

REQUEST FOR HISTORIC AND SCENIC PRESERVATION COMMISSION ACTION

V.X. **JEFFREY MARTIN ASHBAKER, APPLICANT** (PROJECT PLANNER: ROSEMARY MONTOYA)

PUBLIC HEARING to consider **Demolition No. 402** – A request to demolish an approximately 189 square-foot detached garage over 50 years of age located at 25 San Gorgonio Drive (APN: 0171-202-26-0000). This proposal may qualify for an exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15301(l)(4) (Existing Facilities) of the CEQA Guidelines.

HISTORIC AND SCENIC PRESERVATION MEETING: April 2, 2026

Planner: Rosemary Montoya, Assistant 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 main residence is not individually designated as a historic resource. However, Sanborn maps indicate that it was constructed in approximately 1922, making it over 50 years old.
2. Existing Land Use: Zoning: Multiple-Family Residential (R-2)
General Plan: Low Density Residential
3. Historic and Scenic Preservation Commission submittal dates:
 - A. Submittal Dates: February 18, 2026
 - B. Date Deemed Complete: March 12, 2026
 - C. Historic and Scenic Preservation Commission Meeting: April 2, 2026
4. Attachments:
 - A. Location Map & Aerial Photograph
 - B. Site Photographs
 - C. Preliminary Environmental Checklist

D. Resolution No. 2026-01

PROPOSAL

The applicant, Jeffrey Martin Ashbaker, proposes to demolish an approximately 189 square-foot detached garage located at 25 San Gorgonio Drive (APN: 0171-202-26-0000). The accessory structure is over 50 years of age and is located in the rear yard of the property. The applicant intends to remove the existing garage to allow for the future construction of an accessory dwelling unit (ADU) and garage, which would be subject to separate review and permitting.

BACKGROUND

Photographs provided by the applicant show that the detached accessory structure is approximately 189 square feet in size and has historically been used as a garage. San Bernardino County Assessor's Office records indicate that the primary residence on the property was constructed in 1922. The 1938 Sanborn Map depicts a detached accessory structure with the same building footprint labeled "A" for "Auto."

The City's directories begin listing individuals associated with the subject property in 1925. Based on Sanborn maps, historic aerial imagery, and City directories associated with the property, the accessory structure is at least 50 years of age.

SUMMARY

The 1938 Sanborn Map shows the presence of an accessory structure with the same building footprint as the existing garage. While staff was unable to locate the original building permits for the structure, available historical aerial imagery and Sanborn maps indicate that the structure has existed on the property for several decades and is over 50 years old.

ENVIRONMENTAL REVIEW

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 to be prepared for demolition permit applications involving structures over 50 years old. This preliminary checklist provides an environmental analysis of the project that confirms that, with the Commission's concurrence, the structure is not considered a "historic resource" or "eligible resource." Therefore, demolition of the structure would qualify for an exemption from further environmental review 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 consist of the following:

- It is associated with events which have made a significant contribution to California's history and cultural heritage.

- It is associated with the lives of persons important to our past.
- The architecture embodies distinctive characteristics of a type, period, region, or method of construction or possesses high artistic values.
- The potential to yield any information important to history or pre-history.

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

ANALYSIS

The subject property is not listed as a local historic resource and is not subject to the procedures in Section 2.24 of the Redlands Municipal Code. However, Section 15.44.070 requires the Historic and Scenic Preservation Commission to determine the historical significance of any structure over 50 years of age prior to its demolition.

Section 2.62.170 establishes the City's criteria for historic significance. Below, each City criteria is listed with justification as to why this structure is not historically significant.

A) Local Criteria for Significance

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

According to the San Bernardino County Assessor's Office, the main residence was constructed in 1922 and Sanborn maps from 1938 show the footprint of the detached accessory structure. The original building permits for the structure's construction were not found in the city's building permit history. However, the building permits on file for the property include the following:

PERMIT TYPE	YEAR ISSUED	WORK PROPOSED
Building Permit	March 7, 1934	Water Heater
Building Permit	January 22, 1941	Furnace
Building Permit	December 17, 1951	Plumbing
Building Permit	January 28, 1972	Fence
Building Permit	May 3, 2012	Reroof

Staff conducted additional research at the A.K. Smiley Library Heritage Room and through Newspapers.com to gather information on the individuals who have resided at 25 San Gorgonio Drive. Information on these individuals is provided under Section 2.62.170(C) below. However, there is no substantial 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.

Research conducted by staff through local and regional newspaper database searches, building records, and ownership history, determined that the land on which the building stands is not the site of any significant historic event. No information was found linking this structure to such events.

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

Staff conducted research at the A.K. Smiley Library Heritage Room and through Newspapers.com. City directories begin listing the subject property in 1925. The table below lists the residents associated with the primary dwelling based on information from the City Directories located in the A.K. Smiley Library Heritage Room.

