

## Attachment F

# REQUEST FOR HISTORIC AND SCENIC PRESERVATION COMMISSION ACTION

## VI.A. REDLANDS PALM INVESTMENT, LLC, APPLICANT

A review of the Cultural Resources Assessment/Historic Resource Evaluation related to Tentative Parcel Map No. 20185, Tentative Tract Map No. 20305, and Conditional Use Permit No. 1143 for the subdivision of an 8.8-acre parcel located at 301 W. Palm Avenue to develop a Planned Residential Development with a total of 30 new residential lots for new single-family development in the R-S, Suburban Residential District. The historic resources evaluation assessed the following extant features: the existing England/Attwood Estate house, Carriage House, Grove Barn, and England Cottage located at 301 W. Palm Ave.; the existing single-family residence located at 827 Alvarado St.; and associated remnant citrus grove, gravity irrigation system, and stone wall along a portion of the property boundary. The project is subject to the California Environmental Quality Act, and an Initial Study/Mitigated Negative Declaration was prepared in accordance with Sections 15072, 15073, and 15074 of the CEQA Guidelines.

HISTORIC AND SCENIC PRESERVATION MEETING: OCTOBER 15, 2020

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Planner: Sean Reilly, Senior Planner

### SYNOPSIS

1. Historic Designation: The property is not designated as historic by the City of Redlands, the State of California, or the United States Government.
2. Existing Land Use: The site is approximately 8.8-acres and is occupied by two single-family residences, accessory structures and an orange grove.
3. Historic and Scenic Preservation Commission submittal dates:

(A) Date Submitted:	December 11, 2019
(B) Date Accepted as Complete:	June 24, 2020
(C) Historic and Scenic Preservation Commission Meeting:	October 1, 2020
(D) Continued Historic and Scenic Preservation Commission Meeting:	October 15, 2020
4. Attachments:
  - (A) Location Map
  - (B) Site Aerial Photograph
  - (C) October 1, 2020 HSPC Staff Report
  - (D) Cultural Resources Assessment and Historical Resources Evaluation
  - (E) Initial Study/MND
  - (F) Complete Project Landscape Plans

(G) Project Architecture

## PROJECT DESCRIPTION

The applicant, Redlands Palm Investment, LLC, is proposing to subdivide an 8.8-acre parcel located at 301 W. Palm Avenue to develop a planned residential development. Referred to as the England/Attwood Estate, the subject property is located at the southeast corner of Palm Avenue and Alvarado Street in the southern portion of the City (Attachments A and B). Currently the project site is occupied by an orange grove, two single-family homes, and accessory structures associated with the homes and the operation of the grove.

## BACKGROUND

On October 1, 2020, the Initial Study/Mitigated Negative Declaration (IS/MND) prepared by LSA Associates, and the Cultural Resources Assessment and Historical Resources Evaluation (CRA) prepared by BCR Consulting for the project, were presented to the Commission. A copy of the previous Staff Report, CRA and IS/MND are included as Attachments C, D, and E, respectively. During the meeting, several issues were raised by the Commission related to the Project's impacts and proposed mitigation measures. A summary of the discussion is included below.

### Summary of the Commission's Discussion:

- a) The Commission made several comments regarding the grove which is listed as a contributor to the potential historic district (as described in the CRA). Commissioners raised concerns that the project would remove a majority of the existing citrus grove, and one commissioner noted that the project would remove approximately three-quarters ( $\frac{3}{4}$ ) of the existing grove. A Commissioner commented that the citrus grove is the most critical component necessary to define the property as a "Citrus Estate." Further, several Commissioners commented that the removal of the grove would significantly change the historic setting and that the significance of the property begins with the citrus grove. It was noted that there would be significant visual impacts due to the Project, which would completely change the visual setting from the adjacent streets. The England/Attwood Estate property was noted as a rare example of a citrus estate, and that the removal of most of the grove would significantly impact the historic integrity of the setting and feel of the citrus estate. Similarly, it was stated that the project significantly altered the relationship of the structures to the grove. The Commission felt that the removal of most of the citrus grove as proposed would create a change to the visual setting, creating a substantial adverse change. One Commissioner suggested provided suggestions to reduce this impact. It was

stated that retaining several rows of citrus trees along the Project's Palm Ave frontage and placing homes within the grove without changing the view or setting from Palm Ave. would be helpful. Additionally, it was suggested that the project access could be taken from Alvarado Street to reduce the number of trees removed on the Palm Ave. side of the site.

