CULTURAL AND PALEONTOLOGICAL RESOURCES ASSESSMENT

THE RESIDENCE AT CASA LOMA PROJECT
REDLANDS, CALIFORNIA

Prepared For

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Prepared By

VCS Environmental
EXPERTS IN STRATEGIC SOLUTIONS

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December 2019

NATIONAL ARCHAEOLOGICAL DATABASE (NADB) INFORMATION SHEET

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USGS **Redlands, CA** 7.5-Minute Quadrangles in Township 1 South; Range 3 West, Section 23 (S.B.B.M).

Key Words: Redlands USGS, Mill Creek Zanja

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C	Native American Scoping (NAHC)
D	Personnel Qualifications
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SECTION 1.0 MANAGEMENT SUMMARY/ABSTRACT

Purpose and Scope

VCS Environmental (VCS) completed this Phase I cultural and paleontological resources study, under the California Environmental Quality Act (CEQA), for The Planning Associates Group to assist in its environmental study for the Residence at Casa Loma project. The format of this report follows *Archaeological Resource Management Reports (ARMR): Recommended Contents and Format* (Office of Historic Preservation 1990).

Project Description and Location

Casa Loma will become a 147-unit multi-residential project on 17 individual parcels located between Occidental Drive to the west and North University Street to the east, The Project site address is 1010 East Lugonia Avenue, in the City of Redlands and is located at the southeast corner of the intersection of East Lugonia Avenue and Occidental Drive. The Project site is within Township 1 South; Range 3 West in Section 23 of the U.S. Geological Survey's (USGS') *Redlands* 7.5-minute quadrangle map. Refer to Exhibit 1.

Dates of Investigation

VCS's Director of Cultural Services, Patrick Maxon, RPA, reviewed the literature search completed by the South Central Coastal Information Center (SCCIC) at California State University, Fullerton on April 16, 2018 (Attachment A). A paleontological records search was completed by Sam McLeod of the Natural History Museum of Los Angeles County (LACM) On April 6, 2018 (Attachment B). The Native American Heritage Commission (NAHC) completed its Sacred Lands File search on March 29, 2018. Informational letters were sent to tribes on the NAHC list on April 3, 2018 (Attachment C) Mr. Maxon completed this report in December 2019. Personnel qualifications are in Attachment D.

Findings of the Investigation

The purpose of the cultural resources assessment is to identify any historical resources, paleontological resources, or (through tribal consultation) tribal cultural resources that may exist on the Project site, to determine the sensitivity of the Project site for the presence of buried archaeological or paleontological material, and to make recommendations to the lead agency regarding the development of mitigation measures to reduce the impacts of the project on resources to a less than significant level.

Public Resources Code (PRC) §21084.1-2 and PRC §5020.1(q) of CEQA states that a project that may cause a substantial adverse change (i.e., demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired) in the significance of a "historical resource" or a "tribal cultural resource" is a project that may have a significant effect on the environment.

No cultural resources have been previously recorded on the Project site. Scattered refuse, some of which could be historical in age, was noted as a result of the survey. The three structures on site (at 1205, 1215, and 1219 North University Street) were evaluated for significance and recommended not eligible for listing in the California Register of Historical Resources or the National Register of Historic Places (Daly 2018). Refer to Attachment E for the Daly history report.

The NHMLAC literature revealed that the Museum has record of vertebrate fossil localities at some distance from sedimentary deposits similar to those that may occur subsurface on the Project site. Deeper excavations that extend down into older Quaternary deposits may encounter fossil vertebrates.

This study determined the following:

- No historical resources or tribal cultural resources are known to exist within the Project site.
- The pedestrian survey revealed that historical period artifacts (glass, cans, etc.) exist on the surface of the Project site.
- Historic aerials reveal the presence of a number of structures on the property, related to the local citrus industry, that have long since been removed.
- The Mill Creek Zanja is located less than one mile south of the Project site.
- The Soboba Band of Luiseno Indians considers the area sensitive for cultural resources as several sites are located nearby. The tribe, therefore, requests that a tribal monitor be retained to monitor any ground disturbing activities for the project
- McLeod (2018) recommended paleontological monitoring of grading into older Quaternary deposits on the Project site.

Recommendations

Based on the data presented above, it is recommended that archaeological, Native American, and paleontological monitoring be conducted during ground disturbing activities related to development of the Project site. Suggested mitigation language follows:

Prior to the issuance of grading permits, the Applicant shall provide written evidence to the City of Redlands that the Applicant has retained a qualified archaeologist and Native American monitor to observe ground disturbing activities and recover archaeological resources as necessary. The Archaeologist and Tribal monitors will attend the pre-grade conference where the archaeologist will establish procedures for archaeological monitoring and shall establish procedures and protocols to temporarily halt ground disturbing activities to permit sampling, evaluation, and recovery of any discovery. If a discovery is determined to be a historical resource, unique archaeological resource, or Tribal Cultural Resource, additional excavations or treatment may be necessary to ensure that any impacts to them are mitigated to a less than significant level.

In addition, prior to the issuance of grading permits, the Applicant shall provide written evidence to the City of Redlands that the Applicant has retained a qualified paleontologist to observe ground disturbing activities and recover fossil resources as necessary. The Paleontologist will attend the pre-grade conference where s/he will establish procedures for paleontological monitoring and shall establish procedures and protocols to temporarily halt ground disturbing activities to permit sampling, evaluation, and recovery of any discovery. Typically, fossil resources do not occur in the younger Quaternary Alluvium found at the surface of the Project site; however, deeper excavations that extend down into older Quaternary deposits may encounter fossil vertebrates. Any substantial excavations below the uppermost layers (below 3-5 feet below surface) should be monitored. Sediment samples should also be recovered to determine the small-fossil potential of the site. If a discovery is determined to be significant

additional excavations and salvage of the fossil may be necessary to ensure that any impacts to it are mitigated to a less than significant level.

Disposition of Data

This report will be filed with The Planning Associates Group, VCS, and the SCCIC. All field notes, site photographs, and other documentation related to the study are on file at VCS.

SECTION 2.0 PROJECT INFORMATION/ INTRODUCTION

2.1 CONTRACTING ENTITIES

The Planning Associates Group contracted with VCS to complete a Phase I cultural resources assessment of the Project site to determine if cultural resources are located on the property and to recommend mitigation measures that could reduce any impact to resources to a less than significant level.

2.2 PROJECT DESCRIPTION

Casa Loma seeks to create one 147-unit multi-residential project, to provide residential opportunities for University of Redlands and Loma Linda University staff, doctors, nurses, ESRI employees, and community members on 17 parcels located between Occidental Drive and North University Street. The development proposal seeks to integrate with the existing built environment of single family homes to the south of the site and apartment complexes to the north and east of the project site. The proposed development would be arranged in such a way as to minimize impacts to adjacent properties and maximize privacy to residents. Larger structures would be located towards the center of the property, while smaller structures would be located closer to existing single-family homes. Over-excavations for residential structures on the project will extend to at least three feet below the present surface with an additional eight inches of scarification. Excavations for carports, pavements, retaining walls, and other minor improvements will be shallower.

2.3 PROJECT LOCATION

The site is located at 1010 East Lugonia Avenue, at the southeast corner of the intersection of East Lugonia Avenue and Occidental Drive in the City of Redlands. The Project site includes an existing concrete driveway and cul-de-sac and three occupied residences, all of which will be removed during project development. Exhibit 1, below, depicts the Project site on the U.S. Geological Survey's (USGS') Tustin 7.5-minute quadrangle map. Exhibit 2 is an aerial photograph of the site.

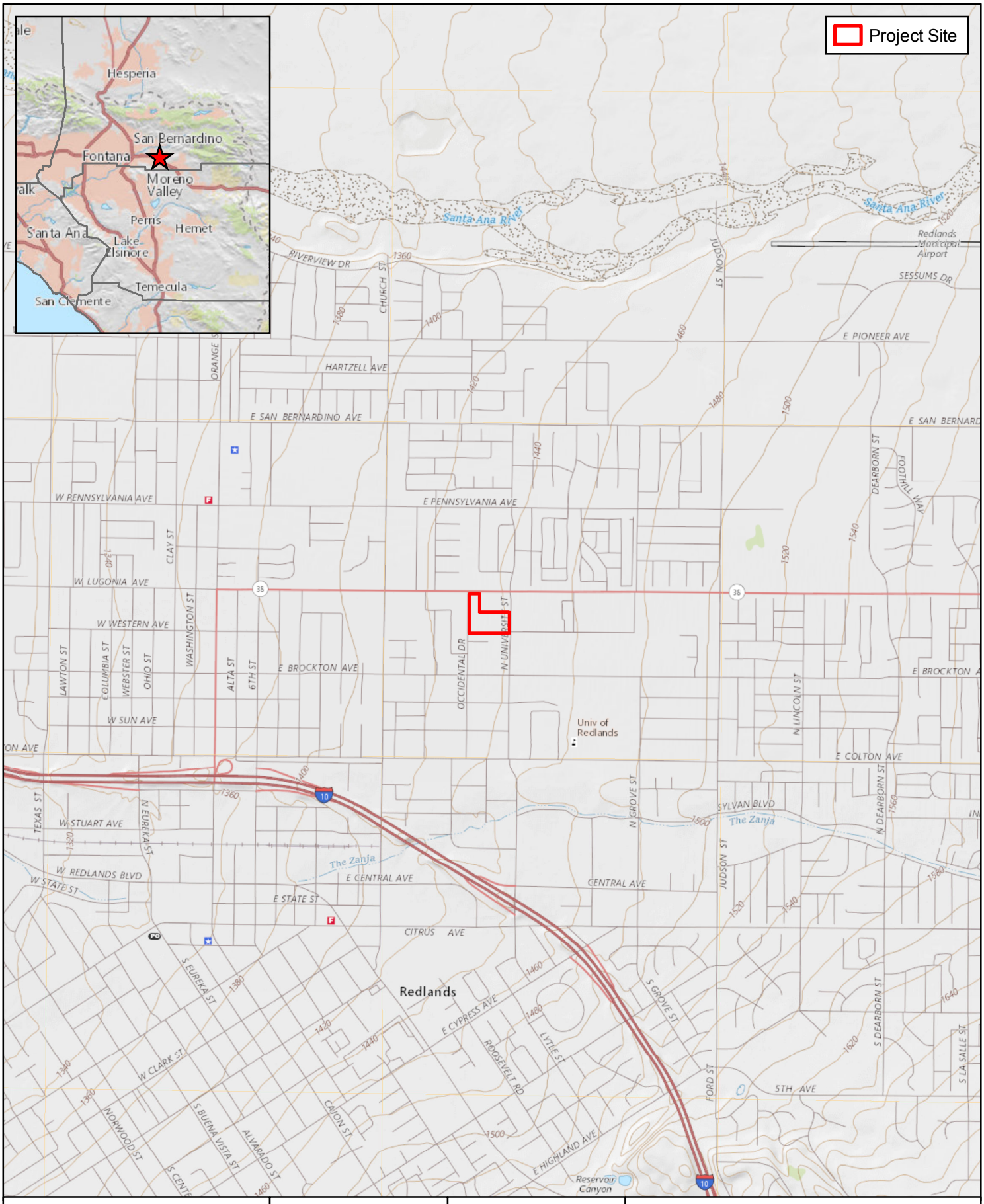
2.4 PROJECT PERSONNEL

VCS Archaeologist Mr. Patrick Maxon, RPA, who meets the Secretary of Interior's Standards and Guidelines for Archaeology (NPS 1983) for Archaeology, completed the cultural resources study and prepared this technical report. See Attachment D for personnel qualifications.

SECTION 3.0 REGULATORY SETTING

3.1 CALIFORNIA ENVIRONMENTAL QUALITY ACT

CEQA requires a lead agency to determine whether a project would have a significant impact on one or more historical resources. According to Section 15064.5(a) of the State CEQA Guidelines, a "historical resource" is defined as a resource listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR) (PRC §21084.1); a resource included in a local register of historical resources (14 CCR §15064.5[a][2]); or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (14 CCR §15064.5[a][3]).



Prepared By:

VCS Environmental

Map Created: March 2018

0 500 1,000 1,500 2,000 Feet

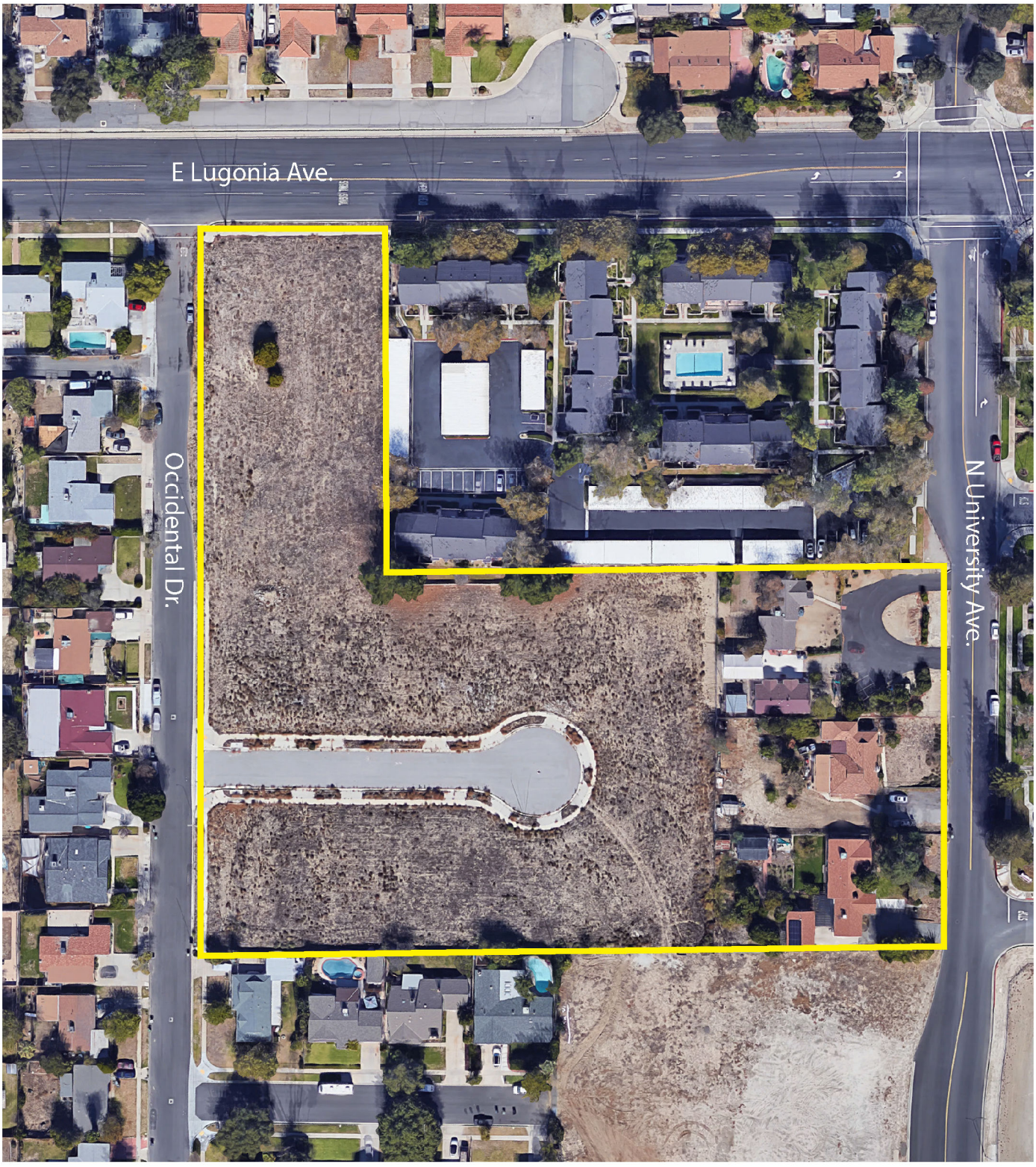
1:24,000

7.5-min Quadrangle: Redlands
Township: T1S R3W
Section: 23
Meridian: San Bernardino

Project Site Map

Exhibit 1

Casa Loma Redlands Aerial Site Map



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Prepared By: VCS Environmental May 2018	7.5-min Quadrangle: Redlands Township: T1S R3W Section: 23 Meridian: San Bernardino	**Project Site Aerial Photograph** Exhibit 2

Section 5024.1 of the PRC, Section 15064.5 of the State CEQA Guidelines (14 CCR), and Sections 21083.2 and 21084.1 of the CEQA Statutes were used as the basic guidelines for the cultural resources study. PRC 5024.1 requires evaluation of historical resources to determine their eligibility for listing in the CRHR. The purposes of the CRHR are to maintain listings of the State's historical resources and to indicate which properties are to be protected from substantial adverse change. The criteria for listing resources in the CRHR, which were expressly developed to be in accordance with previously established criteria developed for listing in the National Register of Historic Places (NRHP) (per the criteria listed at 36 CFR §60.4), are stated below (PRC §5024.1).

> Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered a historical resource . . . Generally, a resource shall be considered by a lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources including the following:
>
> (a) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; or
>
> (b) Is associated with the lives of persons important in our past; or
>
> (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; or
>
> (d) Has yielded, or may be likely to yield, information important in prehistory or history.

Impacts that would materially impair the significance of a resource listed in or eligible for listing in the CRHR are considered to have a significant effect on the environment. Impacts to historical resources from the proposed project are considered significant if the project (A) demolishes or materially impairs in an adverse manner those physical characteristics that convey its historical significance and that justify its inclusion in, or eligibility for, the California Register; (B) demolishes or materially impairs in an adverse manner those physical characteristics that account for its inclusion in a local register; or (C) demolishes or materially impairs in an adverse manner those physical characteristics that convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a lead agency (§15064.5[b][2]).

The purpose of a Phase I cultural resources investigation is to evaluate whether any cultural resources remain exposed on the surface of a Project site or whether any cultural resources can reasonably be expected to exist in the subsurface. If resources are discovered, additional investigations would be required to evaluate the resources for CRHR eligibility and appropriate management of these resources would be required prior to project implementation.

Broad mitigation guidelines for treating historical resources are codified in Section 15126.4(b) of the CEQA Guidelines. To the extent feasible, public agencies should seek to avoid significant impacts to historical resources, with preservation in place being the preferred alternative. If not feasible, a data recovery plan shall be prepared to guide subsequent excavation. Mitigation for historical resources such as buildings, bridges, and other structures that are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Weeks and Grimmer 1995) will generally be considered mitigated below a level of significance.

3.2 CITY OF REDLANDS HISTORIC AND SCENIC PRESERVATION ORDINANCE

The designation of resources at the local level is governed by Chapter 2.62 (Historic and Scenic Preservation Ordinance) of the Redlands Municipal Code. Adopted in 1986, the Ordinance includes provisions for the designation of both individual properties and groupings of properties (historic districts) that are related geographically or thematically. The Ordinance carries out the broader goals and policies identified in Chapter 3 (City Design and Preservation Element) of the Redlands General Plan.

Chapter 2.62, Article II (Nomination and Designation) of the Redlands Municipal Code spells out the city's nomination and designation procedures. Specifically, §2.62.170 identifies 11 (A-K) eligibility criteria that a property may satisfy to be considered for designation as a City of Redlands Historic Resource:

A. It has significant character, interest, or value as part of the development, heritage or cultural characteristics of the city of Redlands, state of California, or the United States;

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

C. It is strongly identified with a person or persons who significantly contributed to the culture, history or development of the city;

D. It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen;

E. It is a notable work of an architect or master builder whose individual work has significantly influenced the development of the city;

F. It embodies elements of architectural design, detail, materials, or craftsmanship that represents a significant architectural innovation;

G. It has a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or the city;

H. It has unique design or detailing;

I. It is a particularly good example of a period or style;

J. It contributes to the historical or scenic heritage or historical or scenic properties of the city (to include, but not be limited to, landscaping, light standards, trees, curbings, and signs);

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

3.3 ASSEMBLY BILL (AB) 52

This project is subject to the requirements of Assembly Bill (AB) 52. AB52 is applicable to projects that have filed a Notice of Preparation (NOP) of an Environmental Impact Report (EIR) or notice of a Mitigated Negative Declaration (MND) or Negative Declaration (ND) on or after July 1, 2015. The law requires lead agencies to initiate consultation with California Native

American Tribes that are traditionally and culturally affiliated with the geographic area of the project and have requested such consultation, prior to determining the type of CEQA documentation that is applicable to the project (i.e., EIR, MND, ND). Significant impacts to "tribal cultural resources" are considered significant impacts to the environment.

For "tribal cultural resources," PRC §21074, enacted and codified as part of a 2014 amendment to CEQA through Assembly Bill 52, provides the statutory definition as follows:

"Tribal cultural resources" are either of the following:

1. Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
   (A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.
   (B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
2. 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 Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

To determine if such resources exist, under AB 52 (PRC §21080.3.1) lead agencies must consult with tribes that request consultation and must make a reasonable and good faith effort to mitigate the impacts of a development on such resources to a less than significant level. AB52 allows tribes 30 days after receiving notification to request consultation and the lead agency must then initiate consultation within 30 days of the request by tribes.

The City of Redlands is undertaking AB 52 consultation with interested tribes.

3.4 HUMAN REMAINS

Section 7050.5 of the *California Health and Safety Code* provides for the disposition of accidentally discovered human remains. Section 7050.5 states that, if human remains are found, no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined the appropriate treatment and disposition of the human remains.