DIRECTORY YEAR	NAME(S)	OCCUPATION
1925	James M. Donald	Clerk At Allen Wheaton
	Clara B. Donald	Occupation not listed
1927	James M. Donald	Gas Station Clerk
	Clara B. Donald	Occupation not listed
1929	James M. Donald	Co-owner of Donald & Gowland Superservice Station
	Clara B. Donald	Occupation not listed
1931	James M. Donald	Co-owner of Donald & Gowland Superservice Station
	Clara B. Donald	Occupation not listed
1933	James M. Donald	Occupation not listed
	Clara B. Donald	Occupation not listed
1936	James M. Donald	Salesman
	Clara B. Donald	Occupation not listed

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1939	James M. Donald	Cafe Owner
	Clara B. Donald	Occupation not listed
1941	Anna Brooks	Homemaker
1947	Anna Brooks	Homemaker
	Mary Leet	Homemaker
1950	Anna Brooks	Homemaker
	Mary Leet	Homemaker
1952	Arthur L. Shipherd	Co-owner of A&A Service Garage
	Velma Shipherd	Occupation not listed
1954	Tom V. Chloupek	Physician and Surgeon
	Rachael Chloupek	Occupation not listed
1958	Joseph A. Chezik	Retired
	Mary Chesik	Occupation not listed
	Harvey Chezik	Occupation not listed
1961	Joseph A. Chezik	Retired
	Mary Chesik	Occupation not listed
	Harvey Chezik	Occupation not listed
1965	Harvey Chezik	Gardener
1967	Harvey Chezik	Gardener
Beginning of San Bernardino County Assessor's Record		
1975	Richard L. Putnam	Occupation details not available
	Dorotha J. Putnam	
1991	Frederick L. Nichols	Occupation details not available
	Marcea H. Nichols	

The first recorded owner of the property at 25 San Gorgonio Drive, according to the A.K. Smiley Library Directories, was James Donald, who lived there from 1925 to 1939. His occupation was listed as a clerk for Allen Wheaton and subsequently the co-owner of Donald and Gowland Superservice Station, and later a cafe owner. No additional biographical or historical information about Mr. Donald was found in local newspapers or city records.

Subsequent residents of the property were primarily homemakers, business owners and retirees.

While these individuals contributed to the local economy, there is no evidence to suggest they played a significant role in shaping the social or cultural development of Redlands. Based on the available research, the residents of 25 San Gorgonio Drive did not make notable impacts on the city's history or growth, and the individuals mentioned above are associated with the main dwelling, not the accessory structure.

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.

The property is located easterly of San Gorgonio Drive, northerly of Brookside Avenue, and westerly of North Buena Vista Street. The primary residence appears to reflect Mediterranean Revival influences, characterized by smooth stucco wall surfaces, an arched entryway, and decorative plaster detailing typical of residential architecture constructed in Southern California during the early twentieth century.

The detached garage is significantly simpler in design and appears to have been constructed as a utilitarian accessory structure subordinate to the primary residence. The garage features a front-gabled roof with composition shingle roofing, stucco exterior walls, and wood side-sliding garage doors along the front elevation. A small square window is located on the rear elevation. While the structure may have been constructed during the same general period as the residence, it does not exhibit distinctive architectural characteristics or represent a notable example of a particular architectural style.

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.

A search through local and regional newspaper databases and the city's building permits found no record of the residence's exact construction year, designer, or builder. Given the structure's limited architectural features, it is unlikely to be the notable work of an architect or master builder who significantly influenced the city's development.

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

As discussed in Section 2.62.170(D), the detached garage does not embody architectural design elements, materials, or craftsmanship that represent a significant architectural innovation. The garage is a simple accessory structure that has historically been used for vehicular and general storage purposes. The structure consists of a front-gabled roof with composition shingle roofing

and stucco wall cladding, with wood side-sliding garage doors on the front elevation and a small square window on the rear elevation. These features are typical of modest detached garages constructed during the early twentieth century and do not represent notable design elements or distinctive craftsmanship.

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.

The subject structure is located in the rear yard, on the northwest corner of the property and is partially visible from the right-of-way. The 1938 Sanborn maps show that the property was originally surrounded by residential development. The property is not located in a unique setting, and the main dwelling onsite itself is not a familiar visual feature within the neighborhood, community, or city. The surrounding properties are as follows:

	GENERAL PLAN	ZONING	LAND USE
NORTH	Low Density Residential	Multiple-Family Residential (R-2) District	Single-family, Residential
SOUTH	Low Density Residential	Multiple-Family Residential (R-2) District	Single-family, Residential
WEST	Low Density Residential	Multiple-Family Residential (R-2) District	Single-family, Residential
EAST	Low Density Residential	Multiple-Family Residential (R-2) District	Single-family, Residential

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

The accessory structure has an unadorned design and is approximately 189 square feet in size. The exterior consists of an open gable roof with composite shingle roofing and stucco siding. No permit records were found for construction or modifications to the structure. Its features are modest and do not represent unique design or detailing specific to the main residence. Its architectural elements are common and not distinctive 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.