- b) There were several comments on the information included in the CRA. Several Commissioners asked why the property was analyzed as a district rather than an individual resource, and asked for more careful consideration of whether analyzing it as a district was appropriate.
- c) Related to the content of the CRA, one Commissioner stated that the features to be impacted were identified, however, the actual impacts were not fully detailed and that there was not adequate mitigation identified for those features that would be impacted. Several Commissioners commented that it appears as though impacts are not fully addressed or mitigated, and that the current IS/MND is not sufficient.
- d) The irrigation features on the property are proposed to be removed by the Project. The Commission felt that because the irrigation feature is considered to be a contributor to the potential historic district (based on the CRA analysis), more documentation of its structure and mapping would be beneficial. It was stated that mitigation measures should be provided related to its removal.
- e) There were questions about the significance of the grove barn that is proposed to be removed by the Project. The CRA states that the grove barn is not a contributor to the potential historic district; however, the Commission felt that the CRA did not substantiate this finding and asked for more information within the CRA. The Commission stated that the historical construction of the grove barn falls within the period of significance and it is possibly contributor to the potential historic district.
- f) There was a discussion of the walls and fences proposed as a perimeter to the housing development, and would create a new private community which is not typical of the period or to this type of property (citrus estate) in Redlands' history. Commissioners expressed that adding these elements to the estate creates substantial visual impacts that affect the historic setting of the potential district and its contributing elements.

(Note: For reference, full landscaping plans for the project are included as Attachment F, and include the proposed wall and fence plan as well as views into the proposed development from the adjacent rights-of-way.)

- g) Commissioners provided some design comments concerning the context of the historic setting of the property. The Commission felt that smaller homes surrounding the resource changed the setting of citrus estate. The Commission presented concerns regarding the proposed lot sizes and the pattern of development. It was noted that the new development in relationship to the existing estate features and historic development surrounding the project is not similar which creates a significant change in the setting of the Citrus Estate. It was stated that the proposed housing for the project is far more dense than other housing in Redlands from the subject time period, particularly in the immediate vicinity. Even if overlooking the removal of most of the citrus trees necessary to make way for this construction, the new housing would further diminish the historic setting of this potential district.
- h) Addition of the park surrounding the resource is not a feature that would be found adjacent to a grove estate, and therefore this changes the historical significance of the setting. The proposed park does not appear to match anything particularly contemporaneous to the property's period in Redlands history, nor is it typical for citrus estates in Redlands. The removal of most of the citrus trees and the addition of the park features would diminish the character of the property as a citrus estate and would result in a potentially significant impact.

Following the discussion as summarized above, members of the Commission felt that a fair argument could be made based on substantial evidence in the record that there are potentially significant impacts that are not properly mitigated. The Commission encouraged the applicant to propose design solutions to avoid or reduce the significant impacts. A motion to recommend the preparation of an Environmental Impact Report was made by Chair Heidelberg and seconded by Vice Chair Keller.

Before a vote was taken on the motion, Mr. Pitassi (applicant's representative) requested a continuance to a subsequent special meeting of the Historic and Scenic Preservation Commission. He expressed that that the additional time would provide a chance to work with staff to discuss the issues raised by the Commission, and potential changes to the Project.

Chairman Heidelberg withdrew the motion, and the item was continued to a special meeting (date to be determined) to give the applicant time to work with City staff to address the Commission's concerns and to present their solutions.

#### *Staff Discussion with the Applicant*

On Monday, October 5, 2020, Planning staff met with Mr. Pete Pitassi and Mr. Nolan Leggio (the applicant's representatives) to discuss the HSPC meeting and possible changes to the project. The applicant stated that they would prepare materials in

response to the comments provided by the HSPC. However, they indicated that they do not intend to make any significant changes to the currently proposed project and wish to proceed as planned. They stated that they will provide additional information to the Commission (i.e., more details regarding the project plans, landscape plans, and proposed trees around the historical buildings), but that their intent was to accept the HSPC's comments or a recommendation, and move forward to a Planning Commission meeting.

**RECOMMENDATION:**

Staff requests that the HSPC review and discuss the IS/MND and the CRA prepared for the project and provide a response to the following question.

Does the evaluation of Cultural Resources in the Initial Study/Mitigated Negative Declaration, based on the Cultural Resources Assessment/Historic Resources Evaluation technical report, adequately:

- a) identify all impacts to cultural and historic resources by the proposed project; and,
- b) include adequate mitigation measures to mitigate all identified impacts to a level of less-than-significant.

**MOTION:**

No motion is required.

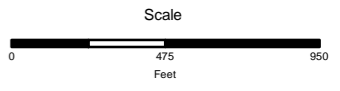
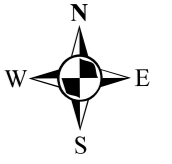
If it is the Commission's desire to make a formal statement to the Planning Commission regarding the impacts of the project, a detailed motion may be made stating the Commission's position. If the Commission would like to make this statement by resolution, a resolution with the Commission's findings will be prepared and brought back before the Commission for consideration at the next regularly scheduled meeting (November 5, 2020).