Section 5097.98 of the PRC states that, if the Coroner determines that the remains are of Native American origin, s/he must notify the NAHC within 24 hours which, in turn, must identify the person or persons it believes to be the most likely descended from the deceased Native American. The descendants shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.

SECTION 4.0 SETTING

4.1 NATURAL

The Project site has been cleared of all structures save for the three occupied residences at the southeastern end of the Project site and the existing concrete driveway and cul-de-sac. An engineered pad exists in the southwestern portion of the Project site, south of the driveway. All

these improvements will be removed during project development. The remainder of the Project site consists of alluvial material, plowed and covered in many places with a thick growth of native Fiddleneck (*Amsinckia sp*.).

4.2 CULTURAL

4.2.1 PREHISTORY

The cultural history of Southern California has been summarized into numerous chronologies, including those developed by Wallace (1955), Chartkoff and Chartkoff (1984), Warren (1968), and others. Specifically, the prehistory of Riverside County has been addressed by McDonald et al. (1987), Keller and McCarthy (1989), Grenda (1993, 1997), Goldberg (2001), and Horne and McDougall (2008). Although the beginning and ending dates of different cultural horizons vary regionally, the general framework of the prehistory of western Riverside County can be broken into three primary periods:

- Paleoindian Period (ca. 18,000-9,000 B.P.): Native peoples of this period created fluted spearhead bases designed to be hafted to wooden shafts. The distinctive method of thinning bifaces and spearhead preforms by removing long, linear flakes leaves diagnostic Paleoindian markers at tool-making sites. Other artifacts associated with the Paleoindian toolkit include choppers, cutting tools, retouched flakes, and perforators. Sites from this period are very sparse across the landscape and most are deeply buried.

- Archaic Period (ca. 9,000-1,500 B.P.): Archaic sites are characterized by abundant lithic scatters of considerable size with many biface thinning flakes, bifacial preforms broken during manufacture, and well-made groundstone bowls and basin metates. As a consequence of making dart points, many biface thinning waste flakes were generated at individual production stations, which is a diagnostic feature of Archaic sites.

- Late Prehistoric Period (ca. 1,500 B.P.-contact): Sites from this period typically contain small lithic scatters from the manufacture of small arrow points, expedient groundstone tools such as tabular metates and unshaped manos, wooden mortars with stone pestles, acorn or mesquite bean granaries, ceramic vessels, shell beads suggestive of extensive trading networks, and steatite implements such as pipes and arrow shaft straighteners.

4.2.2 ETHNOGRAPHY

The Serrano peoples occupied the San Bernardino Mountains area east of Cajon Pass and north near Victorville, eastward to Twentynine Palms and south to the Yucaipa Valley. They also occupied a stretch of lowland south of the mountains from Cucamonga east to Mentone and partially up San Timoteo Canyon (Kroeber 1925). Elevations range from 1,500 feet amsl (above mean sea level) in the desert to over 11,000 feet amsl in the San Bernardino Mountains (Bean and Smith 1978).

The Serrano, along with the Vanyume and Kitanemuk, spoke the Serran dialect of the Takic linguistic family, part of the Uto-Aztecan Stock. These three groups are also culturally more similar to each other than the more distantly related Takic language speakers - the Gabrielino, Luiseño, Cahuilla, and Cupeño that were located to the south and west (Moratto 1984; Bean and Smith 1978).

The locations of Serrano villages were determined by accessibility to water; therefore, they typically lived in small villages near water sources. In addition to willow framed, tule thatched domed family dwellings, Serrano villages also included large ceremonial structures where the

lineage leader resided. It also served as the center for each lineage (Bean and Smith 1978 571). Granaries, sweathouses, and ramadas were also present.

The Serrano subsistence economy consisted chiefly of hunting and gathering and occasional fishing. Acorns and Pinion nuts formed the staple vegetable food for foothill groups. These staples were supplemented by various roots, bulbs, shoots and seed. Game animals included deer, mountain sheep, antelope, rabbit and other rodents, and various birds – particularly quail (Bean and Smith 1978).

4.2.3 HISTORY

With the planting of navel orange and other citrus groves and construction of at least three packing houses, the Redlands area became the center of one of the world's largest navel orange producing regions. The packing houses closed by the start of the 20th century. A land boom was triggered when the Southern Pacific and Atchison, Topeka, and Santa Fe Railroads were extended through the area in the 1880s. Frank Brown and E.G. Judson established the City of Redlands during this time to serve as a hub for the citrus industry utilizing the new railroads to transport their product. The City of Redlands, named after the local red adobe soil and once part of the Rancho San Bernardino, was incorporated in 1888 (ARG 2017).

The Mill Creek Zanja is California Historic Landmark No. 43. It extends in an east-west direction approximately 0.6 miles south of the Project site. The Zanja was constructed largely by Native American workers in 1819-1820 and initially provided water for the new San Bernardino *Asistencia*. It later served local ranches and orchards, and eventually the City of Redlands. The City is currently planning the Zanja Trail and Greenway Park Project—a 2.2 mile long trail with pocket parks and other amenities along the Zanja between Ninth Street and Wabash Avenue (Redlands Conservancy 2018).

A more developed history can be found in Daly (2018) in Attachment E or in ARG 2017.

SECTION 5.0 METHODS

5.1 CULTURAL RESOURCES RECORDS SEARCH

The SCCIC completed a records search on April 16, 2018 (see Attachment A). The review consisted of an examination of the U.S. Geological Survey's (USGS') Redlands 7.5-minute quadrangle map to evaluate the Project site for any sites recorded or cultural resources studies conducted on and near the Project site. In addition, California Points of Historical Interest (PHI), California Historical Landmarks (CHL), the CRHR, the NRHP, and the California State Historic Resources Inventory (HRI) were reviewed. Finally, VCS reviewed historic topographic maps and conducted an examination of historic aerial photographs at HistoricAerials.com (NETRONLINE n.d.). Refer to Attachment A.

5.2 PALEONTOLOGICAL RESOURCES RECORDS SEARCH

Samuel A. McLeod, PhD, Vertebrate Paleontology, Natural History Museum of Los Angeles County (NHMLAC) conducted a review of the museum's geologic and vertebrate paleontological records for the Project site and vicinity on April 6, 2018 (refer to Attachment B).

5.3 NATIVE AMERICAN CONSULTATION

On March 28, 2018 VCS requested a Sacred Lands File search and Native American contacts list from the NAHC. The NAHC provided both on March 29, 2018. On April 3, 2018 scoping

letters were sent to the 20 tribes and individuals on the contacts list. Refer to Attachment C for the list of tribes contacted. Assembly Bill (AB) 52 is required for this project. The City of Redlands is completing AB 52 consultation independently of this study.

5.4 FIELD SURVEY

The Casa Loma Project site was examined by VCS Director of Cultural Services, Patrick Maxon, RPA on March 29, 2018. The site was examined via pedestrian survey, with transects spaced approximately 10 meters apart, generally in a north-south direction, across the Project site. Refer to Attachment F for project photographs.

SECTION 6.0 FINDINGS

6.1 CULTURAL RESOURCES RECORDS SEARCH

The CHRIS records search undertaken by the SCCIC revealed that four cultural resources have been recorded within one-half mile of the Project site. None are located on the Project site.

The four recorded cultural resources located within one-half mile of the Project site are shown in Table 1 below.

TABLE 1
CULTURAL RESOURCES WITHIN
ONE-HALF MILE OF THE PROJECT SITE

Site Number	Recorder(s) (Year)	Type of Resource
P-36-004534	Teal (1981)	Lugonia School Monument
P-36-011807	Cotterman (2003)	Ranch remnants
P-36-016762	Unknown (1976)	U. of Redlands Administration building
P-36-017308	Unknown (1976)	Clark House

SCCIC information notes that four cultural resources studies have been conducted within a one-half mile radius of the Project site. None of the studies included the project site. A fifth study (SB-1783), that was included by the SCCIC on a separate map, consists of parts of the Seven Oaks Dam Project water system that extend along Lugonia Avenue to the north and portions of Brockton Avenue to the south of the Project site.

Table 2, below, identifies the previous cultural resources studies within one-half mile of the Project site.

TABLE 2
CULTURAL RESOURCES STUDIES ON AND WITHIN
ONE-HALF MILE OF THE PROJECT SITE

Report Number	Author(s) (Year)	Type of Study/Project
SB-04054	Budinger (2002)	Proposed cell tower
SB-04273	Cotterman, et al. (2003)	Survey. 38 acres
SB-04598	Goodwin (2004)	Monitoring Program
SB-04606	Duke (2002)	Proposed cell tower

Review of aerial photographs at HistoricAerials.com (NETRONLINE n.d.) revealed that in 1938—the earliest aerial photograph available—the entire Project site as well as the general

area was planted with what appears to be citrus trees. Several buildings and structures (approximately 8 to 10) are present at the northern portion of the site, while the northern and southern portions are planted. By 1959 the three homes in the southeast end of the site have been built. By 1980 many of the structures that were on the northern portion of the site have been removed. Only two structures remain in that area. The southern portion remains planted. In 1995 the entire site, except for the three homes, is cleared and a small development of buildings and a tree can be seen in the southeastern corner of the Project site. That development was removed by 2005 and grading for the existing driveway and cul-de-sac on the Project site was underway. By 2009 the driveway/cul-de-sac has been constructed and the Project site looks as it does today.

The historic Mill Creek Zanja is located less than one mile to the south of the project. It can be seen in the earliest USGS topographic map (1901) and aerial photograph (1938) available (NETRONLINE n.d.). The Zanja will not be affected by the project.

6.2 PALEONTOLOGICAL RESOURCES RECORDS SEARCH

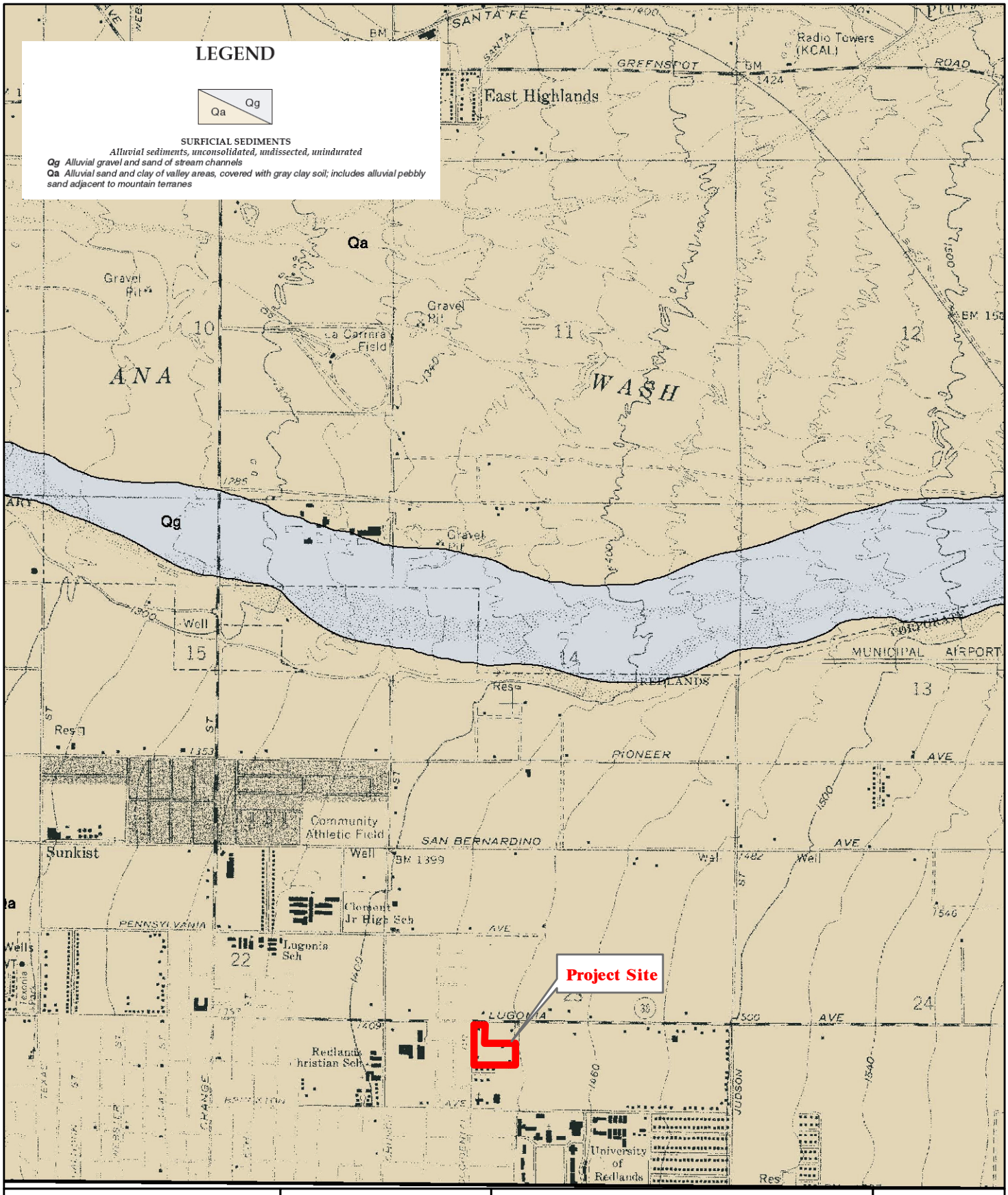
The NHMLAC literature revealed that the Museum does not have any vertebrate fossil localities that lie directly within the Project site; however, it does have record of vertebrate fossil localities at some distance from sedimentary deposits similar to those that may occur subsurface on the Project site.

> *The entire proposed project area has surface deposits composed of soil and younger Quaternary Alluvium, derived predominately as alluvial fan deposits from the Crafton Hills and the San Bernardino Mountains to the east via the Santa Ana River that currently flows just to the north. Typically these types of deposits do not contain significant vertebrate fossils in the uppermost layers. At varying depths, however, these deposits always have the potential to contain significant fossil vertebrate remains. Our closest vertebrate fossil locality from somewhat similar deposits is LACM 4540, south-southeast of the proposed project area on the northeastern side of the San Jacinto Valley just west of Jack Rabbit Trail, that produced a specimen of fossil horse, Equus. Our next closest fossil vertebrate locality from similar deposits is LACM 7811, west-southwest of the proposed project area in the Jurupa Valley north of Norco and west of Mira Loma, that produced a fossil specimen of coachwhip, Masticophis flagellum, at a depth of 9 to 11 feet below the surface.*

According to McLeod (2018), shallow excavations into the younger Quaternary Alluvium found at the surface throughout the Project site are unlikely to uncover significant vertebrate fossils. Deeper excavations that extend down into older Quaternary deposits, however, may encounter fossil vertebrates. Any substantial excavations below the uppermost layers, therefore, should be monitored to identify and recover any significant fossil remains. Sediment samples should also be recovered to determine the small-fossil potential of the site. Refer to Exhibit 3, below, depicting the surface geology of the project.

6.3 NATIVE AMERICAN CONSULTATION

On March 30, 2018 the NAHC provided VCS with the Sacred Lands File (SLF) search and Native American contacts list. The SLF letter indicates that Native American sites have been located within “several of the quadrangles” that were provided that may be impacted by the project. The NAHC requested the VCS immediately contact the San Manuel Band of Mission Indians (SMBMI) for more information about these sites, as well as to contact all of those individuals on the contacts list. On April 2, 2018 VCS contacted Lee Clauss and Jessica Mauck



Prepared By:

VCS Environmental

Map Created: Dec 2019

0 500 1,000 1,500 2,000 Feet

1:24,000

Source: Geologic map of the Harrison Mountain/north 1/2 of Redlands quadrangles, San Bernardino and Riverside County, California Author(s): Dibblee, T.W., and Minch, J.A.

Geologic Map

Exhibit 3

from SMBMI via telephone and email to describe the project and permit a response regarding the tribe's knowledge of cultural resources on or near the Project site. On April 3, 2018, Jessica Mauck, Cultural Resources Analyst, responded via email. Ms. Mauck stated that portions of the Sacred Landscape (Zanja, *Asistencia*, village of *Guachama*, and other landscape features are within approximately one-half mile of the Project site. The tribe requests that this cultural study include (1) a thorough land use history denoting all ground disturbance; (2) a description of the proposed level of vertical and horizontal ground disturbance; and (3) results of the Phase I study. On April 11, Ms. Mauck emailed to acknowledge receipt of the April 3, 2018 scoping letter.

On April 3, 2018 scoping letters were sent to the 20 tribes and individuals on the contacts list (refer to Attachment C).

To date, there have been four additional responses to the letters sent to tribes.

1. On April 11, 2018, Victoria Martin, Tribal Secretary for the Augustine Band of Cahuilla Indians responded in a letter that arrived via the US Postal Service. The letter stated that the tribe is unaware of specific cultural resources that may be affected by the project and we are encouraged to contact other tribes that are located near the Project site and to contract with a Native American monitor to observe all grading activities. The tribe wishes to be notified in the event of a discovery.

2. On April 16, 2018, Katie Croft, Cultural Resources Manager of ACBCI, responded via emailed letter. Ms. Croft appreciated our efforts to include the tribe in the project. The Project site is not within the reservation boundaries, but it is in the tribes Traditional Use Area. However, the tribe defers to the San Manuel Band of Mission Indians (SMBMI) on this project and states that consultation is concluded.

3. On May 1, 2018, Travis Armstrong, Consulting Archaeologist for the Morongo Band of Mission Indians responded by letter via email. The Project site is within the Tribe's aboriginal territory or Traditional Use area. Therefore, the tribe requests that a Phase I cultural resources study be completed. Specifics regarding the tribe's involvement in the project will be negotiated during AB 52 consultation.

4. On May 1, 2018, Jessica Valdez, Cultural Resources Specialist for the Soboba Band of Luiseno Indians, Cultural Resources Department responded by letter via email for Tribal Historic Preservation Officer, Joseph Ontiveros. The Project site is within its Tribal Traditional Use Area. The tribe considers the Project site sensitive as there are known sites in the area. Specifics will be discussed with the lead agency during AB 52 consultation. The tribe requests that a tribal monitor be retained to monitor any ground disturbing activities for the project.

The City of Redlands has initiated AB 52 consultation with interested tribes and must make a reasonable and good faith effort to mitigate the impacts of the development on any Tribal Cultural resources to a less than significant level. AB52 allows tribes 30 days after receiving notification to request consultation and the lead agency must then initiate consultation within 30 days of the request by tribes.

Refer to Attachment C for all Tribal correspondence.

6.4 FIELD SURVEY

The Casa Loma Project site was examined by VCS Director of Cultural Services, Patrick Maxon on March 29, 2018. The Project site is completely cleared of any standing structures, except for three currently occupied properties in the extreme southeast end of the Project site that will be demolished as part of the project. The driveway/cul-de-sac that was graded in 2005 and completely built at the site by 2009 remains extant. It appears that the southern end of the project site, south of the driveway has been graded and a pad built for structures that were apparently never constructed. Modern refuse (PVC, glass, cans, brick, and concrete) is present across the site; however, there are what appear to be older artifacts present as well: a body fragment of an aqua bottle and a cobalt blue fragment of a medicinal container were noted on the surface in the northern third of the Project site (see Plates 1 and 2 below). Much of the surface of the site is covered by small boulders and cobbles, mostly of metavolcanics and granitics, probably shed from the mountains to the north. A growth of native Fiddleneck (*Amsinckia sp*.) obscures much of the Project site. The northern and southeastern portions of the site are covered extensively with nearly zero visibility. Three areas exhibit less coverage and ground surface visibility ranges from 25 percent to 85 percent.

The three single family homes at the southeastern end of the Project site (at 1205, 1215, and 1219 North University Street) were evaluated and determined not significant by Architectural Historian Pam Daly of Daly and Associates (Daly 2018) during this project (Attachment E). However, because of the age of the residences, the Project must make a submittal for Certificate of Appropriateness for demolition approved by the Historic and Scenic Preservation Commission.

The resident of 1205 N. University appeared during the survey and inquired about the work being conducted on the project and if the land to the south was also part of the project. Refer to Attachment F for project photographs.

Photographs #1 and #2 show the extent of Fiddleneck growth in the north, central, and eastern portions of the Project site. Photographs #3 and #4 depict the existing constructed elements on the Project site: a graded pad and cul-de-sac/driveway. Photograph #5 shows the existing structures at the southeastern end of the Project site. Photograph #6 is an example of the modern refuse on the site.



Plate 1: Aqua Bottle body fragment



Plate 2: Cobalt Blue medicinal bottle fragment

SECTION 7.0 DISCUSSION

The purpose of the cultural resources assessment is to identify any historical resources or (through tribal consultation) tribal cultural resources that may exist on the Project site, to determine the sensitivity of the Project site for the presence of buried archaeological or paleontological material, and to make recommendations to the lead agency regarding the development of mitigation measures to reduce the impacts of the project on resources to a less than significant level.

Public Resources Code (PRC) §21084.1-2 and PRC §5020.1(q) of CEQA states that a project that may cause a substantial adverse change (i.e., demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired) in the significance of a "historical resource" or a "tribal cultural resource" is a project that may have a significant effect on the environment.

This study determined the following:

- No historical resources or tribal cultural resources are known to exist within the Project site.
- The pedestrian survey revealed that historical period artifacts (glass, cans, etc.) exist on the surface of the Project site.
- Historic aerials reveal the presence of a number of structures on the property, related to the local citrus industry, that have long since been removed.
- The Mill Creek Zanja is located less than one mile south of the Project site.
- The Soboba Band of Luiseno Indians considers the area sensitive for cultural resources as several sites are located nearby. The tribe, therefore, requests that a tribal monitor be retained to monitor any ground disturbing activities for the project

- McLeod (2018) recommended paleontological monitoring of grading into older Quaternary deposits on the Project site.