The garage does not exhibit distinctive features that make it a particularly good example of a period or style. Its simple features, such as the composite shingle roof and stucco siding, are common. The city has a wide variety of residences 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 garage which has limited unique architectural features would not be considered a particularly 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).

The property is not located in any historical or scenic district and the residence does not contribute to any grouping of historic or scenic properties within the city. The garage is a minor accessory structure located at the rear of the lot. The driveway and curbs will remain and there are no light standards, or signs on site that could be considered historically significant.

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.

Refer to the response under 2.62.170(J) above. The demolition of the garage will not impact the visual character of the property. It will be replaced by an accessory dwelling unit that will visually enhance the property and overall neighborhood.

B) CEQA Criteria for Significance

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

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

A thorough review of local newspapers, historical records, and City directories found no evidence linking this property to any events that have made a significant contribution to California's history or cultural heritage. There is no indication that the property played a role in any major historical events or movements that would establish its importance in the broader context of the state's history.

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

As noted in the response under Section 2.62.170(C), the structure is not associated with the lives of historically significant individuals. There is no evidence in historical records or documentation to suggest that the property was linked to persons of notable historical or cultural importance. Therefore, the garage does not meet the criteria for association with individuals who have had a lasting impact on the city's history.

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.

As referenced in the response under Section 2.62.170(D), the structure does not embody distinctive characteristics associated with any specific type, period, region, or method of construction. Additionally, the structure does not represent the work of an important

creative individual, nor does it possess high artistic value. The design and construction of the garage are simple and lack the unique features that would distinguish it as significant in an architectural or artistic context.

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

The property has not yielded, nor is it likely to yield, any information of significant value related to prehistory or history. A review of the property's historical context and physical condition indicates that it does not contain unique or important archaeological or historical resources. Based on the evaluation of the criteria above, the garage is not considered historically significant. Therefore, the proposed demolition will not result in a substantial adverse change to the significance of any historical resource, as defined in §15064.5.

C) Conclusion of Analysis

Based on the criteria listed and their corresponding responses, staff has determined that the detached accessory structure 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

Based on the information provided in this report, staff recommends that the Historic and Scenic Preservation Commission approve Demolition No. 402 subject to the recommended Conditions of Approval.

MOTION

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










"I move that the Historic and Scenic Preservation Commission adopt Resolution No. 2026-01, to determine that Demolition Permit No. 402 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. 402 based on the facts within this staff report and subject to the Conditions of Approval."

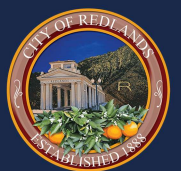
ATTACHMENT "A"

Location Map and Aerial Photograph



Legend

-  City Boundary
-  Parcels
-  High Fire Hazard Area
-  Loma Linda
-  Mentone
-  Redlands
-  Unincorporated
-  Yucaipa
-  Donut



City of Redlands
Location Map and Aerial Photograph

Author: Redlands GIS **Date:** 3/16/2026

ATTACHMENT "B"

Site Photographs



East Elevation (front)



West Elevation (rear)



South Elevation (side)



North Elevation (side)

25 San Gorgonio Dr - Elevations

ATTACHMENT "C"

Preliminary Environmental Checklist

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

ENVIRONMENTAL CHECKLIST FORM

1. Project Title: Demolition No. 402
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: Rosemary Montoya, Associate Planner
4. Project Location: 25 San Geronio Drive (APN: 0171-202-26-0000)
5. Project Sponsor's Name and Address: Jeffrey Martin Ashbaker, 25 San Geronio Drive, Redlands, CA 92373
6. General Plan Designation: Low Density Residential
7. Zoning Designation: Multiple-Family Residential (R-2) District

Description of Project: The applicant is proposing to demolish an approximately 189 square-foot detached garage over 50 years of age located at 25 San Geronio Drive (APN: 0171-202-26-0000). This proposal may qualify for an exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15301(l)(4) (Existing Facilities) of the CEQA Guidelines.

Existing On-site Land Use and Setting: The property is located easterly of San Geronio Drive, northerly of Brookside Avenue, and westerly of North Buena Vista Street. The site is currently improved with a main residential dwelling, and a detached garage for which demolition is proposed. The accessory structure is located in the rear yard on the northwest corner of the property and is partially visible from the public right-of-way. The subject property and surrounding parcels are developed with residential uses as listed below.

	GENERAL PLAN	ZONING	LAND USE
NORTH	Low Density Residential	Multiple-Family Residential (R-2) District	Single-family, Residential
SOUTH	Low Density Residential	Multiple-Family Residential (R-2) District	Single-family, Residential
WEST	Low Density Residential	Multiple-Family Residential (R-2) District	Single-family, Residential
EAST	Low Density Residential	Multiple-Family Residential (R-2) District	Single-family, Residential

The property is not individually designated as a historic resource. However, records indicate

that the main dwelling and detached garage were constructed prior to 1938, making them over 50 years old.

