORTATION & TRAFFIC.

Would the project:

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

Transportation & Traffic – Discussion

a-f) *No Impact.* The proposed project is the demolition of a residential structure. The removal of this structure would not create additional vehicle trips, or result in changes to vehicle circulation patterns, emergency access, and transit facilities. The demolition of the existing structures will not conflict with congestion on any major roads or highways or conflict with any applicable plan, ordinance or policy establishing measures of effectiveness for the performance of circulation systems.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVII. TRIBAL CULTURAL RESOURCES.

Would the project:

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

	—	—	—	<u>✓</u>
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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.

	—	—	—	<u>✓</u>
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Tribal Cultural Resources – Discussion

a) *No Impact.* The subject site was initially developed with a single-family residence and a detached shed, which are proposed for demolition. No subsurface activities will occur as a result of the demolition of the structures on-site, beyond the removal of slabs and foundations. Grading of the site is not proposed in the scope of this demolition.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVIII. UTILITIES & SERVICE SYSTEMS.

Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

	—	—	—	<u>✓</u>
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b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	—	—	—	<u>✓</u>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	—	—	—	<u>✓</u>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	—	—	—	<u>✓</u>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	—	—	—	<u>✓</u>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	—	—	—	<u>✓</u>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	—	—	—	<u>✓</u>

Utilities & Service Systems – Discussion

- a, b) *No Impact.* The proposed project is the demolition of a single family residential structure and will not generate any wastewater or result in the construction of new water or wastewater facilities.
- c) *No Impact.* The proposed project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- d) *No Impact.* The removal of the structure will decrease the water usage of the property. The demolition project will have no impact on water supplies available. The proposed project will have sufficient water supplies available to serve the needs of the demolition process.
- e) *No Impact.* The demolition project includes the removal of a single family dwelling. As such, the removal of the dwelling would not result in a need for additional capacity by the wastewater treatment provider (City of Redlands). Any future development of the property will be required to be reviewed to confirm that adequate capacity exists for the desired development. Future connection to sewer, as needed for any future development could be provided.

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

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. 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?	—	—	—	<u>✓</u>
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.)	—	—	—	<u>✓</u>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	—	—	—	<u>✓</u>

Mandatory Findings of Significance – Discussion

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

REFERENCES

- Redlands General Plan
- City of Redlands Municipal Code

- San Bernardino County Assessor Records
- California Environmental Quality Act Guidelines

ATTACHMENT "D"

Resolution No. 2022-10 with Exhibit A (Conditions of Approval)

RESOLUTION NO. 2022-10

A RESOLUTION OF THE HISTORIC AND SCENIC PRESERVATION COMMISSION OF THE CITY OF REDLANDS APPROVING DEMOLITION NO. 366, TO DEMOLISH AN APPROXIMATELY 692 SQUARE FOOT SINGLE-FAMILY RESIDENCE OVER 50 YEARS OF AGE, LOCATED AT 719 N. EUREKA STREET IN THE C-4, HIGHWAY COMMERCIAL DISTRICT (APN: 0169-155-05-0000).

WHEREAS, the applicant, DIVY Hospitality Inc., has submitted an application for Demolition No. 366 to demolish an approximately 692 square foot single family residence over 50 years of age, located at 719 N. Eureka Street within the C-4, Highway Commercial District (APN: 0169-155-05-0000).

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

WHEREAS, on May 5, 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, Public Resources Code Section 15301 (Existing Facilities) provides for exemption the California Environmental Quality Act, and the project qualifies for this exemption; and,

WHEREAS, following the public hearing for the Demolition, the Historic and Scenic Preservation Commission determined that the structure does not have historical significance and is exempt from the preparation of a negative declaration or environmental impact report 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) (Existing Facilities), and there is no substantial evidence of any potentially significant impacts.

Section 2. The proposed Demolition 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 5th day of May, 2022.

Kurt Heidelberg, Historic and Scenic
Preservation Commission Chair

ATTEST:

Alma Morales, Secretary

I, Alma Morales, Historic and Scenic Preservation Commission Secretary of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the Historic and Scenic Preservation Commission at a regular meeting thereof held on the 5th day of May, 2022.

AYES:

NOES:

ABSENT:

ABSTAINED:

Alma Morales, Historic and Scenic
Preservation Commission
Secretary

EXHIBIT A
CONDITIONS OF APPROVAL
DEMOLITION NO. 366

1. This approval is to demolish an approximately 692 square foot single family residence over 50 years of age located at 719 N. Eureka Street within the C-4, Highway Commercial District (APN: 0169-155-05-0000).
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 which 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.