- Over-excavations for residential structures on the project will extend to at least three feet below the present surface with an additional eight inches of scarification. Excavations for carports, pavements, retaining walls, and other minor improvements will be shallower.

- The three single family homes at the southeastern end of the Project site were evaluated and determined not significant. But because of the age of the residences, the Project must make a submittal for Certificate of Appropriateness for demolition approved by the Historic and Scenic Preservation Commission.

SECTION 8.0 RECOMMENDATIONS

Based on the data presented above, it is recommended that archaeological, Native American, and paleontological monitoring be conducted during ground disturbing activities related to development of the Project site. Suggested mitigation language follows:

Prior to the issuance of grading permits, the Applicant shall provide written evidence to the City of Redlands that the Applicant has retained a qualified archaeologist and Native American monitor to observe ground disturbing activities and recover archaeological resources as necessary. The Archaeologist and Tribal monitors will attend the pre-grade conference where the archaeologist will establish procedures for archaeological monitoring and shall establish procedures and protocols to temporarily halt ground disturbing activities to permit sampling, evaluation, and recovery of any discovery. If a discovery is determined to be a historical resource, unique archaeological resource, or Tribal Cultural Resource, additional excavations or treatment may be necessary to ensure that any impacts to them are mitigated to a less than significant level.

In addition, prior to the issuance of grading permits, the Applicant shall provide written evidence to the City of Redlands that the Applicant has retained a qualified paleontologist to observe ground disturbing activities and recover fossil resources as necessary. The Paleontologist will attend the pre-grade conference where s/he will establish procedures for paleontological monitoring and shall establish procedures and protocols to temporarily halt ground disturbing activities to permit sampling, evaluation, and recovery of any discovery. Typically, fossil resources do not occur in the younger Quaternary Alluvium found at the surface of the Project site; however, deeper excavations that extend down into older Quaternary deposits may encounter fossil vertebrates. Any substantial excavations below the uppermost layers (below 3-5 feet below surface) should be monitored. Sediment samples should also be recovered to determine the small-fossil potential of the site. If a discovery is determined to be significant additional excavations and salvage of the fossil may be necessary to ensure that any impacts to it are mitigated to a less than significant level.

SECTION 9.0 CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this cultural resources report, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

DATE: December 2019 SIGNED: 

Patrick Maxon, RPA
Director, Cultural Resources

SECTION 10.0 REFERENCES CITED

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ATTACHMENT A

CULTURAL RESOURCES RECORDS SEARCH

South Central Coastal Information Center
California State University, Fullerton
Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
657.278.5395 / FAX 657.278.5542
sccic@fullerton.edu
California Historical Resources Information System
Orange, Los Angeles, and Ventura Counties

4/16/2018 Records Search File No.: 18814.4861

Patrick Maxon
VCS Environmental
30900 Rancho Viejo Road
San Juan Capistrano, CA 92675

Re: Record Search Results for the Residence and Casa Loma project

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the Redlands, CA USGS 7.5' quadrangle. The following reflects the results of the records search for the project area and a ½-mile radius:

As indicated on the data request form, the locations of resources and reports are provided in the following format: ☒ custom GIS maps ☐ shape files ☒ hand-drawn maps

Resources within project area: 0	None
Resources within ½-mile radius: 4	SEE ATTACHED MAP or LIST
Resources listed in the OHP Historic Properties Directory within project area: 0	None
Resources listed in the OHP Historic Properties Directory within ½-mile radius: 2	SEE ATTACHED LIST FOR INDIVIDUAL PROPERTY STATUS CODES – resource locations from the OHP HPD may or may not be plotted on the custom GIS map or provided as a shape file
Resources listed in the Historic Properties Directory that lack specific locational information: 1	SEE ATTACHED LIST FOR INDIVIDUAL PROPERTY STATUS CODES - These properties may or may not be in your project area or in the search radius.
Reports within project area: 0	None
Reports within ½-mile radius: 5	SEE ATTACHED MAP or LIST

Resource Database Printout (list):	☒ enclosed	☐ not requested	☐ nothing listed
Resource Database Printout (details):	☐ enclosed	☒ not requested	☐ nothing listed
Resource Digital Database (spreadsheet):	☐ enclosed	☒ not requested	☐ nothing listed
Report Database Printout (list):	☒ enclosed	☐ not requested	☐ nothing listed
Report Database Printout (details):	☐ enclosed	☒ not requested	☐ nothing listed
Report Digital Database (spreadsheet):	☐ enclosed	☒ not requested	☐ nothing listed

Resource Record Copies:	☐ enclosed	☒ not requested	☐ nothing listed
Report Copies:	☐ enclosed	☒ not requested	☐ nothing listed
OHP Historic Properties Directory:	☒ enclosed	☐ not requested	☐ nothing listed
Archaeological Determinations of Eligibility:	☐ enclosed	☐ not requested	☒ nothing listed
Los Angeles Historic-Cultural Monuments	☐ enclosed	☒ not requested	☐ nothing listed
Historical Maps:	☒ enclosed	☐ not requested	☐ nothing listed

Ethnographic Information: ☒ not available at SCCIC

Historical Literature: ☒ not available at SCCIC

GLO and/or Rancho Plat Maps: ☒ not available at SCCIC

Caltrans Bridge Survey: ☒ not available at SCCIC; please go to http://www.dot.ca.gov/hq/structur/strmaint/historic.htm

Shipwreck Inventory: ☒ not available at SCCIC; please go to http://shipwrecks.slc.ca.gov/ShipwrecksDatabase/Shipwrecks_Database.asp

Soil Survey Maps: (see below) ☒ not available at SCCIC; please go to http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the California Historical Resources Information System,

Isabela Kott
GIS Technician/Staff Researcher

Enclosures:

(X) Custom Maps – 2 pages

(X) Resource Database Printout (list) – 1 page

(X) Report Database Printout (list) – 1 page

(X) OHP Historic Properties Directory – 2 pages

(X) National Register Status Codes – 1 page

(X) Historical Maps –3 pages

(X) Invoice #18814.4861

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-36-004534	CA-SBR-004534H	Resource Name - Lugonia School Monument; Other - SBCM-4808; PHI - SBr-006	Site	Historic	AH16 (Other); HP15 (Educational building)	1972; 1974; 1981 (G. Teal, San Bernardino County Museum)	
P-36-011807	CA-SBR-011807H	Resource Name - ICI/CGI Site 1	Site	Historic	AH02 (Foundations/structure pads); AH03 (Landscaping/orchard); AH04 (Privies/dumps/trash scatters); AH06 (Water conveyance system); AH15 (Standing structures)	2003 (Cary D. Cotterman, Chambers)	SB-04273
P-36-016762		1200 E. Colton, Redlands; Resource Name - Admin Bldg, Univ of Redlands; OHP Property Number - 061752	Building	Historic	HP15 (Educational building)	1976	
P-36-017308		; Resource Name - Clark House	Building	Historic	HP02 (Single family property)	1976	

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
SB-01783	NADB-R - 1061783; Voided - 88-3.5	1988	HORNBECK, DAVID and HOWARD BOTTS	SEVEN OAKS DAM PROJECT: WATER SYSTEMS	AREA LOCATION SYSTEMS	36-006545, 36-008546, 36-013549
SB-04054	NADB-R - 1064054	2002	BUDINGER, FRED	PROPOSED WIRELESS DEVICE MONOPALM & EQUIPMENT CABINET, LUGONIA SITE, 1330 E. LUGONIA AVE, REDLANDS, CA. 10PP	TETRA TECH, INC	
SB-04273	NADB-R - 1064273	2003	COTTERMAN, CARY, EVELYN CHANDLER, and ROGER MASON	CULTURAL RESOURCES SURVEY OF AN APPROXIMATELY 38 ACRE PROJECT AREA AT SAN BERNARDINO AVE & HANFORD ST, REDLANDS, SAN BERNARDINO COUNTY, CA. 29PP	CHAMBERS GROUP, INC	36-011807
SB-04598	NADB-R - 1064598	2004	Goodwin, Riordan	Cultural Resource Monitoring Program: KB Home Redlands Tract 16556 (Assessor's Parcel Number 168-101-08), City of Redlands, San Bernardino County, California.		
SB-04606	NADB-R - 1064606	2002	DUKE, CURT	CULTURAL RESOURCE ASSESSMENT, CINGULAR WIRELESS, FACILITY NO. SB 211-01, SAN BERNARDINO COUNTY, CALIFORNIA		

PROPERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
							HIST.SURV.	2373-0096-0000		5S2	
061775	36-016696	552 CAJON ST	CHAUNCEY HAYES HOUSE	REDLANDS	P	1899	HIST.RES.	NPS-94001487-0317	12/29/94	1D	AC
							HIST.SURV.	2373-0095-0000		5S2	
061774	36-016697	617 CAJON ST		REDLANDS	P	1915	HIST.SURV.	2373-0094-0000		5S2	
061773	36-016698	635 CAJON ST		REDLANDS	P	1910	HIST.SURV.	2373-0093-0000		5S2	
061772	36-016699	645 CAJON ST		REDLANDS	P	1910	HIST.SURV.	2373-0092-0000		5S2	
061771	36-016700	657 CAJON ST		REDLANDS	P	1912	HIST.SURV.	2373-0091-0000		5S2	
061770	36-016701	1004 CAJON ST	CHARLES F BAILEY HOUSE	REDLANDS	P	1900	HIST.SURV.	2373-0090-0000		5S2	
152908		1402 CAJON ST	PROSPECT PARK / TRACT #6	REDLANDS	P	1898	HIST.RES.	DOE-36-04-0028-0000	05/17/04	2S2	C
							PROJ.REVW.	FCC031110H	05/17/04	2S2	C
061769	36-016702	1403 CAJON ST	A. S. AUCHINCLOSS HOUSE	REDLANDS	P	1894	HIST.SURV.	2373-0089-0000		5S2	
061805	36-016703	833 CALHOUN ST		REDLANDS	P	1910	HIST.SURV.	2373-0125-0000		5S2	
061804	36-016704	907 CALHOUN ST		REDLANDS	P	1910	HIST.SURV.	2373-0124-0000		5S2	
061803	36-016705	922 CALHOUN ST		REDLANDS	P	1915	HIST.SURV.	2373-0123-0000		5S2	
061806	36-016706	16 CAMPBELL AVE		REDLANDS	P	1895	HIST.SURV.	2373-0126-0000		5S2	
061807	36-016707	731 CEDAR AVE	CASSIUS M. HALL RESIDENCE	REDLANDS	P	1895	HIST.SURV.	2373-0127-0000		3S	
061808	36-016708	1004 CEDAR ST		REDLANDS	P	1904	HIST.SURV.	2373-0128-0000		5S2	
091045	36-016709	CENTER ST	WELLS HOUSE	REDLANDS	P	1887	HIST.RES.	SPHI-SBR-056	08/07/75	7L	
061816	36-016710	310 CENTER ST		REDLANDS	P	1925	HIST.SURV.	2373-0136-0000		5S2	
061815	36-016711	330 CENTER ST		REDLANDS	P	1900	HIST.SURV.	2373-0135-0000		5S2	
061814	36-016712	344 CENTER ST		REDLANDS	P	1920	HIST.SURV.	2373-0134-0000		5S2	
061813	36-016713	516 CENTER ST		REDLANDS	P	1923	HIST.SURV.	2373-0133-0000		5S2	
061812	36-016714	556 CENTER ST	ELON J WAITE HOUSE	REDLANDS	P	1891	HIST.SURV.	2373-0132-0000		3S	
061811	36-016715	801 CENTER ST		REDLANDS	P	1906	HIST.SURV.	2373-0131-0000		5S2	
061810	36-016716	924 CENTER ST	VILLA LUCIA	REDLANDS	P	1904	HIST.SURV.	2373-0130-0000		5S2	
061809	36-016717	926 CENTER ST		REDLANDS	P	1904	HIST.SURV.	2373-0129-0000		5S2	
091048	36-016718	1227 CENTER ST	FISHER HOUSE	REDLANDS	U	1894	HIST.RES.	SPHI-SBR-061	08/07/75	7L	
061826	36-016719	440 CHESTNUT AVE		REDLANDS	P	1910	HIST.SURV.	2373-0146-0000		5S2	
061825	36-016720	446 CHESTNUT AVE	DANIEL SHEPARD HOUSE	REDLANDS	P	1895	HIST.SURV.	2373-0145-0000		5S2	
061824	36-016721	711 CHESTNUT AVE	JAMES P. SQUIRES HOUSE	REDLANDS	P	1889	HIST.SURV.	2373-0144-0000		5S2	
061823	36-016722	731 CHESTNUT AVE		REDLANDS	P	1912	HIST.SURV.	2373-0143-0000		5S2	
061822	36-016723	757 CHESTNUT AVE		REDLANDS	P	1900	HIST.SURV.	2373-0142-0000		5S2	
061821	36-016724	849 CHESTNUT AVE	MOSLEY HOUSE	REDLANDS	P	1905	HIST.SURV.	2373-0141-0000		5S2	
061820	36-016725	946 CHESTNUT AVE		REDLANDS	P	1900	HIST.SURV.	2373-0140-0000		5S2	
061819	36-016726	1036 CHESTNUT AVE		REDLANDS	P	1907	HIST.SURV.	2373-0139-0000		5S2	
099107	36-016727	1046 CHESTNUT AVE		REDLANDS	P	1930	PROJ.REVW.	HUD951117D	01/02/96	6Y	
061818	36-016728	1102 CHESTNUT AVE		REDLANDS	P	1900	HIST.SURV.	2373-0138-0000		5S2	
090996	36-016729	CHURCH ST	LUGONIA SCHOOL MONUMENT	REDLANDS		1935	HIST.RES.	SPHI-SBR-006	06/22/72	7L	
108486	36-016730	CHURCH ST	STORM DRAIN CHANNEL, REDLANDS	REDLANDS			HIST.RES.	DOE-36-95-0007-0000	11/22/95	6Y	
							PROJ.REVW.	FEMA951024C	11/22/95	6Y	
094493	36-016731	1119 CHURCH ST		REDLANDS	P		PROJ.REVW.	HUD950123E	02/16/95	6Y	
062363	36-016732	5 CITRUS ST	ACADEMY OF MUSIC BLDG / HUBBARD BL	REDLANDS	P	1890	HIST.SURV.	2373-0690-0000		5S2	
							HIST.SURV.	2373-0328-0000		5S2	
061734	36-016733	212 CLARK ST		REDLANDS	P	1900	HIST.SURV.	2373-0054-0000		5S2	
061733	36-016734	216 CLARK ST		REDLANDS	P	1912	HIST.SURV.	2373-0053-0000		5S2	
061751	36-016735	816 CLAY ST		REDLANDS	P	1900	HIST.SURV.	2373-0071-0000		5S2	
061750	36-016736	820 CLAY ST		REDLANDS	P	1900	HIST.SURV.	2373-0070-0000		5S2	
061749	36-016737	825 CLAY ST		REDLANDS	P	1895	HIST.SURV.	2373-0069-0000		5S2	
061748	36-016738	826 CLAY ST		REDLANDS	P	1895	HIST.SURV.	2373-0068-0000		5S2	
061747	36-016739	834 CLAY ST		REDLANDS	P	1925	HIST.SURV.	2373-0067-0000		5S2	
061746	36-016740	837 CLAY ST		REDLANDS	P	1895	HIST.SURV.	2373-0066-0000		5S2	
061745	36-016741	838 CLAY ST		REDLANDS	P	1895	HIST.SURV.	2373-0065-0000		5S2	
061744	36-016742	904 CLAY ST		REDLANDS	P	1900	HIST.SURV.	2373-0064-0000		5S2	
061743	36-016743	908 CLAY ST		REDLANDS	P	1915	HIST.SURV.	2373-0063-0000		5S2	
061742	36-016744	911 CLAY ST		REDLANDS	P	1925	HIST.SURV.	2373-0062-0000		5S2	
061741	36-016745	914 CLAY ST		REDLANDS	P	1900	HIST.SURV.	2373-0061-0000		5S2	

PROPERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
061740	36-016746	917 CLAY ST		REDLANDS	P	1915	HIST.SURV.	2373-0060-0000		5S2	
061739	36-016747	920 CLAY ST		REDLANDS	P	1895	HIST.SURV.	2373-0059-0000		5S2	
061738	36-016748	924 CLAY ST		REDLANDS	P	1925	HIST.SURV.	2373-0058-0000		5S2	
061737	36-016749	930 CLAY ST		REDLANDS	P	1900	HIST.SURV.	2373-0057-0000		5S2	
061736	36-016750	936 CLAY ST		REDLANDS	P	1915	HIST.SURV.	2373-0056-0000		5S2	
061735	36-016751	937 CLAY ST		REDLANDS	P	1895	HIST.SURV.	2373-0055-0000		5S2	
124710	36-019645	1119 CLAY ST	PROPERTY ACQUISITION AND REHABILIT	REDLANDS	M	1930	PROJ.REVW.	HUD000605S	06/15/00	6Y	
129463		1705 CLAY ST		REDLANDS	P	1912	HIST.RES.	DOE-36-01-0016-0000	11/29/01	6Y	
							PROJ.REVW.	HUD011126C	11/29/01	6Y	
124711	36-019646	835 COLUMBIA ST	PROPERTY ACQUISTION AND REHABILITA	REDLANDS	M	1950	PROJ.REVW.	HUD000605T	06/15/00	6Y	
061756	36-016752	910 COLUMBIA ST		REDLANDS	P	1910	HIST.SURV.	2373-0076-0000		5S2	
061755	36-016753	913 COLUMBIA ST		REDLANDS	P	1905	HIST.SURV.	2373-0075-0000		5S2	
061754	36-016754	914 COLUMBIA ST		REDLANDS	P	1905	HIST.SURV.	2373-0074-0000		5S2	
124714	36-019649	914 COLUMBIA ST	PROPERTY ACQUISTION AND REHABILITA	REDLANDS	M	1905	PROJ.REVW.	HUD000605W	06/15/00	6Y	
061753	36-016755	936 COLUMBIA ST		REDLANDS	P	1905	HIST.SURV.	2373-0073-0000		5S2	
061757	36-016756	651 CYPRESS CR		REDLANDS	P	1915	HIST.SURV.	2373-0077-0000		5S2	
061767	36-016757	1665 DWIGHT ST		REDLANDS	P	1901	HIST.SURV.	2373-0087-0000		5S2	
065511	36-016758	509 E CENTRAL AVE		REDLANDS	U		PROJ.REVW.	HUD881019B	11/14/88	6Y	
065510	36-016759	511 E CENTRAL AVE		REDLANDS	U		PROJ.REVW.	HUD881019A	11/14/88	6Y	
116441	36-018774	1108 E CENTRAL AVE		REDLANDS	P	1930	HIST.RES.	DOE-36-98-0104-0000	07/03/98	6Y	
							PROJ.REVW.	HUD980629P	07/03/98	6Y	
062337	36-016760	19 E CITRUS AVE	W H GOODRICH FURNITURE COMPANY, CO	REDLANDS	P	1903	HIST.SURV.	2373-0663-0000		5S2	
062338	36-016761	746 E CITRUS AVE	REDLANDS CENTRAL RAILWAY CO CAR BA	REDLANDS	P	1907	HIST.RES.	NPS-90002119-0000	01/03/91	1S	A
							HIST.SURV.	2373-0664-0000	01/03/91	3S	
							NAT.REG.	36-0004	01/03/91	3S	A
061752	36-016762	1200 E COLTON AVE	ADMINISTRATION BUILDING, UNIVERSIT	REDLANDS	P	1909	HIST.SURV.	2373-0072-0000		3S	
061760	36-016763	104 E CYPRESS AVE		REDLANDS	P	1915	HIST.SURV.	2373-0080-0000		5S2	
061759	36-016764	221 E CYPRESS AVE	B. H. JACOBS HOUSE	REDLANDS	P	1895	HIST.SURV.	2373-0079-0000		3S	
061758	36-016765	347 E CYPRESS AVE		REDLANDS	P	1920	HIST.SURV.	2373-0078-0000		5S2	
062133	36-016766	21 E FERN AVE	CLARENCE E BLANC HOUSE	REDLANDS	P	1924	HIST.SURV.	2373-0458-0000		7N	
062134	36-016767	25 E FERN AVE	T. S. HOLIDAY HOUSE	REDLANDS	P	1904	HIST.SURV.	2373-0459-0000		7N	
061886	36-016768	104 E FERN AVE		REDLANDS	P	1889	HIST.SURV.	2373-0206-0000		5S2	
062135	36-016769	106 E FERN AVE		REDLANDS	P	1924	HIST.SURV.	2373-0460-0000		7N	
062136	36-016770	107 E FERN AVE	LEE AND MILDRED JOHNSON HOUSE	REDLANDS	P	1924	HIST.SURV.	2373-0461-0000		7N	
062137	36-016771	109 E FERN AVE		REDLANDS	P	1906	HIST.SURV.	2373-0462-0000		7N	
061881	36-016772	112 E FERN AVE		REDLANDS	P	1895	HIST.SURV.	2373-0201-0000		5S2	
062138	36-016773	116 E FERN AVE		REDLANDS	P	1927	HIST.SURV.	2373-0463-0000		7N	
062139	36-016774	120 E FERN AVE	CHARLES E GOODALE HOUSE	REDLANDS	P	1892	HIST.SURV.	2373-0464-0000		7N	
062140	36-016775	121 E FERN AVE		REDLANDS	P	1905	HIST.SURV.	2373-0465-0000		7N	
062141	36-016776	123 E FERN AVE		REDLANDS	P	1907	HIST.SURV.	2373-0466-0000		7N	
062142	36-016777	125 E FERN AVE	WILLIAM HINCKLE HOUSE	REDLANDS	P	1903	HIST.SURV.	2373-0467-0000		7N	
061882	36-016778	126 E FERN AVE		REDLANDS	P	1912	HIST.SURV.	2373-0202-0000		5S2	
062143	36-016779	201 E FERN AVE		REDLANDS	U	1950	HIST.SURV.	2373-0468-0000		7R	
061883	36-016780	202 E FERN AVE		REDLANDS	P	1915	HIST.SURV.	2373-0203-0000		5S2	
062144	36-016781	209 E FERN AVE		REDLANDS	U	1958	HIST.SURV.	2373-0469-0000		7R	
062145	36-016782	210 E FERN AVE		REDLANDS	P	1937	HIST.SURV.	2373-0470-0000		7N	
062146	36-016783	215 E FERN AVE		REDLANDS	P	1911	HIST.SURV.	2373-0471-0000		7N	
062147	36-016784	216 E FERN AVE	A HARVEY COLLINS HOUSE	REDLANDS	P	1911	HIST.SURV.	2373-0472-0000		7N	
062148	36-016785	217 E FERN AVE	HOWARD S. TROTTER HOUSE	REDLANDS	P	1908	HIST.SURV.	2373-0473-0000		7N	
062149	36-016786	224 E FERN AVE		REDLANDS	P	1927	HIST.SURV.	2373-0474-0000		7N	
062150	36-016787	225 E FERN AVE	MACK W. H. WILLIAMS HOUSE	REDLANDS	P	1905	HIST.SURV.	2373-0475-0000		7N	
062151	36-016788	230 E FERN AVE	CYRUS J WILLIS HOUSE	REDLANDS	P	1928	HIST.SURV.	2373-0476-0000		7N	
061884	36-016789	301 E FERN AVE		REDLANDS	P	1900	HIST.SURV.	2373-0204-0000		5S2	
062152	36-016790	304 E FERN AVE		REDLANDS	P	1932	HIST.SURV.	2373-0477-0000		7N	
062153	36-016791	309 E FERN AVE	RALPH G ROHRER HOUSE	REDLANDS	P	1909	HIST.SURV.	2373-0478-0000		7N	
062154	36-016792	316 E FERN AVE		REDLANDS	P	1928	HIST.SURV.	2373-0479-0000		7N	