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

- 9. 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 to be demolished is not a Historical Resource and has no historical significance, as defined in Section 15064.5 of the California Environmental Quality Act Guidelines, and Chapter 15.44 of the Redlands Municipal Code. Consequently, the demolition of the structure(s) is considered to be ministerial and exempt from the preparation of a Negative Declaration or Environmental Impact Report, pursuant to 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 to be prepared for all demolition permit applications involving structures over fifty (50) years old.

Rosemary Montoya, Associate Planner
City of Redlands
April 2, 2026

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 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 project is the demolition of an accessory structure that is not located within any scenic vista; therefore, no impact would occur.
- 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. The structure to be demolished will be an accessory structure, and there is no known rock outcropping on-site.
- c) *No Impact.* The proposed project will not degrade the existing visual character or diminish the quality of the site and its surroundings. Demolishing the accessory structure will not significantly alter the appearance of the area, as this is the only structure being removed, and the essential characteristics of the site will remain intact. Additionally, the surrounding area does not include unique or significant visual elements that would be adversely impacted by the removal of the structure.
- d) *No Impact.* The proposed demolition will not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area. Lighting and glare will be reduced as a result of the demolition of this structure as any lights attached to the structure would be

removed at the time of demolition.

ISSUES	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
II. AGRICULTURE & FOREST RESOURCES –				
<p>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.* The project includes the demolition of a 189 square-foot garage. The property does not include any Prime Farmland and the Department of Conservation indicates that the site is located within the Urban and Built-Up Land zone. Therefore, the demolition will not convert any existing Prime Farmland or Unique Farmland of Statewide Importance to a non-agricultural use.
- b) *No Impact.* The proposed demolition will not conflict with existing zoning for agricultural use, or a Williamson Act contract. The property is within the Multiple-Family (R-2) District which is not intended for agricultural uses, and the property is not in contract under the Williamson Act provisions.
- c) *No Impact.* The proposed demolition is located in an area that is zoned for the development of residential uses. 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 property does not contain any forest land, as it is developed with a residential structure. The surrounding area is also developed with residences and is classified as Urban and Built-Up Land. The project does not involve the conversion of any forest land or the clearing of any forested areas. Therefore, there will be no impact related to the loss of forest land or its conversion to non-forest use.
- e) *No Impact.* The 1938 Sanborn maps show that the property was, at that time, surrounded by residential development. Since that time, there has been no indication of agricultural or forest land use within the property or its immediate vicinity. The property is located in an urbanized area, within the Urban and Built-Up Land zone as designated by the California Department of Conservation, further indicating that there are no agricultural or forest resources in the area. Therefore, the project will not result in the conversion of farmland to non-agricultural use or forest land to 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) 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
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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)?	—	—	—	✓
d) Expose sensitive receptors to substantial pollutant concentrations?	—	—	—	✓
e) Create objectionable odors affecting a substantial number of people?	—	—	—	✓

AIR QUALITY – DISCUSSION

- a) *No Impact.* The proposed demolition will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. The project involves the demolition of a single residential structure, which will comply with Chapter 15.44 of the Redlands Municipal Code which regulates the demolition of structures. The demolition activity will be localized and short-term in nature which would not significantly impact long-term air quality goals or plans. Therefore, no impact will occur in relation to this issue.
- b) *Less than Significant Impact.* The demolition activities will generate short-term, minor emissions such as dust and vehicle exhaust. However, these emissions are not expected to violate any air quality standards or contribute significantly to an existing or projected air quality violation. Given the scale and temporary nature of the project, air quality standards are not anticipated to be violated.
- c) *No Impact.* The demolition project is not expected to result in a cumulatively considerable net increase in criteria pollutants. The project is small in scale and the emissions from this demolition will be temporary and minimal. Consequently, the project’s emissions will not exceed the threshold for cumulative air quality impacts.
- d) *No Impact.* The proposed demolition will not expose sensitive receptors to substantial pollutant concentrations. Demolition activities associated with the proposed project may temporarily increase pollutant levels in the immediate vicinity; however, pollution levels are not anticipated to be substantial. All demolition activities associated with the project are required to comply with Chapter 15.44 of the Redlands Municipal Code which regulates the demolition of structures, no impact would occur.
- e) *No Impact.* This demolition is not expected to generate significant odors beyond the typical smells associated with construction. If hazardous materials are found, they would be properly remediated according to state and local guidelines. Therefore, it is unlikely that the demolition will result in objectionable odors affecting a substantial number of people.