Attachment A  
Location Map

# Location Map



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



September 17, 2020

OneStop.mxd

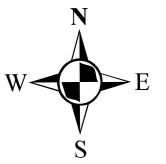


Attachment B  
Site Aerial Photograph

# Aerial Photo



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September 17, 2020

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Attachment C  
October 1, 2020 Staff Report

# REQUEST FOR HISTORIC AND SCENIC PRESERVATION COMMISSION ACTION

## VI.A. REDLANDS PALM INVESTMENT, LLC, APPLICANT

A review of the Cultural Resources Assessment/Historic Resource Evaluation related to Tentative Parcel Map No. 20185, Tentative Tract Map No. 20305, and Conditional Use Permit No. 1143 for the subdivision of an 8.8-acre parcel located at 301 W. Palm Avenue to develop a Planned Residential Development with a total of 30 new residential lots for new single-family development in the R-S, Suburban Residential District. The historic resources evaluation assessed the following extant features: the existing England/Attwood Estate house, Carriage House, Grove Barn, and England Cottage located at 301 W. Palm Ave.; the existing single-family residence located at 827 Alvarado St.; and associated remnant citrus grove, gravity irrigation system, and stone wall along a portion of the property boundary. The project is subject to the California Environmental Quality Act, and an Initial Study/Mitigated Negative Declaration was prepared in accordance with Sections 15072, 15073, and 15074 of the CEQA Guidelines.

HISTORIC AND SCENIC PRESERVATION MEETING: OCTOBER 1, 2020

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Planner: Sean Reilly, Senior Planner

### SYNOPSIS

1. Historic Designation: The property is not designated as historic by the City of Redlands, the State of California, or the United States Government.
2. Existing Land Use: The site is approximately 8.8-acres and is occupied by two single-family residences, accessory structures and an orange grove.
3. Historic and Scenic Preservation Commission submittal dates:

(A) Date Submitted:	December 11, 2019
(B) Date Accepted as Complete:	June 24, 2020
(C) Historic and Scenic Preservation Commission Meeting:	October 1, 2020
4. Attachments:
  - (A) Location Map
  - (B) Site Aerial Photograph
  - (C) Tentative Parcel Map No. 20185
  - (D) Tentative Tract Map No. 20305
  - (E) Project Landscape Plans
  - (F) Cultural Resources Assessment and Historical Resources Evaluation
  - (G) Initial Study/MND

## PROJECT DESCRIPTION

The applicant, Redlands Palm Investment, LLC, is proposing to subdivide an 8.8-acre parcel located at 301 W. Palm Avenue to develop a planned residential development. Referred to as the England/Attwood Estate, the property is located at the westernmost corner of Palm Avenue and Alvarado Street in the southern portion of the City ( Attachments A and B). Currently the parcel is occupied by an orange grove, two single family homes, and accessory structures associated with the homes and the operation of the grove.

The applicant's proposal includes a Tentative Parcel Map No. 20185 to first subdivide the single parcel into four parcels as detailed below.

- Parcel 1: This parcel will contain England House and the associated carriage house. The England house parcel located at 301 W. Palm Avenue will be approximately 1.5 acres in size and will have independent access from Palm Avenue. The landscaping and structures within this parcel will be maintained in place by the Project. It is the applicant's intent to utilize this parcel as a part of the requirement to provide 20% of the gross land area as, common, landscaped, recreational open space for the Project. As such, Staff is including a Condition of Approval on the Project requiring local historic designation of this parcel. The historic designation application will be presented to the Historic and Scenic Preservation Commission (HSPC) at a later date as a public hearing item for a recommendation to the City Council.
- Parcel 2: The England cottage located at 827 Alvarado Street will be contained within Parcel 2 which is approximately 0.45 acres in size with access from Alvarado Street. An existing garage to the located south of the existing residence on this parcel will be demolished as a part of the Project. The demolition of this structure is discussed later in this report.
- Parcel 3: An approximately 0.85-acre park is proposed to be located at the corner of Palm Avenue and Alvarado Street. The park would include walkways, seating areas, and a large tree within a raised planter adjacent to a plaza oriented towards the corner of West Palm Avenue and Alvarado Street. The Project applicant would retain the existing grove of orange trees along the northeast and southeast edges of the park space. The applicant would develop the open space, which would be owned and maintained by the Homeowner's Association (HOA) of the future subdivision on Parcel 4. The Project Landscaping Plan included as Attachment C shows the proposed landscaping of the Project site, including the landscaping of the open space, as well as the landscaping that would be maintained on Parcel 1 and Parcel 2 of the Project.