ATTACHMENT B

PALEONTOLOGICAL RESOURCES RECORDS SEARCH

Natural History Museum
of Los Angeles County
900 Exposition Boulevard
Los Angeles, CA 90007

tel 213.763.DINO
www.nhm.org

NATURAL HISTORY MUSEUM
LOS ANGELES COUNTY

Vertebrate Paleontology Section
Telephone: (213) 763-3325

e-mail: smcleod@nhm.org

6 April 2018

VCS Environmental
30900 Rancho Viejo Road, Suite 100
San Juan Capistrano, CA 92675

Attn: Patrick O. Maxon, Director, Cultural Services

re: Vertebrate Paleontology Records Check for paleontological resources for the proposed Casa Loma Redlands Project, in the City of Redlands, San Bernardino County, project area

Dear Patrick:

I have conducted a thorough search of our paleontology collection records for the locality and specimen data for the proposed Casa Loma Redlands Project, in the City of Redlands, San Bernardino County, project area as outlined on the portion of the Redlands USGS topographic quadrangle map that you sent to me via e- mail on 23 March 2018. We do not have any vertebrate fossil localities that lie directly within the proposed project area boundaries, but we do have localities at some distance from sedimentary deposits similar to those that may occur subsurface in the proposed project area.

The entire proposed project area has surface deposits composed of soil and younger Quaternary Alluvium, derived predominately as alluvial fan deposits from the Crafton Hills and the San Bernardino Mountains to the east via the Santa Ana River that currently flows just to the north. Typically these types of deposits do not contain significant vertebrate fossils in the uppermost layers. At varying depths, however, these deposits always have the potential to contain significant fossil vertebrate remains. Our closest vertebrate fossil locality from somewhat similar deposits is LACM 4540, south-southeast of the proposed project area on the northeastern side of the San Jacinto Valley just west of Jack Rabbit Trail, that produced a specimen of fossil horse, *Equus*. Our next closest fossil vertebrate locality from similar deposits

is LACM 7811, west-southwest of the proposed project area in the Jurupa Valley north of Norco and west of Mira Loma, that produced a fossil specimen of coachwhip, *Masticophis flagellum*, at a depth of 9 to 11 feet below the surface.

Shallow excavations in the younger Quaternary Alluvium found at the surface throughout the proposed project area probably will not uncover any significant vertebrate fossils. Deeper excavations there that extend down into the older sedimentary deposits, however, may well encounter significant fossil vertebrate remains. Any substantial excavations in the proposed project area, therefore, should be closely monitored to quickly and professionally collect any fossils discovered without impeding development. Sediment samples should also be collected and processed to determine the small fossil potential in the proposed project area. Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

This records search covers only the vertebrate paleontology records of the Natural History Museum of Los Angeles County. It is not intended to be a thorough paleontological survey of the proposed project area covering other institutional records, a literature survey, or any potential on-site survey.

Sincerely,

Samuel A. McLeod

Samuel A. McLeod, Ph.D.
Vertebrate Paleontology

enclosure: invoice

ATTACHMENT C

NATIVE AMERICAN SCOPING

NATIVE AMERICAN HERITAGE COMMISSION
Cultural and Environmental Department
1550 Harbor Blvd., ROOM 100
West SACRAMENTO, CA 95691
(916) 373-3710

March 30, 2018

Patrick O. Maxon
VCS Environmental

Sent by E-mail: pmaxon@vcsenvironmental.com

RE: Proposed Casa Loma Project, City of Redlands; Redlands USGS Quadrangle, San Bernardino County, California

Dear Mr. Maxon:

Attached is a list of tribes that have cultural and traditional affiliation to the areas of potential project effect (APE) referenced above. I suggest you contact all of those listed, if they cannot supply information, they might recommend others with specific knowledge. The list should provide a starting place to locate areas of potential adverse impact within the APE. By contacting all those on the list, your organization will be better able to respond to claims of failure to consult, as may be required under particular state statutes. If a response has not been received within two weeks of notification, the Native American Heritage Commission (NAHC) requests that you follow-up with a telephone call to ensure that the project information has been received.

THIS INFORMATION IS CONFIDENTIAL! PLEASE DO NOT INCLUDE IN PUBLIC DOCUMENTS.
A record search of the Native American Heritage Commission (NAHC) *Sacred Lands File* (SLF) was completed for the area of potential project effect (APE) for the above referenced project. Sites have been located within several of the quadrangles you provided that may be impacted by the project. Please immediately contact the San Manuel Band of Mission Indians at (909) 864-8933 for more information about these sites.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance, we are able to assure that our lists contain current information. If you have any questions, please contact me at my email address: gayle.totton@nahc.ca.gov.

Sincerely,

Gayle Totton

Gayle Totton, M.A., PhD.
Associate Governmental Program Analyst
(916) 373-3714

CONFIDENTIALITY NOTICE: This communication with its contents may contain confidential and/or legally privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication.

Native American Heritage Commission
Native American Contact List
San Bernardino County
3/29/2018

Agua Caliente Band of Cahuilla Indians
Jeff Grubbe, Chairperson
5401 Dinah Shore Drive — Cahuilla
Palm Springs, CA, 92264 — Luiseno
Phone: (760) 699 - 6800
Fax: (760) 699-6919

Agua Caliente Band of Cahuilla Indians
Patricia Garcia-Plotkin, Director
5401 Dinah Shore Drive — Cahuilla
Palm Springs, CA, 92264 — Luiseno
Phone: (760) 699 - 6907
Fax: (760) 699-6924
ACBCI-THPO@aguacaliente.net

Augustine Band of Cahuilla Mission Indians
Amanda Vance, Chairperson
P.O. Box 846 — Cahuilla
Coachella, CA, 92236
Phone: (760) 398 - 4722
Fax: (760) 369-7161
hhaines@augustinetribe.com

Cabazon Band of Mission Indians
Doug Welmas, Chairperson
84-245 Indio Springs Parkway — Cahuilla
Indio, CA, 92203
Phone: (760) 342 - 2593
Fax: (760) 347-7880
jstapp@cabazonindians-nsn.gov

Cahuilla Band of Indians
Daniel Salgado, Chairperson
52701 U.S. Highway 371 — Cahuilla
Anza, CA, 92539
Phone: (951) 763 - 5549
Fax: (951) 763-2808
Chairman@cahuilla.net

Los Coyotes Band of Mission Indians
John Perada, Environmental Director
P. O. Box 189 — Cahuilla
Warner Springs, CA, 92086
Phone: (760) 782 - 0712
Fax: (760) 782-2730

Los Coyotes Band of Mission Indians
Shane Chapparosa, Chairperson
P.O. Box 189 — Cahuilla
Warner Springs, CA, 92086-0189
Phone: (760) 782 - 0711
Fax: (760) 782-0712
Chapparosa@msn.com

Morongo Band of Mission Indians
Robert Martin, Chairperson
12700 Pumarra Rroad — Cahuilla
Banning, CA, 92220 — Serrano
Phone: (951) 849 - 8807
Fax: (951) 922-8146
dtorres@morongo-nsn.gov

Morongo Band of Mission Indians
Denisa Torres, Cultural Resources Manager
12700 Pumarra Rroad — Cahuilla
Banning, CA, 92220 — Serrano
Phone: (951) 849 - 8807
Fax: (951) 922-8146
dtorres@morongo-nsn.gov

Pauma Band of Luiseno Indians - Pauma & Yuima Reservation
Temet Aguilar, Chairperson
P.O. Box 369 — Luiseno
Pauma Valley, CA, 92061
Phone: (760) 742 - 1289
Fax: (760) 742-3422
bennaecalac@aol.com

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Casa Loma Project, San Bernardino County.

Native American Heritage Commission
Native American Contact List
San Bernardino County
3/29/2018

Ramona Band of Cahuilla Mission Indians
Joseph Hamilton, Chairperson
P.O. Box 391670 — Cahuilla
Anza, CA, 92539
Phone: (951) 763 - 4105
Fax: (951) 763-4325
admin@ramonatribe.com

Ramona Band of Cahuilla Mission Indians
John Gomez, Environmental Coordinator
P. O. Box 391670 — Cahuilla
Anza, CA, 92539
Phone: (951) 763 - 4105
Fax: (951) 763-4325
jgomez@ramonatribe.com

San Fernando Band of Mission Indians
Donna Yocum, Chairperson
P.O. Box 221838 — Kitanemuk, Serrano, Tataviam
Newhall, CA, 91322
Phone: (503) 539 - 0933
Fax: (503) 574-3308
ddyocum@comcast.net

San Manuel Band of Mission Indians
Lee Clauss, Director of Cultural Resources
26569 Community Center Drive — Serrano
Highland, CA, 92346
Phone: (909) 864 - 8933
Fax: (909) 864-3370
lclauss@sanmanuel-nsn.gov

Santa Rosa Band of Mission Indians
Steven Estrada, Chairperson
P.O. Box 391820 — Cahuilla
Anza, CA, 92539
Phone: (951) 659 - 2700
Fax: (951) 659-2228
mflaxbeard@santarosacahuilla-nsn.gov

Serrano Nation of Mission Indians
Goldie Walker, Chairperson
P.O. Box 343 — Serrano
Patton, CA, 92369
Phone: (909) 528 - 9027

Soboba Band of Luiseno Indians
Scott Cozart, Chairperson
P. O. Box 487 — Cahuilla, Luiseno
San Jacinto, CA, 92583
Phone: (951) 654 - 2765
Fax: (951) 654-4198
jontiveros@soboba-nsn.gov

Soboba Band of Luiseno Indians
Carrie Garcia, Cultural Resources Manager
P. O. Box 487 — Cahuilla, Luiseno
San Jacinto, CA, 92583
Phone: (951) 654 - 2765
Fax: (951) 654-4198
carrieg@soboba-nsn.gov

Soboba Band of Luiseno Indians
Joseph Ontiveros, Cultural Resource Department
P.O. BOX 487 — Cahuilla, Luiseno
San Jacinto, CA, 92581
Phone: (951) 663 - 5279
Fax: (951) 654-4198
jontiveros@soboba-nsn.gov

Torres-Martinez Desert Cahuilla Indians
Michael Mirelez, Cultural Resource Coordinator
P.O. Box 1160 — Cahuilla
Thermal, CA, 92274
Phone: (760) 399 - 0022
Fax: (760) 397-8146
mmirelez@tmdci.org

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Casa Loma Project, San Bernardino County.

April 3, 2018

…Address…

Subject: Native American Scoping Letter for the Residence at Casa Loma Project, Redlands, California

Dear M:

VCS Environmental (VCS) is contacting you on behalf of the City of Redlands, regarding the City's proposed **Residence at Casa Loma Project.** The project proposes to create a 122 unit multi-residential project, to provide residential opportunities for University of Redlands and Loma Linda University staff, doctors, nurses, ESRI employees, and community members on 17 parcels located between Occidental Drive and North University Street, Redlands, San Bernardino County, California.

The project location is shown on the U.S. Geological Survey (USGS) 7.5' *Redlands* 1967 (photorevised 1988), Topographic Quadrangle, Section 23 of Township 1 South, Range 3 West of the San Bernardino Baseline and Meridian. Refer to attached quadrangle map and aerial photograph.

In a letter dated March 30, 2018, a Sacred Lands File Search conducted by the Native American Heritage Commission (NAHC) indicates that Native American sites have been located within "several of the quadrangles" that were provided that may be impacted by the project. The NAHC requested that we immediately contact the San Manuel Band of Mission Indians for more information about these sites, as well as to contact all of those individuals on the NAHC contacts list.

Please consider this letter and preliminary project information as the initiation of the public scoping process and our pursuit of background information for the cultural resources study. Formal consultation under Assembly Bill (AB) 52 will be conducted by the City of Redlands.

Your participation in this local planning process is important. If you have any additional knowledge of Native American Sacred Lands or other cultural resources on or near the study area, please contact me at your earliest convenience at (949) 489-2700 or via email at P.Maxon@vcsenvironmental.com.

Sincerely,

VCS Environmental

Patrick O. Maxon, M.A., RPA
Director - Cultural Services

From: Jessica Mauck
To: Pat Maxon
Subject: RE: Casa Loma Project - Redlands
Date: Tuesday, April 03, 2018 11:16:04 AM
Attachments: image87dff.PNG

Hi Pat,

Thank you for contacting the San Manuel Band of Mission Indians (SMBMI) regarding the above referenced project. SMBMI appreciates the opportunity to review the project documentation, which was received by our Cultural Resources Management Department on 2 April 2018. The Tribe has an SLF for a large space of historical importance, to include the Zanja, Asistencia, the village of Guachama, and various important lesser known areas of sensitivity along the landscape. The project site within the attached document is located ~1/2 mile from the Zanja and is a sensitive area to SMBMI. The Tribe requests to following information be included within the cultural study in order to expedite consultation with the Lead Agency:

- Thorough land use history, denoting any and all ground disturbance
- Details regarding the proposed level of vertical and horizontal disturbance as a result of the project
- Results of a Phase I survey that includes an appropriate level of archaeological testing, dependent on existing and planned disturbance

The provision of this information will assist SMBMI in ascertaining how the Tribe will move forward as a consulting party under CEQA with the lead agency. This letter is merely intended to take part in information sharing to ensure efficiency of the process for SMBMI, the lead agency, and the consultants. All information shared with your firm within the body of this e-mail may be included within the cultural resources report, to be viewed only by your firm, your client, and the lead agency. If you should have any further questions with regard to this matter, please do not hesitate to contact me at your convenience, as I will be your Point of Contact (POC) for SMBMI with respect to this project.

Regards,

Jessica Mauck
CULTURAL RESOURCES ANALYST
O: (909) 864-8933 x3249
M: (909) 725-9054
26569 Community Center Drive, Highland California 92346

From: Pat Maxon [mailto:PMaxon@vcsenvironmental.com]
Sent: Monday, April 2, 2018 12:31 PM
To: Jessica Mauck
Cc: Lee Clauss
Subject: FW: Casa Loma Project - Redlands

My apologies, Jessica. Got your email address incorrect the first time! Pat

Patrick O. Maxon, M.A., RPA
Director, Cultural Services

VCS Environmental
EXPERT SOLUTIONS | CEQA-NEPA . Biology . Regulatory . Cultural | DBE, SBE, WBE
30900 Rancho Viejo Road, Suite 100
San Juan Capistrano, CA 92675
(office) 949.489.2700 x214
(direct) 949-234-6077
(cell) 949-677-2393
vcsenvironmental.com

From: Pat Maxon
Sent: Monday, April 02, 2018 12:25 PM
To: Lee Clauss (lclauss@sanmanuel-nsn.gov) <lclauss@sanmanuel-nsn.gov>
Cc: Jessica Mauck (jmauck@sanmanuel-nsn.com) <jmauck@sanmanuel-nsn.com>
Subject: Casa Loma Project - Redlands

Hello Lee – Per my telephone message to you today, I am following up with this email to inform you of a project. I spoke with Ann Brierty this morning who asked me to contact you and Jessica Mauck.

VCS has been retained to complete a Phase I CEQA cultural resources study for the Casa Loma project in Redlands (1010 E Lugonia Ave.). Our request for a Sacred Lands File search from the NAHC resulted in a positive hit for the nearby presence of "sites". This from the NAHC's letter:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the area of potential project effect (APE) for the above referenced project. Sites have been located within several of the quadrangles you provided that may be impacted by the project. Please immediately contact the San Manuel Band of Mission Indians at (909) 864-8933 for more information about these sites.

My prior telephone call and this email to you is in response the NAHC letter's request to contact the San Manuel Band regarding the resources that may be on or near the project site. Please contact me

at your earliest convenience to discuss this project. I have attached a map showing the project site.

Thank you,
Pat

Patrick O. Maxon, M.A., RPA
Director, Cultural Services

VCS Environmental
EXPERT SOLUTIONS | CEQA-NEPA . Biology . Regulatory . Cultural | DBE, SBE, WBE
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AUGUSTINE BAND OF CAHUILLA INDIANS

PO Box 846 84-481 Avenue 54 Coachella CA 92236
Telephone: (760) 398-4722
Fax (760) 369-7161
Tribal Chairperson: Amanda Vance
Tribal Vice-Chairperson: William Vance
Tribal Secretary: Victoria Martin

April 11, 2018

Patrick O. Maxon
VCS Environmental
30900 Rancho Viejo Road, Suite 100
San Juan Capistrano, CA 92675

RE: **Native American Scoping Letter for the residence at Casa Loma Project, Redlands, CA**

Dear Mr. Maxon-

Thank you for the opportunity to offer input concerning the development of the above-identified project. We appreciate your sensitivity to the cultural resources that may be impacted by your project, and the importance of these cultural resources to the Native American peoples that have occupied the land surrounding the area of your project for thousands of years. Unfortunately, increased development and lack of sensitivity to cultural resources has resulted in many significant cultural resources being destroyed or substantially altered and impacted. Your invitation to consult on this project is greatly appreciated.

At this time we are unaware of specific cultural resources that may be affected by the proposed project. We encourage you to contact other Native American Tribes and individuals within the immediate vicinity of the project site that may have specific information concerning cultural resources that may be located in the area. We also encourage you to contract with a monitor who is qualified in Native American cultural resources identification and who is able to be present on-site full-time during the pre-construction and construction phase of the project. Please notify us immediately should you discover any cultural resources during the development of this project.

Very truly yours,

Victoria Martin
Tribal Secretary

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION

03-027-2018-001

April 16, 2018

[VIA EMAIL TO:PMaxon@vcsenvironmental.com]
VCS Environmental
Mr. Patrick Maxon
30900 Rancho Viejo Road, Suite 100
San Juan Capistrano, CA 92675

Re: Native American Scoping Letter for the Residence at Casa Loma Project, Redlands, California

Dear Mr. Patrick Maxon,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the Residence at Casa Loma project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area. For this reason, the ACBCI THPO requests the following:

*At this time ACBCI defers to the San Manuel Band of Mission Indians. This letter shall conclude our consultation efforts.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6829. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

Katie Croft

Katie Croft
Cultural Resources Manager
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

MORONGO BAND OF MISSION INDIANS
TRIBAL HISTORIC PRESERVATION OFFICE
12700 PUMARRA RD BANNING, CA 92220
OFFICE 951-755-5025 FAX 951-572-6004

Date: 5/1/2018

Re:
Residence at Casa Loma Project, Redlands

Dear,
Patrick O. Maxon
Director – Cultural Services
VCS Environmental

Thank you for contacting the Morongo Band of Mission Indians (MBMI) Cultural Heritage Department regarding the above referenced project(s). After conducting a preliminary review of the project, the tribe would like to respectfully issue the following comments and/or requests:

☐ The project is located outside of the Tribe's aboriginal territory and is not within an area considered to be a traditional use area or one in which the Tribe has cultural ties. We recommend contacting the appropriate tribe(s) who may have cultural affiliations to the project area. We have no further comments at this time.