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:

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 proposed demolition of the 189 square-foot accessory structure will take place within a fully developed urban area that is already characterized by residential structures. The site does not contain habitat for any special-status species, as the property is not known to support

sensitive species or habitats that would be impacted by the demolition. 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.* The property is located in an urbanized area and does not contain riparian habitat or other sensitive natural communities. There are no watercourses, wetlands, or sensitive habitats on-site that would be impacted by the demolition. No disturbance beyond the limits of the subject property is proposed. While the San Bernardino kangaroo rat has been documented within portions of the Redlands region, the project site does not contain suitable habitat such as open alluvial scrub or undeveloped sandy soils. The site is highly disturbed and surrounded by existing residential development. Therefore, the proposed demolition would not result in impacts to special-status species.
- c) *No Impact.* The project site does not contain any federally protected wetlands, as defined by Section 404 of the Clean Water Act, as it is an urbanized property with no evidence of marshes, vernal pools, or other types of wetlands. There are no water bodies or wetland areas on or near the site that could be impacted by the demolition.
- d) *No Impact.* The project includes the demolition of an existing residential dwelling. The existing site conditions will remain the same. The demolition project will not interfere with wildlife movement, as the site is located within a fully developed urban area with no established wildlife corridors or migratory pathways. Additionally, the site does not support any native wildlife nursery sites. The project does not involve actions that would disrupt or fragment wildlife movement patterns in the area.
- 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. No trees are proposed to be removed as a part of this application. Any removal of the trees is required to be done in compliance with all local, State, and Federal laws and compliance with existing regulations will ensure that no impact occurs in relation to this issue.
- f) *No Impact.* The project site is not located within the boundaries of any adopted Habitat Conservation Plan or Natural Community Conservation Plan, and there are no such plans that would apply to the site or surrounding area. Therefore, the project will not conflict with any habitat conservation plans or conservation strategies that are in place at the local, regional, or state level.

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) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	—	—	—	✓
d) Disturb any human remains, including those interred outside of formal cemeteries?	—	—	—	✓

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 follows.

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

Upon review of historical maps, building permits, and local records, the property does not appear to be associated with events of significant historical or cultural importance. The property is not linked to any important events in California’s history or broader patterns of cultural heritage. The site’s history does not include any contributions that would influence or reflect significant statewide historical developments.

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

Staff conducted research at the A.K. Smiley Library Heritage Room and through newspaper.com. The table (shown below) lists the residents associated with the primary dwelling based on the information obtained from the City Directories located at the A.K. Smiley Library’s Heritage Room.

DIRECTORY YEAR	NAME(S)	OCCUPATION
1925	James M. Donald	Clerk At Allen Wheaton
	Clara B. Donald	Occupation not listed
1927	James M. Donald	Gas Station Clerk
	Clara B. Donald	Occupation not listed

1929	James M. Donald Clara B. Donald	Co-owner of Donald & Gowland Superservice Station Occupation not listed
1931	James M. Donald Clara B. Donald	Co-owner of Donald & Gowland Superservice Station Occupation not listed
1933	James M. Donald Clara B. Donald	Occupation not listed Occupation not listed
1936	James M. Donald Clara B. Donald	Salesman Occupation not listed
1939	James M. Donald Clara B. Donald	Cafe Owner Occupation not listed
1941	Anna Brooks	Homemaker
1947	Anna Brooks Mary Leet	Homemaker Homemaker
1950	Anna Brooks Mary Leet	Homemaker Homemaker
1952	Arthur L. Shipherd Velma Shipherd	Co-owner of A&A Service Garage Occupation not listed
1954	Tom V. Chloupek Rachael Chloupek	Physician and Surgeon Occupation not listed
1958	Joseph A. Chezik Mary Chesik Harvey Chezik	Retired Occupation not listed Occupation not listed
1961	Joseph A. Chezik Mary Chesik Harvey Chezik	Retired Occupation not listed Occupation not listed

1965	Harvey Chezik	Gardener
1967	Harvey Chezik	Gardener
Beginning of San Bernardino County Assessor's Record		
1975	Richard L. Putnam Dorotha J. Putnam	Occupation details not available
1991	Frederick L. Nichols Marcea H. Nichols	Occupation details not available

While the property has been associated with various residents over time, none of them appear to be historically significant individuals whose lives would impact California's history or cultural heritage. Therefore, the structure does not meet the criteria for significance based on associations with important historical figures.

- iii. *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 structure exhibits simple utilitarian architectural features that do not reflect distinctive or rare characteristics of a particular type, period, or method of construction. The detached garage features a front-gabled roof with composition shingle roofing and stucco wall cladding. The front elevation contains wood sliding garage doors, while the rear elevation contains a small square window centered on the facade. Although the structure may have been constructed during the same general period as the primary residence, it is an accessory structure and does not embody distinctive architectural characteristics or represent the work of an important designer. Therefore, the structure does not meet the criteria for historical significance under this section.

- iv. *Has yielded, or may be likely to yield, information in prehistory or history. The structure has not yielded any information regarding prehistory or history.*

The structure and site have not yielded any significant archaeological or historical information based on available records. There is no evidence to suggest that the site holds the potential to reveal any important historical or prehistorical data. Due to the lack of historical artifacts or features of interest on the property, there is no expectation that the site would provide information of significance to California's history or prehistory.

- b) *No Impact.* Based on a review of available records and the location of the property, there is no evidence to suggest the presence of significant archaeological resources on the site. The area has been heavily developed and disturbed by previous construction, reducing the likelihood of encountering archaeological resources. Therefore, the demolition will not cause a substantial adverse change to any archaeological resources, as no such resources are expected to exist on the site.
- c) *No Impact.* The project scope of work does not include any ground disturbance. The site is located

within an urbanized area and does not contain any known paleontological resources or unique geological features. As such, the demolition of the garage will not directly or indirectly destroy any paleontological resources or unique geological features.

- d) *No Impact*. The property is located within a developed residential area, and there are no known cemeteries or areas associated with human remains on the property. A review of historical maps and resources does not indicate the presence of burial sites in the area. Therefore, the demolition project will not disturb any human remains.

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

GEOLOGY & SOILS – DISCUSSION

- a. *No Impact.* The project site is not located within an Alquist-Priolo Earthquake Fault Zone, and there are no known active faults on the site. Although the area may experience seismic ground shaking due to regional seismic activity, the site is not susceptible to liquefaction or landslides. The project will adhere to standard building codes and engineering practices to mitigate any potential seismic or geologic risks. Therefore, the project will not expose people or structures to significant seismic or geologic hazards.
- b. *No Impact.* Disturbance within the project site will be limited to the immediate location surrounding the accessory structure and the site is not being cleared or graded as a result of this project. The proposed project will not result in substantial soil erosion or the loss of topsoil.
- c. *No Impact.* Based on General Plan 2035, the site is not located on an unstable geologic unit or soil that would result in landslides, lateral spreading, subsidence, liquefaction, or collapse. The site is located within a developed area with stable soils that are not prone to instability. Therefore, no adverse geologic impacts are expected.
- d. *No Impact.* The proposed project is not located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994). The soil conditions on the site do not exhibit the characteristics of expansive soils, which could cause damage to structures. As a result, the project will not create risks associated with expansive soil.
- e. *No Impact.* The project will not involve the installation of septic tanks or alternative wastewater disposal systems, as the property is already connected to the municipal sewer system. The scope of the project involves demolishing an existing garage and does not include the need for septic tanks. Existing sewer lines are located in the rear alleyway. Any future project on this site would be required to connect to the existing sewer. Therefore, the project will not be impacted by soils that cannot support wastewater disposal systems.

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-b) *No Impact.* The proposed demolition project is not expected to generate significant greenhouse gas (GHG) emissions, either directly or indirectly. The emissions primarily come from temporary activities like vehicle and construction equipment use. These emissions will not have a substantial impact on the environment. Additionally, the project does not conflict with any applicable plans, policies, or regulations aimed at reducing GHG emissions or local GHG reduction measures.

Therefore, the project's GHG emissions will be minimal and in compliance with relevant regulations.

ISSUES:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	LESS THAN SIGNIFICAN T IMPACT	NO IMPACT
VII. 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) 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 demolition project will not involve the transport, use, or disposal of hazardous materials in any significant way. The activities associated with demolition will be limited to standard construction processes and will not introduce hazardous materials that would pose a risk to the public or the environment. 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 project will not result in the release of hazardous materials and there is no reasonable expectation of an accident that would lead to the release of hazardous materials. Standard construction procedures and safety protocols will be followed, minimizing any risk to public health or the environment. 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 demolition does not involve hazardous materials or processes, there will be no risk of emitting hazardous materials or substances near any sensitive receptors, including schools. The nearest school is Sacred Heart Academy which is approximately one-half mile from the subject property. 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 through 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 site is not located within an existing airport land use plan. Therefore, the project will not create any safety hazards for people residing or working in the area due to airport-related concerns. The project is located approximately 4.9 miles southwest of the Redlands Municipal Airport and approximately 7.8 miles southeast from the San Bernardino International Airport. Therefore, the project would not result in a safety hazard for people residing or working in the project area.
- g) *No Impact.* The project will not impair or interfere with any adopted emergency response or evacuation plans. The demolition is localized and will not obstruct access or create hazards that would impact emergency response or evacuation routes.
- h) *No Impact.* The site is located in an urbanized area with no wildland areas nearby. There is no significant risk of wildland fires in this region, and the proposed demolition will not expose people or structures to such a risk.

ISSUES:

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
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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,	—	—	—	<u>✓</u>

ISSUES:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
including flooding as a result of the failure of a levee or dam?				
j) Inundation by seiche, tsunami, or mudflow?	—	—	—	<u>✓</u>