☒ The project is located within the Tribe's aboriginal territory or in an area considered to be a traditional use area or one in which the Tribe has cultural ties. In order to further evaluate the project for potential impacts to tribal cultural resources, we would like to formally request the following:

- ☒ A thorough records search be conducted by contacting one of the California Historical Resources Information System (CHRIS) Archaeological Information Centers and a copy of the search results be provided to the tribe.
- ☒ Tribal monitor participation during the initial pedestrian field survey of the Phase I Study of the project and a copy of the results of that study. In the event the pedestrian survey has already been conducted, MBMI requests a copy of the Phase I study be provided to the tribe as soon as it can be made available.
- ☐ MBMI Tribal Cultural Resource Monitor(s) be present during all required ground disturbing activities pertaining to the project.

☐ The project is located with the current boundaries of the Morongo Indian Reservation. Please contact the Morongo Cultural Heritage Department for further details.

Please be aware that this letter is merely intended to notify your office that the tribe has received your letter requesting tribal consultation for the above mentioned project and is requesting to engage in consultation. Specific details regarding the tribe's involvement in the project must be discussed on a project by project basis during the tribal consultation process. This letter does not constitute "meaningful" tribal consultation nor does it conclude the consultation process. Under federal and state law, "meaningful" consultation is understood to be an ongoing government-to-government process and may involve requests for additional information, phone conferences and/or face-to-face meetings. If you have any further questions or concerns regarding this letter, please contact the Morongo Cultural Heritage office at (951) 755-5139.

Sincerely,

Raymond Huaute
Tribal Historic Preservation Officer
Morongo Band of Mission Indians
Email: rhuaute@morongo-nsn.gov
Phone: (951) 755-5025

May 1, 2018

Attn: Patrick O. Maxon, M.A., RPA, Director – Cultural Services
VCS Environmental
30900 Rancho Viejo Road, Suite 100
San Juan Capistrano, CA 92675

RE: Residence at Casa Loma Project – between Occidental Drive and North University Street – City of Redlands, San Bernardino County, CA

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. This project location is in proximity to known sites, is a shared use area that was used in ongoing trade between the tribes, and is considered to be culturally sensitive by the people of Soboba.

Soboba Band of Luiseño Indians is requesting the following:

1. To initiate a consultation with the project proponents and lead agency.

2. The transfer of information to the Soboba Band of Luiseno Indians regarding the progress of this project should be done as soon as new developments occur.

3. Soboba Band of Luiseño Indians continues to act as a consulting tribal entity for this project.

4. Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason the Soboba Band of Luiseño Indians requests that Native American Monitor(s) from the Soboba Band of Luiseño Indians Cultural Resource Department to be present during any ground disturbing proceedings. Including surveys and archaeological testing.

5. Request that proper procedures be taken and requests of the tribe be honored (Please see the attachment)

Multiple areas of potential impact were identified during an in-house database search. Specifics to be discussed in consultation with the lead agency.

Sincerely,

Joseph Ontiveros, Tribal Historic Preservation Officer
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Cultural Items (Artifacts). Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer should agree to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

The Developer should waive any and all claims to ownership of Native American ceremonial and cultural artifacts that may be found on the Project site. Upon completion of authorized and mandatory archeological analysis, the Developer should return said artifacts to the Soboba Band within a reasonable time period agreed to by the Parties and not to exceed (30) days from the initial recovery of the items.

Treatment and Disposition of Remains.

A. The Soboba Band shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods shall be treated and disposed of with appropriate dignity.

B. The Soboba Band, as MLD, shall complete its inspection within twenty-four (24) hours of receiving notification from either the Developer or the NAHC, as required by California Public Resources Code § 5097.98 (a). The Parties agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes.

C. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The Soboba Band, as the MLD in consultation with the Developer, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains.

D. All parties are aware that the Soboba Band may wish to rebury the human remains and associated ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The Developer should accommodate on-site reburial in a location mutually agreed upon by the Parties.

E. The term "human remains" encompasses more than human bones because the Soboba Band's traditions periodically necessitated the ceremonial burning of human remains. Grave goods are those artifacts associated with any human remains. These items, and other funerary remnants and their ashes are to be treated in the same manner as human bone fragments or bones that remain intact

Coordination with County Coroner's Office. The Lead Agencies and the Developer should immediately contact both the Coroner and the Soboba Band in the event that any human remains are discovered during implementation of the Project. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c).

Non-Disclosure of Location Reburials. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r). Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer agrees to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the City of Redlands, as well as hired consultant (VCS Environmental). No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.

ATTACHMENT D

PERSONNEL QUALIFICATIONS

PATRICK MAXON, M.A., RPA

Director | Cultural Services

VCS Environmental
EXPERTS IN STRATEGIC SOLUTIONS



EDUCATION

1994/MA/Anthropology/California State University, Fullerton
1987/BA/Psychology/Sociology/Towson State University, Towson, MD

VCS TEAM MEMBER SINCE 2017

CERTIFICATIONS/TRAINING

Riverside County Transportation and Land Management Agency Certified Archaeologist/Riverside County

California Energy Commission Cultural Resources Specialist/

Registered Professional Archaeologist (National)/No. 11468/Register of Professional Archaeologists

Orange County Certified Archaeologist/Orange County

National Historic Preservation Act Section 106 Compliance Advanced Certification, 2002/

Principal Investigator, Southern California/Bureau of Land Management

Qualified Archaeologist-Secretary of Interior Standards and Guidelines of Professional Qualification & Standards for Archeology, as per Title 36, Code of Federal Regulations, Part 61/

PROFESSIONAL AFFILIATIONS

ABOUT

Patrick Maxon M.A., RPA is a Registered Professional Archaeologist who meets the Secretary of Interior's standards for historic preservation programs for archaeology and who has a permit to perform work on Bureau of Land Management land. Patrick has 24 years of experience in all aspects of cultural resources management, including prehistoric and historic archaeology, paleontology, ethnography, and tribal consultation. He has expertise in compliance with NEPA, CEQA, the National Historic Preservation Act (NHPA), the Archaeological Resources Protection Act, and the Clean Water Act, among others. Patrick has completed hundreds of cultural resources projects that have involved (1) agency, client, Native American, and subcontractor coordination; (2) treatment plans and research design development; (3) archival research; (4) field reconnaissance; (5) site testing; (6) data recovery excavation; (7) construction monitoring; (8) site recordation; (9) site protection/preservation; (10) mapping/cartography; (11) laboratory analysis; and (12) report production. He has managed a number of projects within the jurisdiction of the USACE, the Bureau of Land Management, the Bureau of Reclamation, and other federal agencies that require compliance with Section 106 of the NHPA. He has also completed projects throughout Southern California under CEQA for State and local governments and municipalities, including Caltrans, the Department of General Services (DGS), the California Energy Commission, the California Department of Water Resources, the Los Angeles County Department of Public Works (LACDPW), the Los Angeles Department of Water and Power, the Los Angeles Unified School District, and others.

SELECT EXPERIENCE/PROJECTS

Godinho Dairy Project Phase I Cultural Resources Assessment, Eastvale, California. Mr. Maxon was the Cultural Resources Project Manager for the Godhino Dairy Project located in the City of Eastvale. He conducted a Phase I cultural resources study for the project, which included cultural and paleontological resources literature reviews, Native American scoping, and a pedestrian field survey of the project site. The site contains the extant remains of the Godinho Dairy which dates to at least the early 1960s. Three prehistoric archaeological sites are recorded within one mile of the project site; one (CA-RIV-2801) was recorded just a few hundred feet to the southeast. The Santa Ana River was used extensively by prehistoric populations of the area. Paleontologically sensitive Older Quaternary Alluvium likely lies at depth on the project site. No significant archeological resources were discovered on the project site during the survey. The extant Godinho Dairy complex appears to exceed 50 years of age and its recordation and evaluation as a historic resource was recommended. The proposed project would allow for development of the dairy property into a residential neighborhood.

La Rivera Drainage Project Cultural Resources Services, Riverside, California. Mr. Maxon served as the Cultural Resources Project Manager for the La Rivera Drainage Project located in the City of Riverside. The Phase I cultural resources study included (1) a cultural resources literature review of the project site at the Eastern Information Center (EIC) at the University of California, Riverside; (2) contact with the Native American Heritage Commission (NAHC) for a review of its Sacred Lands File and to obtain a list of Native American contacts for the project area; (3) preparation of informational letters to all the NAHC-listed contacts in order to ensure a good-faith

effort of participation and (4) conducted a paleontological resources literature review for the project at the Natural History Museum of Los Angeles County (NHMLA). No cultural resources were discovered and no impacts are anticipated. The project proposed to improve existing drainage conditions within the La Rivera residential development and BonTerra Consulting prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for its implementation.

Riverside Energy Resource Center Archaeological and Paleontological, and Biological Services, Riverside County. Mr. Maxon served as the Program Director for the archaeological, paleontological, and biological services at the Riverside Energy Resource Center in Riverside County. He managed all aspects of the archaeological, paleontological, historic, and biological surveys of the power plant site and its associated transmission lines and pipelines; he also coordinated monitoring the power plant site and its associated facilities. Mr. Maxon maintained client contacts, coordinated with the California Energy Commission, and communicated with the Riverside public utilities. In addition, he conducted cultural resources surveys and monitoring, completed the cultural resources survey report, and wrote monthly cultural resources monitoring reports and a final project report.

Biological and Cultural Resources Surveys, Jurisdictional Delineations, Track Upgrade from Thermal to Araz. Mr. Maxon was the Cultural Resources Project Manager for the Biological and Cultural Resources Surveys, Jurisdictional Delineations, and Track Upgrade from Thermal to Araz. The project began by consulting and coordinating with local, State, and/or federal agencies (as appropriate); the State Historic Preservation Officer (SHPO); the Union Pacific Railroad (UPRR); and other relevant agencies to develop a Programmatic Memorandum of Agreement (MOA) to consider the cultural resources associated with the project. Mr. Maxon and his crew conducted an intensive 100 percent pedestrian cultural resources survey of the area of potential effect (APE) in transects. Initial Native American consultation and bridge and culvert recordation were provided. There are approximately 609 structures (bridges and culverts) in the project area, of which 512 were built between 1903 and 1960 and are considered historic. An Architectural Historian visited each structure and produced a Primary Record (DPR 523A) and a Location Map (DPR523J).

Desert Ranch Project Cultural Survey, Riverside County. Mr. Maxon served as the Project Manager for the Desert Ranch Project, which consists of approximately seven square miles of desert overlooking the Salton Sea. He helped to provide a Phase I Cultural Resource Inventory for the Client, which entailed a walk of the entire property to survey for archaeological sites. Over 40 sites were recorded and excavation of several is anticipated. In addition to conducting surveys, Mr. Maxon met with the local Indian tribe, the Torres-Martinez Band of Cahuilla Indians, regarding this project.

Lake Elsinore East Lake Specific Plan Amendment Area Cultural Resources Services, City of Lake Elsinore. Mr. Maxon was the Project Manager of the Lake Elsinore East Lake Specific Plan Amendment Area. He was responsible for the assessment of known cultural resources and preparation of final report.

Encino Water Quality Improvement Program Archaeological Monitoring, Encino. As the Project Manager for the Encino Water Quality Improvement Program, Mr. Maxon monitored excavations for pipelines.

Stone Canyon Water Quality Improvement Project Prehistoric Cultural and Biological Resources Investigation and Monitoring, City of Los Angeles. Mr. Maxon was the

Project Manager for the Stone Canyon Water Quality Improvement Project in Los Angeles County and was responsible for reconnaissance and report preparation.

Aliso Creek Emergency Sewer Project Archaeological Survey, Orange County. As Project Manager of the Aliso Creek Emergency Sewer Project, Mr. Maxon was responsible for surveying the project area, complying with Section 106 of the NHPA, developing a treatment plan, performing hollow stem auger coring of several prehistoric archaeological sites, and assisting in the preparation of a report.

Salton Sea Solar Evaporation Pond Pilot Project Archaeological Survey, Imperial County. Mr. Maxon was the Project Manager of the Salton Sea Solar Evaporation Pond Pilot Project. He conducted a field reconnaissance and produced a final report.

East Branch Extension Phase II Water Pipeline Project, Mentone. Mr. Maxon was the Cultural Resources Manager for the East Branch Extension Phase II Water Pipeline Project. The project involved the preparation of all CEQA/NEPA environmental documents, the acquisition of regulatory permits, and construction monitoring. Mr. Maxon was responsible for a full range of cultural resources services including historic, prehistoric and paleontological archival research, field surveys, evaluation of resources, and report preparation 6th Street Viaduct Project, Los Angeles. As Cultural Resources Project Manager, Mr. Maxon was responsible for coordinating with the California Department of Transportation's (Caltrans's) District 7 on the previously submitted draft Archaeological Survey Report (ASR) and the project's Area of Potential Effects (AEP) and completing the ASR and Environmentally Sensitive Area (ESA) Action Plan, which included several revisions, for the proposed project. The ESA Action Plan was developed to protect an archaeological site that was recorded within the AEP. The plan entails surrounding the site with fencing during construction and monitoring of construction in the vicinity of the site.

Saddleback Meadows Development Archaeological Test Excavations, Orange County. Mr. Maxon was the Program Director of archaeological test excavations for the Saddleback Meadows Development Project. He performed test excavations of ten prehistoric archaeological sites and developed a treatment plan and research design in compliance with Section 106 of the NHPA for two sites (CA-ORA-710 and CA-ORA-711). Mr. Maxon conducted test excavations on two additional sites (CA-ORA-1435H and CA-ORA-1437), a data recovery excavation (CA-ORA-711), and laboratory and report preparation. Additionally, he developed a testing plan to evaluate two prehistoric sites (CA-ORA-713 and CA-ORA-715), managed the excavation of those sites, and maintained budgets and relations with the client (TPG Management) and the USACE.

Orange County Water District On-Call Environmental Analyses Services, Orange County, CA: Cultural Resources Manager for the On-Call Contract. Mr. Maxon has provided environmental analyses services on an as-needed basis as part of on-call contracts with the Orange County Water District since 2010. Representative cultural resources task orders completed as part of the on-call contracts, include the following:

- La Palma Recharge Basin, Anaheim, CA
- Prado Basin Mitigation Sites, Orange County, CA
- Fletcher Basin Improvement Project Cultural and Paleontological Resources Mitigation Monitoring Plan, City of Orange, CA
- Centennial Park Injection Well Project, Santa Ana, CA
- EW-1 Groundwater Containment and Treatment Project, City of Fullerton, CA.
- Santiago Recharge Basin Project, Orange, CA

ATTACHMENT E

HISTORIC RESOURCES EVALUATION REPORT

HISTORIC RESOURCE EVALUATION REPORT

for

1205, 1215 and 1219 North University Street,
APNs: 121-237-107-0000, 121-237-106-000, 121-237-105-000
Redlands, San Bernardino County, CA

Prepared for:
VCS Environmental, Inc.
30900 Rancho Viejo Road, Suite 100
San Juan Capistrano, CA 92675

Prepared by:
Pamela Daly, M.S.H.P.
Daly & Associates
2242 El Capitan Drive
Riverside, CA 92506

May 2018

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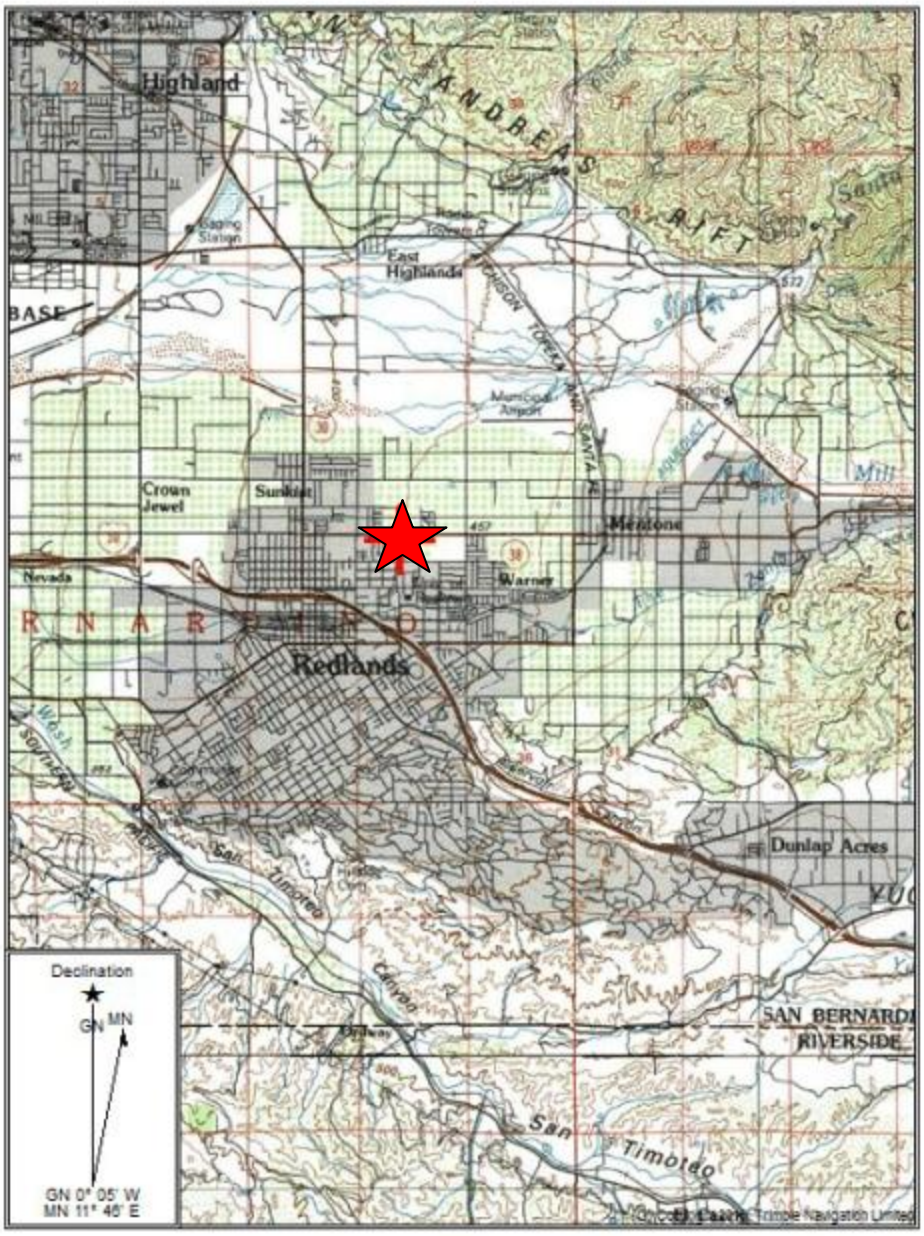
I. INTRODUCTION

A. PROJECT DESCRIPTION

This assessment report documents and evaluates the federal, state, and local significance, and eligibility of three residential properties located on North University Street, within the boundary of the City of Redlands (City), in San Bernardino County, California. (Figure 1)

The three residential properties are situated on San Bernardino County Assessor parcel numbers (APN) 121-237-105-0000, 121-237-106-0000, 121-237-107-0000. (Figures 2 and 3) These three parcels are located within the proposed project boundary for the Casa Loma Apartments Project (Project). The Project seeks to construct a total of 120 apartments in three-story buildings, making available a variety of residential and recreational amenities including a pocket park and dog park. The Project would provide residential housing opportunities for the community at-large including University of Redlands, Loma Linda University, ESRI staff and employees. The Project will be situated across 17 parcels located between Occidental Drive and North University Street, and south of East Lugonia Avenue.

The three parcels with street addresses of 1205, 1215, and 1219 North University Street, have upon them built-environment resources that are of sufficient age for them to be evaluated for listing in the National Register of Historic Places (National Register), the California Register of Historical Resources (California Register), or as historical resources in the City of Redlands. Our report includes a discussion of the survey methodology used, a brief historic context of the property and surrounding area, and the identification and formal evaluation of the subject properties for historical significance.