HYDROLOGY & WATER QUALITY – DISCUSSION

- a) *No Impact.* The proposed demolition will not violate water quality standards or waste discharge requirements. Proper waste disposal procedures will be followed to ensure no pollutants or contaminants are discharged into local water systems.
- b) *No Impact.* The project does not involve activities that would deplete groundwater supplies or interfere with groundwater recharge. The scope of the project is limited to demolition activities that would not have any significant effect on local groundwater resources or aquifers.
- c, d) *No Impact.* The project will not alter the existing drainage patterns of the site or the surrounding area. There are no streams or rivers near the project site, and the proposed demolition will not cause significant erosion or siltation.
- e, f) *No Impact.* The project will not alter existing drainage patterns, the course of any streams, or substantially increase surface runoff. The demolition does not involve significant grading or construction that would cause flooding either on- or off-site.
- g, h) *No Impact.* The proposed project will not place structures within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. The proposed project will not place within a 100-year flood hazard area structures that would impede or redirect flood flows.
- i) *No Impact.* The site is not located in a flood hazard area, and there is no risk of exposure to flooding due to levee or dam failure. The project is situated in an area where flooding risks are minimal.
- j) *No Impact.* The project is not located in an area subject to inundation by a seiche, tsunami, or mudflow. The site is situated in an inland urban area, far from coastal or seismic activity zones that could result in these types of natural disasters.

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>
b) 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,	—	—	—	<u>✓</u>

ISSUES:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	—	—	—	—
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	—	—	—	<u>✓</u>

LAND USE & PLANNING – DISCUSSION

- a) *No Impact.* The project will not physically divide an established community. The proposed demolition activities are consistent with the surrounding urban environment, and there are no changes that would disrupt or isolate portions of the community.
- b) *No Impact.* The project is in compliance with all applicable land use plans, policies, and regulations of the jurisdictional agencies. It does not conflict with the general plan, specific plan, zoning ordinance, or any other relevant land use regulations adopted to mitigate environmental effects.
- c) *No Impact.* The project does not conflict with any applicable habitat conservation plans or natural community conservation plans. The site is not located within the boundaries of such plans, and the proposed activities will not negatively affect any conserved habitats or communities.

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,b) *No Impacts.* The project will not result in the loss of availability of any known or locally important mineral resources. The site is not located within a designated mineral resource recovery area, nor is it identified as containing mineral resources of value to the region or state.

ISSUES:

POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
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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>
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, b) *No Impact.* Demolition activities may generate temporary noise associated with equipment use; however, these activities will be short-term and will comply with the City of Redlands Municipal Code regulating construction hours. Therefore, impacts would be less than significant.
- c, d) *No Impact.* The project is not expected to cause a permanent or substantial increase in ambient noise levels. While temporary increases in noise may occur during demolition, such as from equipment use and other activities, these will be short-term and comply with local noise ordinances.
- e) *No Impact.* The project is not located within an airport land use plan or within two miles of a public airport or public use airport. Therefore, there will be no exposure to excessive noise levels associated with airport operations.
- f) *No Impact.* The project is not within the vicinity of a private airstrip. As a result, no exposure to excessive noise levels from airstrip operations is anticipated.

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>
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-c) *No Impacts.* The project is the demolition of a detached accessory structure. The project would not displace a significant amount of existing housing or people, nor does it induce substantial population growth in the area. There are no infrastructure expansions or new developments are proposed that would substantially increase population. Therefore, there is no need for the construction of replacement housing elsewhere and no impacts are anticipated as a result of the project.

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>

ISSUES:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
v) Other public facilities?	—	—	—	<u>✓</u>

PUBLIC SERVICES – DISCUSSION

a) The project does not require new or physically altered governmental facilities to maintain acceptable service ratios or performance objectives for fire protection, police protection, schools, parks, or other public services. The proposed demolition will not result in substantial adverse physical impacts related to these public services, as no significant changes to service demands or facility requirements are anticipated. 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, b) *No Impact.* The project will not increase the use of existing neighborhoods or regional parks or other recreational facilities to a degree that would cause physical deterioration. Additionally, the project does not include the construction or expansion of recreational facilities that would have an adverse physical effect on the environment. No significant impacts to recreational resources are anticipated.

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
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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 project is the demolition of an approximately 189 square-foot detached accessory structure. The project will not conflict with applicable plans, ordinances, or policies related to transportation effectiveness, including mass transit and non-motorized travel. It does not conflict with any congestion management program or level of service standards. The project will not result in changes to air traffic patterns, create safety risks due to design features, or obstruct emergency access. Additionally, there will be no conflict with policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, and no substantial hazards are expected.

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 project does not involve any known tribal cultural resources, as defined by the Public Resources Code. There are no resources listed or eligible for listing in the California Register of Historical Resources, nor are there any resources determined by the lead agency to be significant based on criteria set forth in Public Resources Code Section 5024.1. Additionally, the project will not cause a substantial adverse change to any cultural resources important to California Native American tribes.

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>
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 project does not exceed the wastewater treatment requirements of the applicable Regional Water Quality Control Board. Additionally, it does not require the construction or expansion of water or wastewater treatment facilities, and therefore, it will not result in significant environmental effects related to these systems.
- c) *No Impact.* The project is a demolition of an existing garage and does not require or result in the construction or expansion of stormwater drainage facilities. The demolition activities will not cause significant environmental effects related to stormwater systems.
- d) *No Impact.* 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. No new or expanded water entitlements are needed.

- e) *No Impact.* The demolition project includes the removal of an accessory structure. As such, the removal of the structure would not result in a need for additional capacity by the wastewater treatment provider (City of Redlands). Any future development of the property will be required to be reviewed to confirm that adequate capacity exists for the desired development. 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 is the demolition of an accessory structure. Trash service for the primary residence onsite is provided by the City of Redlands which operates its own public landfill which has adequate capacity to continue to service the site. The proposed project will comply with federal, state, and local statutes and regulations related to solid waste and no impact will occur in relation to this issue.

ISSUES:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
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?	—	—	—	<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 project does not have the potential to degrade the quality of the environment or harm local ecosystems. It will not substantially reduce wildlife habitat, threaten populations, or eliminate important historical or prehistoric resources. The site is not located within areas of significant wildlife habitat or cultural resources, and the project activities will not result in such impacts.
- b. *No Impact.* The project does not have cumulatively considerable impacts when considered with past, present, or future projects. The proposed demolition is localized and temporary, and no substantial environmental effects are anticipated that would combine with other developments to create significant cumulative impacts.
- c. *No Impact.* The project will not cause substantial adverse effects on human beings. The proposed demolition will not result in risks to human health or safety. Proper procedures will be followed to ensure minimal disturbance to surrounding residents and businesses, and no indirect or direct impacts on human beings are anticipated.

REFERENCES

1. City of Redlands (2017, December 5). *City of Redlands 2035 General Plan*. Available online at: <https://www.cityofredlands.org/post/planning-division-general-plan>
2. San Bernardino County Assessor Records, "Property Information Management System." October 2024. Available online at: <http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX>
3. U.S. Fish and Wildlife Service. "National Wetlands Inventory." 10 February 2025. <https://www.fws.gov/wetlands/data/mapper.html>
4. California Department of Conservation. *California Important Farmland Finder*. Available online at: <http://maps.conservation.ca.gov/ciff/ciff.html>
5. California Department of Toxic Substances Control. *EnviroStor Database*. Available online at: <https://www.envirostor.dtsc.ca.gov/public/>
6. California Department of Transportation. *California Scenic Highway Mapping System*. Available online at: <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>
7. City of Redlands (2017, December 5). *City of Redlands Climate Action Plan*. Available online at: https://www.cityofredlands.org/sites/main/files/file-attachments/final_redlands_cap_with_appendices_011718_0.pdf?1727749075
8. Historic Aerials. Available online at: <https://historicaerials.com/>
9. California State Geoportal. "California Fire Hazard Severity Zone Viewer." 2020. Available online at: <https://gis.data.ca.gov/datasets/789d5286736248f69c4515c04f58f414>
10. State Water Resources Control Board. "Geotracker." Available online at: https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0607100096
11. U.S. Fish and Wildlife Service. "National Wetlands Inventory." Available online at: <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>
12. City of Redlands, *City of Redlands List of Historic Resources (2 November 2023)*. Available online at: https://www.cityofredlands.org/sites/main/files/file-attachments/designated_historic_resources_11-02-2023.pdf?1698963146

ATTACHMENT "D"

Resolution No. 2026-01 (with Conditions of Approval)

RESOLUTION NO. 2026-01

A RESOLUTION OF THE HISTORIC AND SCENIC PRESERVATION COMMISSION OF THE CITY OF REDLANDS APPROVING DEMOLITION NO. 402, TO DEMOLISH AN APPROXIMATELY 189 SQUARE-FOOT DETACHED GARAGE OVER 50 YEARS OF AGE LOCATED AT 25 SAN GORGONIO DRIVE (APN: 0171-202-26-0000)

WHEREAS, the applicant, Jeffrey Martin Ashbaker, has submitted an application for Demolition Permit No. 402 to demolish an approximately 189 square-foot detached garage over fifty (50) years of age located at 25 San Gorgonio Drive (APN: 0171-202-26-0000) within the Multiple-Family Residential (R-2) District; and

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

WHEREAS, on April 2, 2026, the Historic and Scenic Preservation Commission held a public hearing and considered the staff report, oral presentation, 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 further environmental review 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), there is no substantial evidence that the project may have a significant effect on the environment.

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 shall be subject to a ten (10) day appeal period.

ADOPTED, SIGNED AND APPROVED THIS 2nd DAY OF APRIL, 2026.

Kurt Heidelberg, Historic and Scenic
Preservation Commission Chair

ATTEST:

Sonya Flint, Secretary

I, Sonya Flint, 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 2nd day of April, 2026.

AYES:

NOES:

ABSENT:

ABSTAINED:

Sonya Flint, Historic and Scenic
Preservation Commission Secretary

EXHIBIT A
CONDITIONS OF APPROVAL
DEMOLITION NO. 402

1. This approval is to demolish an approximately 189 square-foot detached garage over fifty (50) years of age located at 25 San Gorgonio Drive (APN: 0171-202-26-0000) within the Multiple-Family Residential (R-2) District.
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 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.

End of Conditions.