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Feet

Figure 1: Project Vicinity
Casa Loma Project
Redlands, San Bernardino County

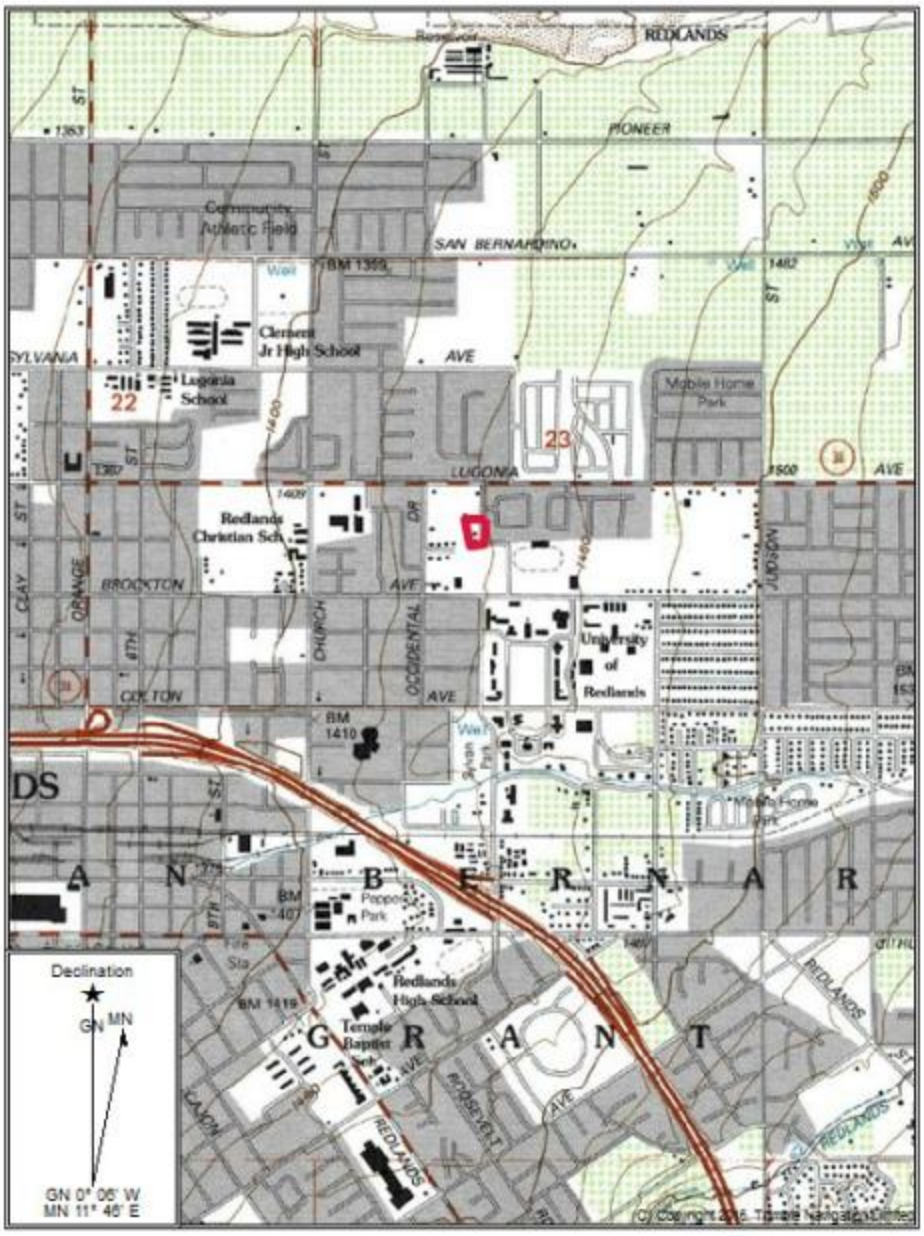

Figure 2: Project Location
1205, 1215, 1219 No. University Street, Redlands, San Bernardino County



SCALE 1:3000

0 100 200 300 400 500

Feet

Figure 3: Aerial View
Casa Loma Project Area
Redlands, San Bernardino County

B. BACKGROUND INFORMATION

The current study of the three parcels within the Project boundary was conducted using data from the San Bernardino County Assessor's Office that states improvements were made to the parcels in 1946, 1947, and 1962. As the properties have built-environment resources upon them that have achieved a sufficient age (generally over 50 year old for buildings, structures, features, objects, or man-made landscapes, under the California Environmental Quality Act), the properties were investigated under the auspices of a qualified architectural historian to evaluate the eligibility of listing any, or all, of the properties in the National Register, California Register, or as historical resources in the City of Redlands.

C. METHODOLOGY

This historic resource assessment, and evaluation of the built-environment properties within the proposed project area, was conducted by Pamela Daly, M.S.H.P., Principal Architectural Historian. Ms. Daly holds a Master of Science Degree in Historic Preservation from the University of Vermont, and a Bachelor of Science Degree in Business Management (with a minor in History).

In order to identify and evaluate the subject properties as potential historical resources, a multi-step methodology was utilized. An inspection of the site and the existing structures, combined with a review of data for this parcel, was performed to document existing conditions and assist in assessing and evaluating the property for significance. Photographs were taken of the structures, landscape, or other points of interest situated in the proposed project area, during the intensive-level survey.

The National Register, California Register, and City of Redlands historical significance criteria were employed to evaluate the significance of the subject properties. In addition, the following tasks were performed for the study:

- The National Register and California Register property inventories were searched.

- Site-specific research was conducted on the subject property utilizing historic topographic and road maps, *Redlands City Directories*, newspaper articles from the *Redlands Daily Facts* and *San Bernardino County Sun*, historic photographs, and other published sources.

- Background research of prior land owners was performed at local and regional historic archives, and through internet resources such as available from Ancestry.com and GenealogyBank.com.

- Ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment processes, and related programs were reviewed and analyzed.

II. REGULATORY FRAMEWORK

Historic resources fall within the jurisdiction of several levels of government. Federal laws provide the framework for the identification, and in certain instances, protection of historic resources. Additionally, states and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. The National Historic Preservation Act (NHPA) of 1966, as amended, particularly Section 106 of the NHPA, and CEQA are the primary laws and regulations governing the evaluation and significance of historic resources of national, state, regional, and local importance. A description of these relevant laws and regulations is presented below.

In analyzing the historic significance of the subject property, criteria for designation under federal, state, and local landmark programs were considered. Additionally, the California Office of Historic Preservation (OHP) survey methodology was used to survey and rate the relative significance of the Property.

A. FEDERAL LEVEL

1. National Register of Historic Places

First authorized by the Historic Sites Act of 1935, the National Register was established by the NHPA as "an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."[1] The National Register recognizes properties that are significant at the national, state and local levels.

To be eligible for listing in the National Register, the quality of significance in American history, architecture, archaeology, engineering, or culture must be in a district, site, building, structure, or object that possesses integrity of location, design, setting, materials, workmanship, feeling and association, and:[2]

A. is associated with events that have made a significant contribution to the broad patterns of our history; or
B. is associated with the lives of persons significant in our past; or
C. embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

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1 Code of Federal Regulations (CFR), 36 § 60.2.

2 *Guidelines for Completing National Register Forms, National Register Bulletin 16*, U.S. Department of the Interior, National Park Service, September 30, 1986 ("National Register Bulletin 16"). This bulletin contains technical information on comprehensive planning, survey of cultural resources, and registration in the National Register of Historic Places.

D. yields, or may be likely to yield, information important to prehistory or history.

A property eligible for listing in the National Register must meet one or more of the four criteria (A-D) defined above. In addition, unless the property possesses exceptional significance, it must be at least 50 years old to be eligible for National Register listing.

In addition to meeting the criteria of significance, a property must have integrity. "Integrity is the ability of a property to convey its significance."[3] According to *National Register Bulletin 15*, within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of these seven aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance.[4] The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association. The following is excerpted from *National Register Bulletin 15,* which provides guidance on the interpretation and application of these factors.

- Location is the place where the historic property was constructed or the place where the historic event occurred.[5]
- Design is the combination of elements that create the form, plan, space, structure, and style of the property.[6]
- Setting is the physical environment of a historic property.[7]
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.[8]
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.[9]
- Feeling is property's expression of the aesthetic or historic sense of a particular period of time.[10]

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3 *National Register Bulletin 15*, page 44.

4 *Ibid*.

5 "The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved." *Ibid*.

6 "A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape." *Ibid*.

7 *National Register Bulletin 15*, page 45.

8 "The choice and combination of materials reveals the preferences of those who created the property and indicated the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place." *Ibid*.

9 "Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. In can be based on common traditions or innovative period techniques." *Ibid*.

- Association is the direct link between an important historic event or person and a historic property.[11]

In assessing a property's integrity, the National Register criteria recognize that properties change over time; therefore, it is not necessary for a property to retain all its historic physical features or characteristics. The property must, however, retain the essential physical features that enable it to convey its historic identity.[12]

For properties that are considered significant under National Register criteria A and B, *National Register Bulletin 15* states that a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).[13]

In assessing the integrity of properties that are considered significant under National Register criterion C, *National Register Bulletin 15* provides that a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.[14]

The primary effects of listing in the National Register on private property owners of historic buildings is the availability of financial and tax incentives.[15] In addition, for projects that receive federal funding, the NHPA Section 106 clearance process (published at 36 CFR Part 800) must be completed. State and local laws and regulations may apply to properties listed in the National Register. For example, demolition or inappropriate alteration of National Register eligible or listed properties may be subject to CEQA.

B. STATE LEVEL

The California Office of Historic Preservation (OHP), as an office of the California Department of Parks and Recreation, implements the policies of the NHPA on a statewide level. The OHP also carries out the duties as set forth in the Public Resources Code (PRC) and maintains the California Historical Resources Inventory. The State Historic Preservation Officer

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[10] "It results from the presence of physical features that, taken together, convey the property's historic character." *Ibid*.

[11] "A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to the observer. Like feeling, associations require the presence of physical features that convey a property's historic character…Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register." *Ibid*.

[12] *National Register Bulletin 15*, page 46.

[13] *Ibid*.

[14] "A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, patter of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of features that once characterized its style." *Ibid*.

[15] See 36 CFR 60.2(b) (c).

(SHPO) is an appointed official who implements historic preservation programs within the state's jurisdictions.

1. California Register of Historical Resources

Created by Assembly Bill 2881, which was signed into law on September 27, 1992, the California Register is "an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change."[16] The criteria for eligibility for the California Register are based upon National Register criteria.[17] Certain resources are determined by the statute to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register.[18]

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed in the National Register of Historic Places and those formally determined eligible for the National Register of Historic Places;
- California Registered Historical Landmarks from No. 770 onward;
- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Resources Commission for inclusion in the California Register.[19]

Other resources which may be nominated to the California Register include:

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as a historic preservation overlay zone.[20]

To be eligible for the California Register, a historic resource must be significant at the local, state, or national level under one or more of the following four criteria:

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[16] California Public Resources Code § 5024.1(a).
[17] California Public Resources Code § 5024.1(b).
[18] California Public Resources Code § 5024.1(d).
[19] California Public Resources Code § 5024.1(d).
[20] California Public Resources Code § 5024.1(e).

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. 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; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Additionally, a historic resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historic resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.[21]

Integrity under the California Register is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The resource must also be judged with reference to the particular criteria under which it is proposed for eligibility. It is possible that a historic resource may not retain sufficient integrity to meet criteria for listing in the National Register, but it may still be eligible for listing in the California Register.[22]

2. California Office of Historical Preservation Survey Methodology

The evaluation instructions and classification system prescribed by the California OHP in its Instructions for Recording Historical Resources provide a three-digit evaluation rating code for use in classifying potential historical resources. The first digit indicates one of the following general seven evaluation categories for use in conducting cultural resources surveys:

1. Listed in the National Register or the California Register;
2. Determined eligible for listing in the National Register or the California Register;
3. Appears eligible for the National Register or the California Register through survey evaluation;
4. Appears eligible for the National Register or the California Register through other evaluation;
5. Recognized as Historically Significant by Local Government;
6. Not eligible for any Listing or Designation; and
7. Not evaluated for the National Register or California Register or needs re-evaluation.

The second digit of the evaluation status code is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number that is used to further specify significance and refine the relationship of the property to

[21] California Code of Regulations, California Register of Historical Resources (Title 14, Chapter11.5), Section 4852(c).

[22] Ibid.

the National Register and/or California Register. Under this evaluation system, categories 1 through 4 pertain to various levels of National Register eligibility. The California Register, however, may include surveyed resources with evaluation rating codes through level 5. In addition, properties found ineligible for listing in the National Register, California Register, or for designation under a local ordinance are given an evaluation status code of 6.

C. LOCAL LEVEL

The City of Redlands has a long and rich history, and its citizenry has always been concerned with preservation of its history by maintaining its architectural and scenic resources. In 1986 the City adopted an Ordinance that created the City's Historic and Scenic Preservation Commission which has responsibility over Historic Resources. The Commission has seven citizen members and has the responsibility of implementing the duties as described in Section 2.62 of the Redlands Municipal Code.

A structure with esthetics, architectural, historical value which is fifty (50) years old or older may be designated as a Historic Resource. A structure with exceptional esthetics, architectural, or historical value may be designated as a Landmark Resource.

2.62.160: Establishment of List of Nominated Resources

A. The commission shall undertake to establish and maintain a list of nominated resources that have been identified in a preliminary survey. An individual who presents documentation equal to that collected in the preliminary survey may request that resource be placed on the list. This list may include single structures or sites, portions of structures, urban design features, manmade or natural landscape elements, or works of art that are fifty (50) years old or older. Districts may not be placed on the list.

B. A nominated resource may be designated a landmark or historic property and a district may be designated a historic and/or scenic or urban conservation district by the city council after public hearings and a recommendation by the historic and scenic preservation commission.

2.62.170: Criteria for Designation

The criteria, any one of which may be used to determine such designation, are as follows:

A. It [a nominated resource] has significant character, interest, or value as part of the development, heritage or cultural characteristics of the city of Redlands, state of California, or the United States;

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

C. It is strongly identified with a person or persons who significantly

contributed to the culture, history or development of the city;

D. It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen;

E. It is a notable work of an architect or master builder whose individual work has significantly influenced the development of the city;

F. It embodies elements of architectural design, detail, materials, or craftsmanship that represents a significant architectural innovation;

G. It has a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or the city;

H. It has unique design or detailing;

I. It is a particularly good example of a period or style;

J. It contributes to the historical or scenic heritage or historical or scenic properties of the city (to include, but not be limited to, landscaping, light standards, trees, curbings, and signs);

K. It is located within a historic and scenic or urban conservation district, being a geographically definable area possessing a concentration of historic or scenic properties which contribute to each other and are unified aesthetically by plan or physical development. (Ord. 1954 § 8(a), 1986)

III. EVALUATION

A. HISTORIC CONTEXT

1. City of Redlands

The first significant European settlement of California began during the Spanish Period (1769 to 1821) when 21 missions and 4 presidios were established between San Diego and Sonoma. Although located primarily along the coast, the missions dominated economic and political life over the majority of the California region during this period. The purpose of the missions was primarily Indian control, along with economic support to the presidios, forced assimilation of the Indians to Hispanic society, and conversion of the native population to Spanish Catholicism.

When secularization of the missions occurred in the 1830s, the vast land holdings of the missions in California were divided into large land grants called *ranchos*. The Mexican government granted ranchos throughout California to Spanish and Hispanic soldiers and settlers.

The City of Redlands is located on a portion of the land known during the Mexican Period as Rancho San Bernardino, which was acquired from the Mexican government by Don Antonio Maria Lugo and his three sons in 1842. In 1851, the Lugos sold the rancho to Mormon settlers, who found the City of San Bernardino.

Frank E. Brown and Edward Judson established the town of Redlands in 1881 as a settlement for weather weary easterners. The founders imagined a colony of settlers, eager to move to Southern California, who would establish acres of citrus groves planted with the popular Washington navel orange. The original settlement was comprised of 160 acres around the present-day intersection of Center Street and Cypress Avenue.

By 1888, the business center was established at its present location at Orange and State Streets, and the community had grown to encompass several thousand acres. The City of Redlands was incorporated that year. The area of present-day Redlands that lies east of the center of town and includes the Project area was sparsely settled agricultural and ranching land in the late 19th and early 20th centuries. During the 1860s and 1870s, some of this land was planted in vineyards, which gave way to citrus groves by the 1890s.

With cross-country travel relatively easy because of both the Southern Pacific Railroad Company and the Atchison Topeka Santa Fe Railroad Company serving California, the town of Redlands grew at a bustling rate. Both the Atchison Topeka Santa Fe and the Southern Pacific Railroads established passenger and freight depots in Redlands, just a block from each other on Orange Street. Redlands became a popular not only as a location for wealthy easterners to

escape the harsh winters, but also as a tourist destination for those escaping from Los Angeles for the weekend.

The success of Redlands agricultural endeavors rested upon there being an access to a year-round supply of water. The Redlands Water Company purchased the water rights to Big Bear Lake and built a dam there in 1884. Although multiple lawsuits evolved over water rights, the City of Redlands was assured of a reliable source to irrigate the thousands of acres of citrus groves upon which the city's prosperity relied.

The small city of Redlands moved into the twentieth century with Redlands University establishing a small college on the eastern outskirts of the town center in 1907. The first buildings were constructed in 1909, with 39 students attending classes. In the 1930s, the campus completed erecting new dormitories, classrooms, a library, a gymnasium, and Memorial Chapel. With support of strong alumni funding, the University's endowment exceeded $2 million before the Great Stock Market Crash of 1929. The University struggled during the 1930s, with relief arriving in the form of military enlisted personnel and their spouses attending the college while based at the many military bases in nearby San Bernardino and Riverside, such as Camp Haan, March Field, and San Bernardino Army Air Corp Base (later named after Leland F. Norton) during World War II.

The passage of the Servicemen's Readjustment Act of 1944 (commonly known as the G.I. Bill) benefited the University with the construction of housing units for 50 veterans' families ("Vets' Village") on campus. Of the 219 graduates of June 1949, 126 were veterans, 70 of whom were married.

Meanwhile in the City of Glendale, outside of Los Angeles, Grand Central Rocket Company was started by Charles E. Bartley and L.R. Settlemire, who had left Caltech Jet Propulsion Laboratory in the late 1940s, and pioneered the use of solid rocket propellants. Bartley's and Settlemire's company was named after the Glendale Airport where the company was located. Grand Central Rocket moved out to the eastern area of Redlands after the end of World War II, and to the community of Mentone in particular, to take advantage of the remoteness of the area for their manufacturing, storage, and testing of solid rocket fuel.[23] In the early 1960s, Lockheed would come to own the company, and their staff of scientists and engineers were attracted to settle with their families in Redlands because of the University.

The Redlands area witnessed some of the nation's earliest general aviation activity. The first recorded air races held in the Redlands area was sponsored by the University of Redlands in 1911. In 1916, Beryl Williams founded the Redlands Aircraft Company. In 1947, Robert Kanaga and Austin Welch built the Redlands Flying Inn Airport (including a 3,500 foot runway, a maintenance shop, and a hangar), which marked the first official airport for the city. In 1962, with the help of a $20,000 loan from Lockheed Corporation, the City purchased land north of the University to expand the airport site and make the airport a municipal facility. Several

[23] Bartley, Charles E. *Grand Central Rocket/Lockheed Propulsion,* Page 31. JPL History Collection.

airport improvement projects followed to extend and widen the runway to allow larger planes to access the local airfield.

After World War II, the citrus groves and vineyards around the University began to be removed and replaced by housing tracts for the growing community. (Figure 4) The construction of large apartment complexes would follow on the heels of the housing developments. (Figure 5)



Figure 4: Aerial view of the Redlands University stadium and surrounding landscape in 1968. (East Lugonia Avenue runs east-west, north of the stadium.)



Figure 5: Aerial view of the Redlands University stadium and changes to the surrounding landscape in 1995. (East Lugonia Avenue runs east-west, north of the stadium.)

B. HISTORIC RESOURCES IDENTIFIED

A site visit and intensive-level inspection of the built-environment resources at 1205, 1215, and 1219 North University Street was performed by Pamela Daly, Architectural Historian, on April 17, 2018. Three residential properties were surveyed for evaluation of historical significance.

1. 1205 North University Street, APN 121-237-107-0000

Before North University Street had been constructed between East Brockton Avenue and East Lugonia Avenue (before 1980, per historic aerial photographs), the house at 1205 North University Street had been assigned the street address of 1094 East Lugonia Avenue.[24] It appears that when the parcel that faced East Lugonia Avenue began to be divided into parcels

[24] City of Redlands building permits for 1205 North University Street, accessed April 18, 2018.

in the 1940s, the parcels that ran south from East Lugonia Avenue were given address numbers on East Lugonia Avenue – even though the covenant road that connected the parcels – ran south from East Lugonia Avenue.

The house at 1205 North University Street was constructed in 1963, and is a one-story, single-family residence that appears to have been originally designed as a modest Ranch style house. (Figure 6) The building has a rectangular mass measuring approximately 80 feet long (north-south) and approximately 24 feet wide, and is set on a poured concrete foundation. The house has a medium-pitch gable roof with exposed rafter tails, and is clad with a semi-rough stucco finish over frame construction. At the northeast corner of the building is a cross-gable extension that has tongue-and-groove siding set horizontally in the gable end. A red brick chimney projects from the roof in the approximate middle of the building. Modern-composite sliding window units provide the fenestration on the entire house.

Per data from the San Bernardino County Assessor's data, the house had a total of 1,392 square feet of living space when first constructed. The conversion of a garage built onto the south elevation of the main block in 1968 into living space – at some point in time - increased the interior space to 1,992 square feet. A new, 400 square foot, unattached garage was constructed to the rear of the main building between 1966 and 1968.[25] (Figure 7) The formal front entrance porch, which projects from the main block with a cross gable roof, appears to have been constructed between 2005 and 2009.



Figure 6: 1205 North University Street, front elevation. View looking northwest.

[25] Review of historic aerial photographs for 1205 North University Street at www.historicaerials.com



Figure 7: Rear (west) elevation of 1205 North University Street.
Unattached two-car garage to the right of the photograph. View looking south.

2. 1215 North University Street, APN 121-237-106-0000



Figure 8: Front elevation of 1215 North University Street. View looking northwest.

The City of Redlands has no building construction permits on-file for the original construction of this building. (Figure 8) San Bernardino County Assessor's data has the building as being constructed in 1947 (at least 50% constructed), and an effective year of 1952 (construction completed or extensive alterations completed.) The original size of the building was noted as only 842 square feet, with first addition consisting of 436 square feet, and a second addition of 684 square feet made in 1985.

Because of the mixture of roof styles (hip roof at the front of the building, and low-pitch gable at the back), it appears that the first addition may have been to attach the original hip roofed garage onto the north elevation of the house. The alteration to the house in 1985 may have been to "graft" an abandoned/discarded house onto the rear (west) elevation of the original small house. (Figure 9) The abandoned house or structure may have come from the lots lining East Lugonia Avenue that were cleared of buildings and structures before the apartment complexes were constructed in the 1970s and 1980s along East Lugonia Avenue.

Based upon the remaining elements of the front (east) portion of the house, it appears that it was constructed in a Minimal Traditional style of architecture with a large, brick and slump mortar chimney, and a large, wood-frame window unit with horizontal lights providing character to the small residence. Exposed rafter tails extend from under the hip roof slopes. It appears that except for the wide, front window and a window unit to the north along the east elevation, all the original fenestration was removed and replaced, and the original exterior doors were replaced as well.



Figure 9: South and rear (west) elevation of 1215 North University Street. View looking northeast.

3. 1219 North University Street, APN 121-237-105-0000

As with the residence at 1215 North University Street, the City of Redlands has no permit records for original construction this building. (Figure 10) San Bernardino County Assessor's data has the building as being constructed in 1946 (at least 50% constructed), and an effective year of 1952 (construction completed or extensive alterations completed.)

This building also had the original size of 842 square feet, which was enlarged to 1,162 square feet with the construction of an addition onto the south elevation of the house before 1959. (The addition may have been the original garage that was converted for living space.) The house has a rectangular massing 59 feet long, and is set on a poured concrete foundation.



Figure 10: Front elevation of 1219 North University Street. View looking west.

According to the San Bernardino County Assessor's records, the house was constructed with concrete masonry units. There is a medium-pitched gable roof covering the building, and a cross gable extension, at the north end of the front (east) elevation. The main front entrance to the house is set under the south facing roof slope of the cross gable, with a gable porch roof extending from the cross gable. The porch roof is supported by unadorned, square wood posts. A shed roof extends across the south end of the west (rear) roof slope, and the shed roof creates a patio cover for the rear elevation. The rear patio roof is also supported by simple, square wood posts. (Figure 11) The building looks to have been recently rehabilitated with a refreshed stucco finish, and the installation of modern composite windows throughout.

To the immediate south of the main building is a gable-roofed accessory building that measures approximately 40 feet long by 21 feet wide, and is set on a poured concrete foundation. (Figure 12) According to City of Redlands building permits, this building was erected in 1993 to house a workshop and additional living space.[26]

[26] City of Redlands' building permit number 25915 for 1219 North University Street, March 19, 1993.



Figure 11: Rear (west) and south elevation of 1219 North University Street. View looking northeast.



Figure 12: Unattached workshop and residential unit. View looking southwest.

C. SIGNIFICANCE

The three residential properties located at 1205, 1215, and 1219 North University Street have buildings and structures that were constructed over 50 years ago. Below, we will evaluate each property under federal, state, and local criteria for significance as a historical resource.

1. 1205 North University Street; APN 121-237-107-0000

A building permit application was filed by Donald Feenstra in November 1962 for the construction of a single-family residence on this parcel. At that time, North University Street

did not exist, so the house was given the legal address of 1094 Lugonia Avenue.[27] Thys Feenstra Jr., father of Donald Feenstra was the contractor for the project. Thys Feenstra Jr. had moved with his father, Thys Feenstra, and other members of his family to Redlands in 1928, and many of the male members of the extended family worked in the construction and real estate development business in Redlands. Donald was a Civil Engineer, and worked for over 40 years with the State of California Division of Highways.[28]

Under Criterion A of the National Register, and Criterion 1 of the California Register, the property at 1205 North University Street does not appear to have been associated with events that made a significant contribution to the broad patterns of history in Redlands, San Bernardino County, or California. The property does not appear eligible for listing as a historical resource in the National Register or California Register.

Under the criterion for evaluating properties for listing in the National Register or California Register for their association with the lives of persons important to the history of Redlands, San Bernardino County, California, or the United States, the property at 1205 North University Street does not appear eligible for listing in the National Register under Criterion B, or the California Register under Criterion 2. We could find no evidence that individuals or tenants associated with the property were persons identified as having a direct effect to history of the region, state, or nation.

Per Criterion C of the National Register, and Criterion 3 the California Register, for evaluating the significance of the architecture, design, or construction of the built-environment resources at 1205 North University Street, it is apparent that the residential building of the property was constructed in a modest interpretation of Ranch style architecture. Also, the property has not retained the levels of physical integrity of the original design, materials, workmanship, and feeling, which should be present to convey a properties historic significance.

The property at 1205 North University Street has not yielded, nor does it appear to have the potential to yield, information important to the history of the local area, California or the nation. The property does not appear eligible for listing in the National Register under Criterion D, or the California Register under Criterion 4.

Evaluating the property at 1205 North University Street under the City of Redlands Criteria for Designation (Redlands Municipal Code 2.62.170), it was ascertained that the property does not meet any of the criteria (A through K), and therefore cannot be designated a Historic Resource in the City of Redlands.

For purposes of the California Historical Resources Information System (CHRIS), the property at 1205 North University Street is assigned California Historical Resource Status Code

[27] City of Redlands, Application for Building Permit No. 5412; November 28, 1962.
[28] Obituary for Donald Feenstra (1938 – 2011 0. Published January 4, 2011.

6Z, a property that has been found ineligible for listing in the National Register, California Register, or Local Designation, through survey evaluation.

2. 1215 North University Street, APN 121-237-106-0000

There are historic aerial photographs with images of the subject houses in their locations at (what is now identified as) 1215 and 1219 North University Street from the 1940s forward, and data from the San Bernardino County Assessor's Office stating that buildings had been at least 50% completed in 1946 and 1947. The City of Redlands did not have the original building permit records on file for this property, and a review of the *Redlands City Directory* for the years 1947, 1950, 1952, 1954, and 1958, did not have any addresses that matched 1064 or 1094 East Lugonia Avenue, or any address on North University Street north of Brockton Avenue. Without an address being noted in the cross-street directory, we cannot ascertain by this method as to who lived in the house at 1215 North University Street when it was constructed. We are at a loss to speculate who lived there, or why the residents didn't have telephone service into the late 1950s.

Under Criterion A of the National Register, and Criterion 1 of the California Register, the property at 1215 North University Street does not appear to have been associated with events that made a significant contribution to the broad patterns of history in Redlands, San Bernardino County, or California. The property does not appear eligible for listing as a historical resource in the National Register or California Register.

Under the criterion for evaluating properties for listing in the National Register or California Register for their association with the lives of persons important to the history of Redlands, San Bernardino County, California, or the United States, the property at 1215 North University Street does not appear eligible for listing in the National Register under Criterion B, or the California Register under Criterion 2. We could find no evidence that individuals or tenants associated with the property were persons identified as having a direct effect to history of the region, state, or nation.

Per Criterion C of the National Register, and Criterion 3 the California Register, for evaluating the significance of the architecture, design, or construction of the built-environment resources at 1215 North University Street, the residence is not eligible for listing as it has been substantially altered from its original appearance. The house has lost such significant levels of physical integrity, that it is an educated guess that the original building may have been designed in a Minimal Traditional style of architecture.

The property at 1215 North University Street has not yielded, nor does it appear to have the potential to yield, information important to the history of the local area, California or the nation. The property does not appear eligible for listing in the National Register under Criterion D, or the California Register under Criterion 4.

The residential building at 1215 North University Street does not meet any of the City of Redlands Criteria for Designation (Criterion A through K).[29] The property cannot be considered for listing as a designated a Historic Resource in the City of Redlands.

For purposes of the California Historical Resources Information System (CHRIS), the property at 1215 North University Street is assigned California Historical Resource Status Code 6Z, a property that has been found ineligible for listing in the National Register, California Register, or Local Designation, through survey evaluation.

3. 1219 North University Street, APN 121-237-105-0000

As noted above for the property at 1215 North University Street, there are historic aerial photographs with images of the subject houses in their locations at (what is now identified as) 1215 and 1219 North University Street from the 1940s forward, and data from the San Bernardino County Assessor's Office stating that buildings had been at least 50% completed in 1946 and 1947. The City of Redlands did not have the original building permit records on file for this property, and a review of the *Redlands City Directory* for the years 1947, 1950, 1952, 1954, and 1958, did not have any addresses that matched 1064 or 1094 East Lugonia Avenue, or any address on North University Street north of Brockton Avenue. Without an address being noted in the cross-street directory, we cannot ascertain by this method as to who lived in the house at 1219 North University Street when it was constructed. We are at a loss to speculate who lived there, or why the residents didn't have telephone service into the late 1950s.

Under Criterion A of the National Register, and Criterion 1 of the California Register, the property at 1219 North University Street does not appear to have been associated with events that made a significant contribution to the broad patterns of history in Redlands, San Bernardino County, or California. The property does not appear eligible for listing as a historical resource in the National Register or California Register.

Under the criterion for evaluating properties for listing in the National Register or California Register for their association with the lives of persons important to the history of Redlands, San Bernardino County, California, or the United States, the property at 1219 North University Street does not appear eligible for listing in the National Register under Criterion B, or the California Register under Criterion 2. We could find no evidence that individuals or tenants associated with the property were persons identified as having a direct effect to history of the region, state, or nation.

Per Criterion C of the National Register, and Criterion 3 the California Register, for evaluating the significance of the architecture, design, or construction of the built-environment resources at 1219 North University Street, the residence is not eligible for listing as it has been substantially altered from its original appearance. The house has lost such significant levels of

[29] Section 2.62 of the Redlands Municipal Code.

physical integrity that include character-defining features and architectural details, that it is not possible to provide an educated guess as to the original style of architecture.

The property at 1219 North University Street has not yielded, nor does it appear to have the potential to yield, information important to the history of the local area, California or the nation. The property does not appear eligible for listing in the National Register under Criterion D, or the California Register under Criterion 4.

The residential building at 1219 North University Street does not meet any of the City of Redlands Criteria for Designation (Criterion A through K).[30] The property cannot be considered for listing as a designated a Historic Resource in the City of Redlands.

For purposes of the California Historical Resources Information System (CHRIS), the property at 1219 North University Street is assigned California Historical Resource Status Code 6Z, a property that has been found ineligible for listing in the National Register, California Register, or Local Designation, through survey evaluation.

[30] Section 2.62 of the Redlands Municipal Code.

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V. INVENTORY SITE FORMS (DPR SERIES 523)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 6Z

Other Listings
Review Code | Reviewer | Date

 *Resource Name: 1205 North University Street

P1. Other Identifier: APN 121-237-107-0000

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County:** San Bernardino

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Redlands **Date:** 1996 **T** 1 S ; **R 3 W** ; NE **¼ of** SW **¼ of Sec 23** ; S. B. **B.M.**

c. Address: 1205 North University Street City: Redlands Zip: 92374

d. UTM: Zone: 11; 484548 mE/ 3769754 mN (G.P.S.)

e. Other Locational Data: Approximately 188 yards south of the intersection of Lugonia Avenue (Route 38) and North University Street, on the west side of the street. Elevation: 1447 feet a.s.l.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Before North University Street had been constructed between East Brockton Avenue and East Lugonia Avenue (before 1980, per historic aerial photographs), the house at 1205 North University Street had been assigned the street address of 1094 East Lugonia Avenue (City of Redlands building permits for 1205 North University Street, accessed April 18, 2018.) It appears that when the parcel that faced East Lugonia Avenue began to be divided into parcels in the 1940s, the parcels that ran south from East Lugonia Avenue were given address numbers on East Lugonia Avenue – even though the covenant road that connected the parcels – ran south from East Lugonia Avenue.

The house at 1205 North University Street was constructed in 1963, and is a one-story, single-family residence that appears to have been originally designed as a modest Ranch style house. (Figure 6) The building has a rectangular mass measuring approximately 80 feet long (north-south) and approximately 24 feet wide, and is set on a poured concrete foundation. The house has a medium-pitch gable roof with exposed rafter tails, and is clad with a semi-rough stucco finish over frame construction. At the northeast corner of the building is a cross-gable extension that has tongue-and-groove siding set horizontally in the gable end. A red brick chimney projects from the roof in the approximate middle of the building. Modern-composite sliding window units provide the fenestration on the entire house.

Per data from the San Bernardino County Assessor's data, the house had a total of 1,392 square feet of living space when first constructed. The conversion of a garage built onto the south elevation of the main block in 1968 into living space – at some point in time - increased the interior space to 1,992 square feet. A new, 400 square foot, unattached garage was constructed to the rear of the main building between 1966 and 1968. The formal front entrance porch, which projects from the main block with a cross gable roof, appears to have been constructed between 2005 and 2009.

***P3b. Resource Attributes:** HP2 (Single-family property)

***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo: View looking northwest, April 17, 2018.

***P6. Date Constructed/Age and Sources:** ☒Historic: 1963
☐Prehistoric ☐Both
Per S.B. County Assessor

***P7. Owner and Address:**
Unknown

***P8. Recorded by:**
Pamela Daly, M.S.H.P.
Daly & Associates
2242 El Capitan Drive
Riverside, CA 92506

***P9. Date Recorded:**
May 31, 2018

***P10. Survey Type:** (Describe)
Intensive-level

***P11. Report Citation:** Daly, Pamela. *Historic Resource Evaluation Report for 1205, 1215, and 1219 North University Street, Redlands, San Bernardino County, CA.* Daly & Associates, 2018.

***Attachments:** ☐NONE ☒Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code**: 6Z

***Resource Name: 1205 North University Street**

B1. Historic Name: None.
B2. Common Name: 1205 North University Street
B3. Original Use: Single-family residence
B4. Present Use: Single-family residence
***B5. Architectural Style:** None.
***B6. Construction History:** 1962; additions/alterations in 1964 and 1968.

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:** Unattached garage**.**

B9a. Architect: Unknown
b. Builder: Unknown
***B10. Significance:** None **Theme:** None **Area:** San Bernardino County
Period of Significance: None **Property Type:** Dwelling **Applicable Criteria:** None

A building permit application was filed by Donald Feenstra in November 1962 for the construction of a single-family residence on this parcel. At that time, North University Street did not exist, so the house was given the legal address of 1094 Lugonia Avenue. Thys Feenstra Jr., father of Donald Feenstra was the contractor for the project. Thys Feenstra Jr. had moved with his father, Thys Feenstra, and other members of his family to Redlands in 1928, and many of the male members of the extended family worked in the construction and real estate development business in Redlands. Donald was a Civil Engineer, and worked for over 40 years with the State of California Division of Highways.

Under Criterion A of the National Register, and Criterion 1 of the California Register, the property at 1205 North University Street does not appear to have been associated with events that made a significant contribution to the broad patterns of history in Redlands, San Bernardino County, or California. The property does not appear eligible for listing as a historical resource in the National Register or California Register.

Under the criterion for evaluating properties for listing in the National Register or California Register for their association with the lives of persons important to the history of Redlands, San Bernardino County, California, or the United States, the property at 1205 North University Street does not appear eligible for listing in the National Register under Criterion B, or the California Register under Criterion 2. We could find no evidence that individuals or tenants associated with the property were persons identified as having a direct effect to history of the region, state, or nation. (See Continuation Sheet for additional text.)

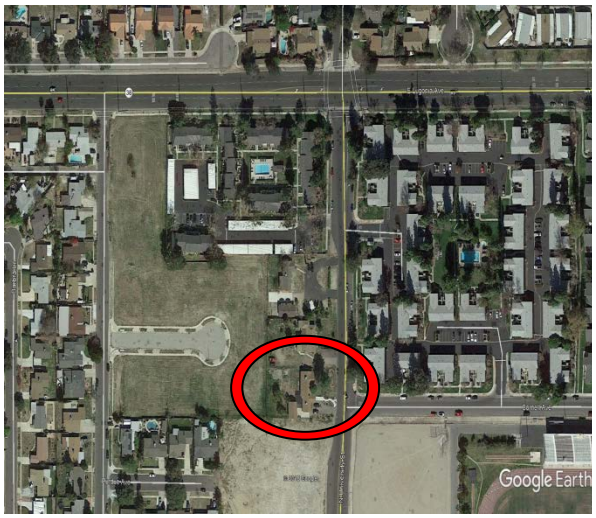
B11. Additional Resource Attributes: None.

***B12. References:** See Evaluation Report for complete reference list.

B13. Remarks:

***B14. Evaluator:** Pamela Daly, M.S.H.P.

***Date of Evaluation:** May 31, 2018



(This space reserved for official comments.)

*Recorded by: Pamela Daly, M.S.H.P. *Date: May 30, 2018 ☒Continuation ☐ Update

B10. Statement of Significance, continued:

Per Criterion C of the National Register, and Criterion 3 the California Register, for evaluating the significance of the architecture, design, or construction of the built-environment resources at 1205 North University Street, it is apparent that the residential building of the property was constructed in a modest interpretation of Ranch style architecture. Also, the property has not retained the levels of physical integrity of the original design, materials, workmanship, and feeling, which should be present to convey a properties historic significance.

The property at 1205 North University Street has not yielded, nor does it appear to have the potential to yield, information important to the history of the local area, California or the nation. The property does not appear eligible for listing in the National Register under Criterion D, or the California Register under Criterion 4.

Evaluating the property at 1205 North University Street under the City of Redlands Criteria for Designation (Redlands Municipal Code 2.62.170), it was ascertained that the property does not meet any of the criteria (A through K), and therefore cannot be designated a Historic Resource in the City of Redlands.

For purposes of the California Historical Resources Information System (CHRIS), the property at 1205 North University Street is assigned California Historical Resource Status Code 6Z, a property that has been found ineligible for listing in the National Register, California Register, or Local Designation, through survey evaluation.



Rear elevation, view looking north.

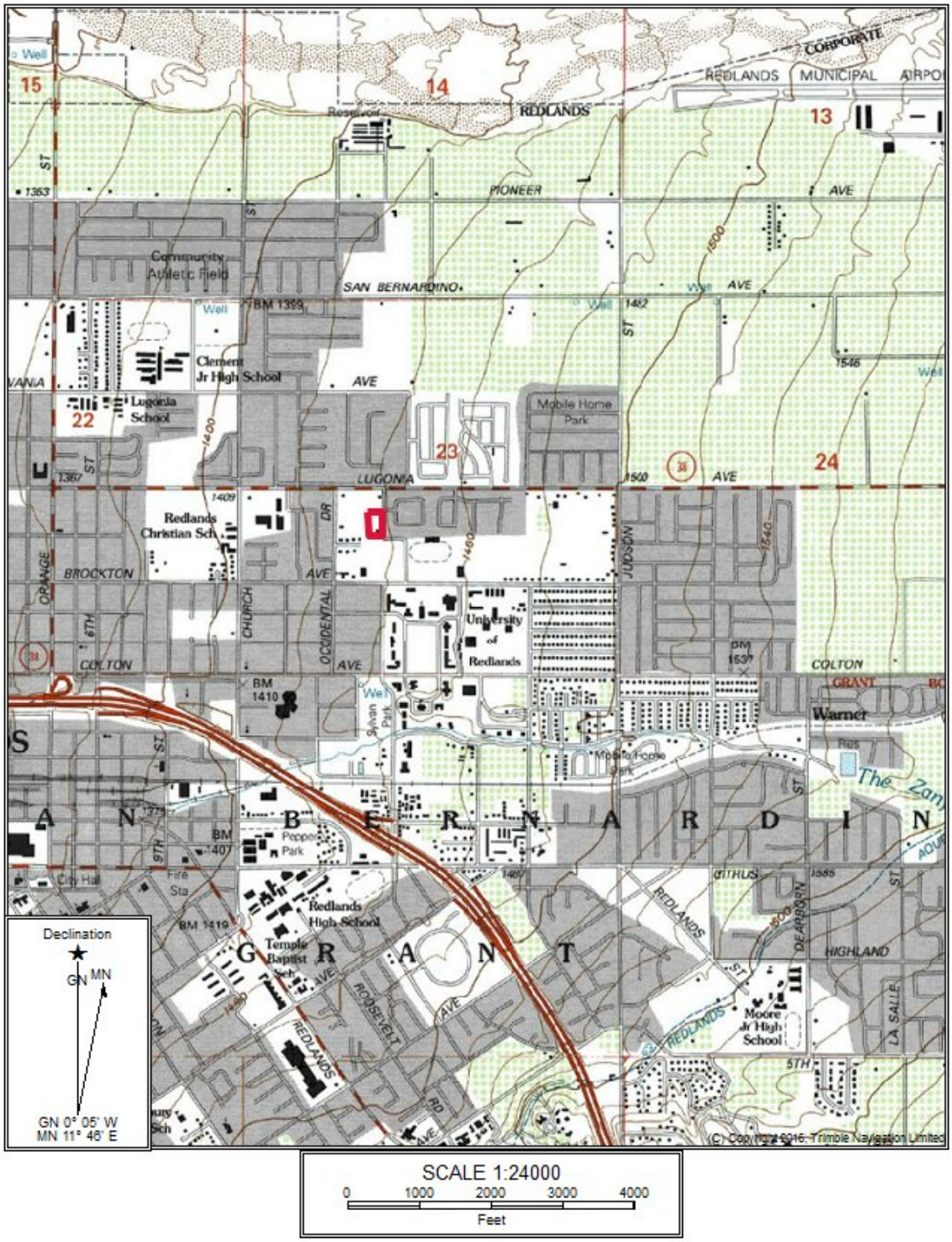
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

*Resource Name: 1205 North University Street

*Map Name: Redlands *Scale: 1:24,000 *Date of Map: 1996



*Required information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 6Z

Other Listings
Review Code | Reviewer | Date

 *Resource Name: 1215 North University Street

P1. Other Identifier: APN 121-237-106-0000

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County:** San Bernardino

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Redlands **Date:** 1996 **T** 1 S ; **R 3 W** ; NE **¼ of** SW **¼ of Sec 23** ; S. B. **B.M.**

c. Address: 1215 North University Street City: Redlands Zip: 92374

d. UTM: Zone: 11; 484544 mE/ 3769784 mN (G.P.S.)

e. Other Locational Data: Approximately 165 yards south of the intersection of Lugonia Avenue (Route 38) and North University Street, on the west side of the street. Elevation: 1448 feet a.s.l.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The City of Redlands has no building construction permits on-file for the original construction of this building. San Bernardino County Assessor's data has the building as being constructed in 1947 (at least 50% constructed), and an effective year of 1952 (construction completed or extensive alterations completed.) The original size of the building was noted as only 842 square feet, with first addition consisting of 436 square feet, and a second addition of 684 square feet made in 1985.

Because of the mixture of roof styles (hip roof at the front of the building, and low-pitch gable at the back), it appears that the first addition may have been to attach the original hip roofed garage onto the north elevation of the house. The alteration to the house in 1985 may have been to "graft" an abandoned/discarded house onto the rear (west) elevation of the original small house. The abandoned house or structure may have come from the lots lining East Lugonia Avenue that were cleared of buildings and structures before the apartment complexes were constructed in the 1970s and 1980s along East Lugonia Avenue.

Based upon the remaining elements of the front (east) portion of the house, it appears that it was constructed in a Minimal Traditional style of architecture with a large, brick and slump mortar chimney, and a large, wood-frame window unit with horizontal lights providing character to the small residence. Exposed rafter tails extend from under the hip roof slopes. It appears that except for the wide, front window and a window unit to the north along the east elevation, all the original fenestration was removed and replaced, and the original exterior doors were replaced as well.

***P3b. Resource Attributes:** HP2 (Single-family property)

***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo: View looking northwest, April 17, 2018.

***P6. Date Constructed/Age and Sources:** ☒Historic: 1947/1952 ☐Prehistoric ☐Both
Per S.B. County Assessor

***P7. Owner and Address:**
Unknown

***P8. Recorded by:**
Pamela Daly, M.S.H.P.
Daly & Associates
2242 El Capitan Drive
Riverside, CA 92506

***P9. Date Recorded:**
May 31, 2018

***P10. Survey Type:** (Describe)
Intensive-level

***P11. Report Citation:** Daly, Pamela. *Historic Resource Evaluation Report for 1205, 1215, and 1219 North University Street, Redlands, San Bernardino County, CA.* Daly & Associates, 2018.

***Attachments:** ☐NONE ☒Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code**: 6Z

***Resource Name: 1215 North University Street**

B1. Historic Name: None.
B2. Common Name: 1215 North University Street
B3. Original Use: Single-family residence
B4. Present Use: Single-family residence
***B5. Architectural Style:** None.
***B6. Construction History:** 1947; additions/alterations in 1952 and 1985.

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:** None.

B9a. Architect: Unknown
b. Builder: Unknown
***B10. Significance:** None **Theme:** None **Area:** San Bernardino County
Period of Significance: None **Property Type:** Dwelling **Applicable Criteria:** None

There are historic aerial photographs with images of the subject houses in their locations at (what is now identified as) 1215 and 1219 North University Street from the 1940s forward, and data from the San Bernardino County Assessor's Office stating that buildings had been at least 50% completed in 1946 and 1947. The City of Redlands did not have the original building permit records on file for this property, and a review of the *Redlands City Directory* for the years 1947, 1950, 1952, 1954, and 1958, did not have any addresses that matched 1064 or 1094 East Lugonia Avenue, or any address on North University Street north of Brockton Avenue. Without an address being noted in the cross-street directory, we cannot ascertain by this method as to who lived in the house at 1215 North University Street when it was constructed. We are at a loss to speculate who lived there, or why the residents didn't have telephone service into the late 1950s.

Under Criterion A of the National Register, and Criterion 1 of the California Register, the property at 1215 North University Street does not appear to have been associated with events that made a significant contribution to the broad patterns of history in Redlands, San Bernardino County, or California. The property does not appear eligible for listing as a historical resource in the National Register or California Register.

Under the criterion for evaluating properties for listing in the National Register or California Register for their association with the lives of persons important to the history of Redlands, San Bernardino County, California, or the United States, the property at 1215 North University Street does not appear eligible for listing in the National Register under Criterion B, or the California Register under Criterion 2. We could find no evidence that individuals or tenants associated with the property were persons identified as having a direct effect to history of the region, state, or nation. (See Continuation Sheet for additional text.)

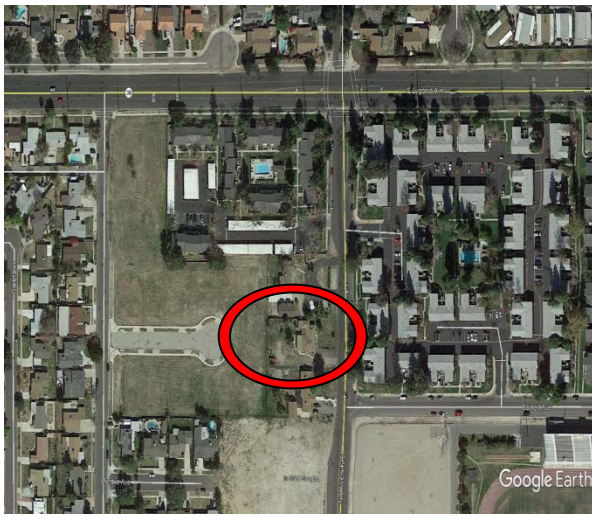
B11. Additional Resource Attributes: None.

***B12. References:** See Evaluation Report for complete reference list.

B13. Remarks:

***B14. Evaluator:** Pamela Daly, M.S.H.P.

***Date of Evaluation:** May 31, 2018



(This space reserved for official comments.)

*Recorded by: Pamela Daly, M.S.H.P. *Date: May 30, 2018 ☒Continuation ☐ Update

B10. Statement of Significance, continued:

Per Criterion C of the National Register, and Criterion 3 the California Register, for evaluating the significance of the architecture, design, or construction of the built-environment resources at 1215 North University Street, the residence is not eligible for listing as it has been substantially altered from its original appearance. The house has lost such significant levels of physical integrity, that it is an educated guess that the original building may have been designed in a Minimal Traditional style of architecture.

The property at 1215 North University Street has not yielded, nor does it appear to have the potential to yield, information important to the history of the local area, California or the nation. The property does not appear eligible for listing in the National Register under Criterion D, or the California Register under Criterion 4.

The residential building at 1215 North University Street does not meet any of the City of Redlands Criteria for Designation (Criterion A through K). The property cannot be considered for listing as a designated a Historic Resource in the City of Redlands.

For purposes of the California Historical Resources Information System (CHRIS), the property at 1215 North University Street is assigned California Historical Resource Status Code 6Z, a property that has been found ineligible for listing in the National Register, California Register, or Local Designation, through survey evaluation.



Rear elevation, view looking north-northeast.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

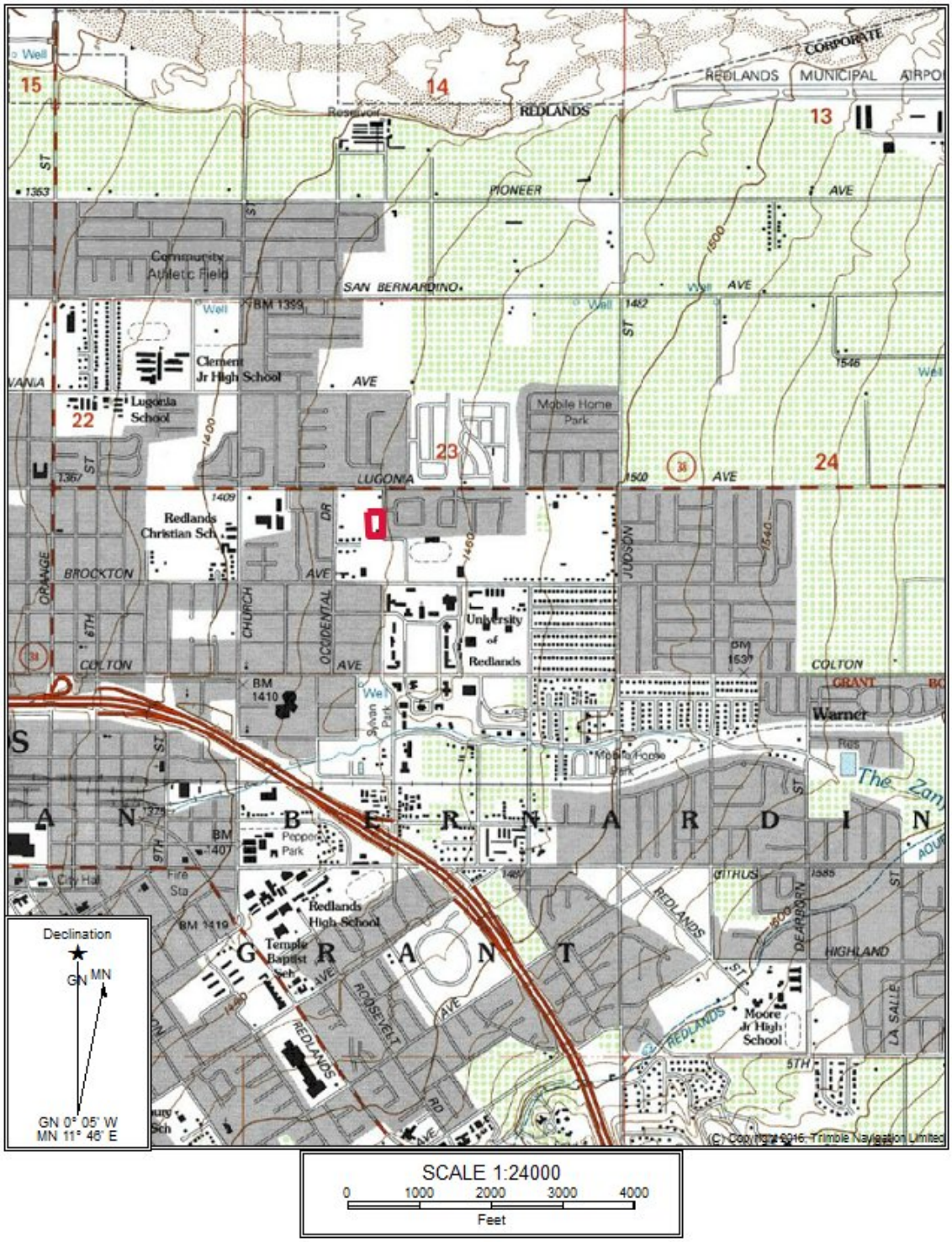
LOCATION MAP

Primary #
HRI#
Trinomial

*Resource Name: 1215 North University Street

*Map Name: Redlands

*Scale: 1:24,000 *Date of Map: 1996



*Required information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 6Z

Other Listings
Review Code | Reviewer | Date

 *Resource Name: 1219 North University Street

P1. Other Identifier: APN 121-237-105-0000

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County:** San Bernardino

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Redlands **Date:** 1996 **T** 1 S ; **R 3 W** ; NE **¼ of** SW **¼ of Sec 23** ; S. B. **B.M.**

c. Address: 1219 North University Street City: Redlands Zip: 92374

d. UTM: Zone: 11; 484528 mE/ 3769819 mN (G.P.S.)

e. Other Locational Data: Approximately 135 yards south of the intersection of Lugonia Avenue (Route 38) and North University Street, on the west side of the street. Elevation: 1445 feet a.s.l.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

As with the residence at 1215 North University Street, the City of Redlands has no permit records for original construction this building. San Bernardino County Assessor's data has the building as being constructed in 1946 (at least 50% constructed), and an effective year of 1952 (construction completed or extensive alterations completed.)

This building also had the original size of 842 square feet, which was enlarged to 1,162 square feet with the construction of an addition onto the south elevation of the house before 1959. (The addition may have been the original garage that was converted for living space.) The house has a rectangular massing 59 feet long, and is set on a poured concrete foundation.

According to the San Bernardino County Assessor's records, the house was constructed with concrete masonry units. There is a medium-pitched gable roof covering the building, and a cross gable extension, at the north end of the front (east) elevation. The main front entrance to the house is set under the south facing roof slope of the cross gable, with a gable porch roof extending from the cross gable. The porch roof is supported by unadorned, square wood posts. A shed roof extends across the south end of the west (rear) roof slope, and the shed roof creates a patio cover for the rear elevation. The rear patio roof is also supported by simple, square wood posts. The building looks to have been recently rehabilitated with a refreshed stucco finish, and the installation of modern composite windows throughout.

To the immediate south of the main building is a gable-roofed accessory building that measures approximately 40 feet long by 21 feet wide, and is set on a poured concrete foundation. According to City of Redlands building permits, this building was erected in 1993 to house a workshop and additional living space.

***P3b. Resource Attributes:** HP2 (Single-family property)

***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo: View looking west, April 17, 2018.

***P6. Date Constructed/Age and Sources:** ☒Historic: 1946/1952 ☐Prehistoric ☐Both
Per S.B. County Assessor

***P7. Owner and Address:**
Unknown

***P8. Recorded by:**
Pamela Daly, M.S.H.P.
Daly & Associates
2242 El Capitan Drive
Riverside, CA 92506

***P9. Date Recorded:**
May 31, 2018

***P10. Survey Type:** (Describe)
Intensive-level

***P11. Report Citation:** Daly, Pamela. *Historic Resource Evaluation Report for 1205, 1215, and 1219 North University Street, Redlands, San Bernardino County, CA.* Daly & Associates, 2018.

***Attachments:** ☐NONE ☒Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code**: 6Z

***Resource Name: 1219 North University Street**

B1. Historic Name: None.
B2. Common Name: 1219 North University Street
B3. Original Use: Single-family residence
B4. Present Use: Single-family residence
***B5. Architectural Style:** None.
***B6. Construction History:** 1946; additions/alterations in 1952 and 1959.

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:** Unattached building with apartment and workshop constructed in 1993.

B9a. Architect: Unknown
b. Builder: Unknown
***B10. Significance:** None **Theme:** None **Area:** San Bernardino County
Period of Significance: None **Property Type:** Dwelling **Applicable Criteria:** None

As noted above for the property at 1215 North University Street, there are historic aerial photographs with images of the subject houses in their locations at (what is now identified as) 1215 and 1219 North University Street from the 1940s forward, and data from the San Bernardino County Assessor's Office stating that buildings had been at least 50% completed in 1946 and 1947. The City of Redlands did not have the original building permit records on file for this property, and a review of the *Redlands City Directory* for the years 1947, 1950, 1952, 1954, and 1958, did not have any addresses that matched 1064 or 1094 East Lugonia Avenue, or any address on North University Street north of Brockton Avenue. Without an address being noted in the cross-street directory, we cannot ascertain by this method as to who lived in the house at 1219 North University Street when it was constructed. We are at a loss to speculate who lived there, or why the residents didn't have telephone service into the late 1950s.

Under Criterion A of the National Register, and Criterion 1 of the California Register, the property at 1219 North University Street does not appear to have been associated with events that made a significant contribution to the broad patterns of history in Redlands, San Bernardino County, or California. The property does not appear eligible for listing as a historical resource in the National Register or California Register.

Under the criterion for evaluating properties for listing in the National Register or California Register for their association with the lives of persons important to the history of Redlands, San Bernardino County, California, or the United States, the property at 1219 North University Street does not appear eligible for listing in the National Register under Criterion B, or the California Register under Criterion 2. We could find no evidence that individuals or tenants associated with the property were persons identified as having a direct effect to history of the region, state, or nation. (See Continuation Sheet for additional text.)

B11. Additional Resource Attributes: None.

***B12. References:** See Evaluation Report for complete reference list.

B13. Remarks:

***B14. Evaluator:** Pamela Daly, M.S.H.P.

***Date of Evaluation:** May 31, 2018



(This space reserved for official comments.)

*Recorded by: Pamela Daly, M.S.H.P. *Date: May 30, 2018 ☒Continuation ☐ Update

B10. Statement of Significance, continued:

Per Criterion C of the National Register, and Criterion 3 the California Register, for evaluating the significance of the architecture, design, or construction of the built-environment resources at 1219 North University Street, the residence is not eligible for listing as it has been substantially altered from its original appearance. The house has lost such significant levels of physical integrity that include character-defining features and architectural details, that it is not possible to provide an educated guess as to the original style of architecture.

The property at 1219 North University Street has not yielded, nor does it appear to have the potential to yield, information important to the history of the local area, California or the nation. The property does not appear eligible for listing in the National Register under Criterion D, or the California Register under Criterion 4.

The residential building at 1219 North University Street does not meet any of the City of Redlands Criteria for Designation (Criterion A through K). The property cannot be considered for listing as a designated a Historic Resource in the City of Redlands.

For purposes of the California Historical Resources Information System (CHRIS), the property at 1219 North University Street is assigned California Historical Resource Status Code 6Z, a property that has been found ineligible for listing in the National Register, California Register, or Local Designation, through survey evaluation.



Unattached, second building on property, constructed in 1993. View looking southwest.

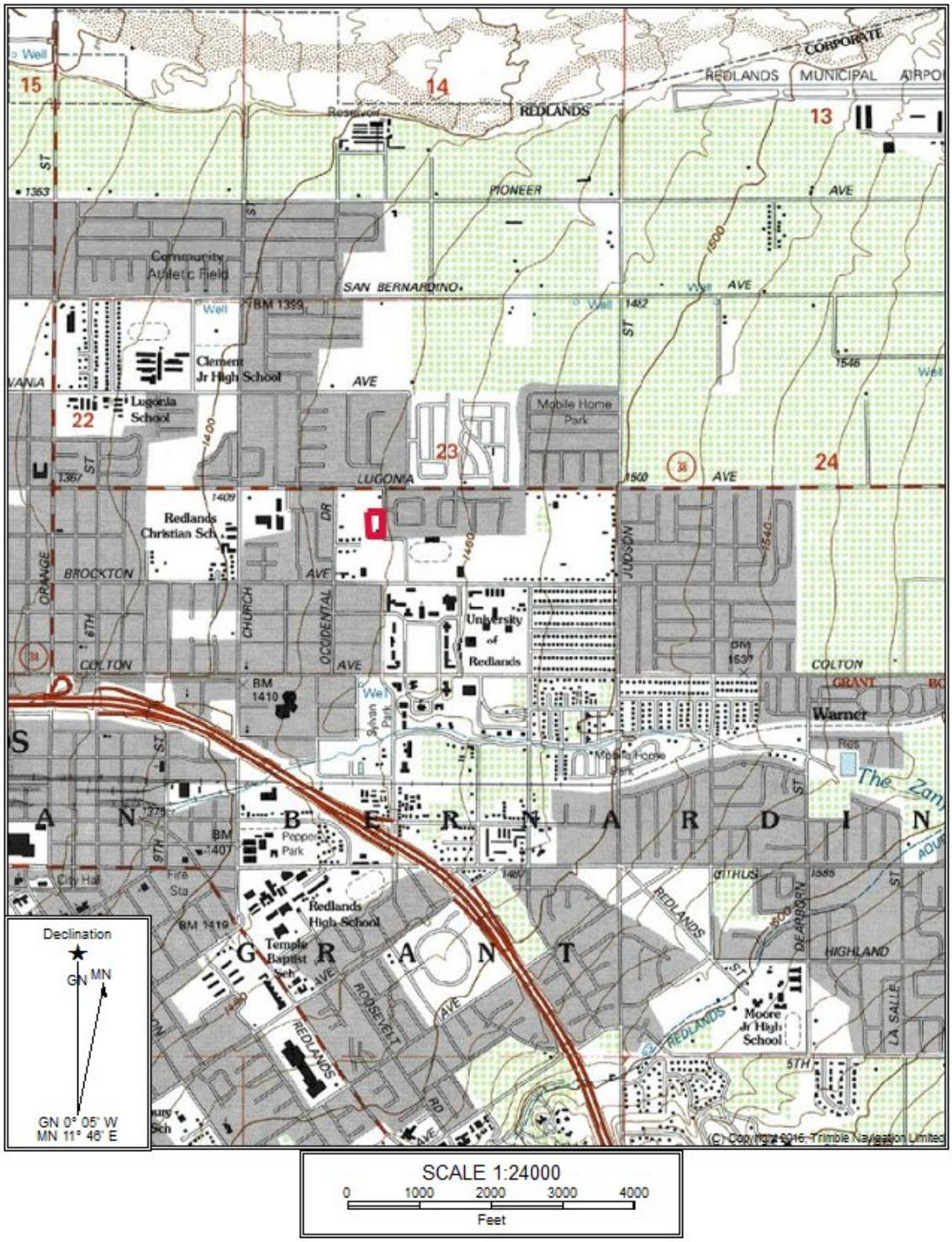
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

*Resource Name: 1219 North University Street

*Map Name: Redlands *Scale: 1:24,000 *Date of Map: 1996



*Required information

ATTACHMENT F

PROJECT PHOTOGRAPHS



Photograph #1: Field. From North end of Project looking Southeast



Photograph #2: Field. Middle of Property looking East



Photograph #3: Graded pad Southwest end of Project, Looking South



Photograph #4: Existing cul-de-sac and driveway, Looking East



Photograph #5: Existing Homes in Southeast end of Project Site, looking Southeast



Photograph #6: Example of Project site refuse