- Parcel 4: The approximately six-acre remaining portion of the site would then be further subdivided into to 30 single-family residential lots by Tentative Tract Map No. 20305-PRD. Homes planned for each of the 30 lots would be single-story. Access to this portion of the Project would from be a new street located off of West Palm Avenue approximately 500 feet northeast of the West Palm Avenue/Alvarado Street intersection. A second gated emergency vehicle access to the Project would be provided off Alvarado Street, approximately 530 feet southeast of the West Palm Avenue/Alvarado Street intersection. The internal circulation system of the proposed Project would include one residential street extending from the entrance off West Palm Avenue and ending in a cul-de-sac at a gated emergency access point off of Alvarado Street. Four lettered lots (Lots A-D) are provided for landscaping along the parcel's perimeter. An existing shed on this parcel, located to the south of the existing carriage house on Parcel 1, will be demolished as a part of the Project. The demolition of this structure is discussed later in this report.

The proposed Tentative Parcel Map and Tentative Tract Map have been included as Attachment D and Attachment E. The Project is tentatively scheduled to go before the Planning Commission on October 27, 2020. The Project requires the discretionary approvals listed below.

- Approval of a Tentative and Final Parcel Maps
- Approval of Tentative and Final Tract Maps
- Conditional Use Permit (CUP) for a Planned Residential Development (PRD)
- A variance to allow a reduction in the front yard setbacks
- A variance to reduce the amount of required rear yard open space.
- Demolition permits for the removal of two non-contributing accessory structures
- Minor Exception Permit for the construction of walls and fences exceeding six feet tall and walls and fences exceeding the maximum allowable height within front yard setbacks.

## **BACKGROUND**

The applicant submitted the Project on December 11, 2019. At that time, the applicant also submitted a Cultural Resources Assessment and Historical Resources Evaluation (CRA) prepared by BCR Consulting. A copy of this report is included as Attachment F. In accordance with City Council Resolution 7744, the City (at the applicant's expense) retained LSA Associates to prepare an Initial Study/Mitigated Negative Declaration (IS/MND) as required by the California Environmental Quality Act (CEQA). A copy of the IS/MND is included as Attachment G.

LSA Associates provided a professional peer review of the CRA. The CRA was then used to prepare and provide an analysis of potential impacts to cultural resources within the IS/MND. The IS/MND was prepared and circulated from August 20, 2020 to September 9, 2020. Multiple comments were received from the public on the project during the review period. Several of these comments pertain to the Cultural Resources section of the IS/MND.

The property consists of multiple components associated with the existing grove, most significant among them being two residential buildings, a carriage house, detached garage, and a grove barn. Other historic components include a gravity-fed water system, a concrete irrigation weir, stone masonry curbing, a concrete incinerator, and historic landscape featuring palms and orange groves. Originally developed as a rural-residential complex in 1891, the property has retained much of its original character and several of the comments from the public on the IS/MND refer to these features.

The CRA prepared for the Project states that the England/Attwood Estate is eligible for listing in the California Register as a historic district, and that Criterion 1, 2, and 3 for the California Register of Historic Resources can be met. The report states that resource retains integrity of location, setting, design, materials, workmanship, feeling, and association. The table below is taken from the CRA and lists the contributing and non-contributing resources to the potential historic district.

**Table 1: Contributing and Non-contributing Resources**

Resource	Year Built	Contributor/Non-contributor
England House	1891/1915	Contributor to the potentially-eligible England/Attwood Estate under Criteria 1, 2, & 3
England Cottage	1893	Contributor to the potentially-eligible England/Attwood Estate under Criteria 1, 2, & 3
Carriage House	1891	Contributor to the potentially-eligible England/Attwood Estate under Criteria 1, 2, & 3
Grove Barn	c1908	Non-contributor, utilitarian building is a replacement of original Grove Barn and lacks architectural or historical significance
Orange Grove/Landscape	1890s	Contributor to the potentially-eligible England/Attwood Estate under Criteria 1, 2, & 3
Gravity-Fed Irrigation System and Weir	1890s	Contributor to the potentially-eligible England/Attwood Estate under Criteria 1, 2, & 3
Detached Garage at England Cottage	1942	Non-contributor, constructed outside the period of significance, altered outside the historic period
Boundary Footing/Fence	unknown	Non-contributor, unknown construction date, altered outside the historic period

Prior to presenting the Project to the Planning Commission, Staff believes it is important to present both the CRA and the IS/MND to the Historic and Scenic Preservation Commission (HSPC) for discussion and a response to the following question.

Does the evaluation of Cultural Resources in the Initial Study/Mitigated Negative Declaration, based on the Cultural Resources Assessment/Historic Resources Evaluation technical report, adequately identify all impacts to cultural and historic resources by the proposed project and include adequate mitigation measures to mitigate all identified impacts to a level of less-than-significant?

## **SUMMARY OF IMPACTS**

The Cultural Resources section of the IS/MND analyzed the Project as it relates to three questions as required by CEQA. The questions are listed below along with summarized responses based on the contents of the IS/MND and CRA.

**Question 1:** Would the project cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?

In regard to potential impacts to historical resources as described in question one, the CRA prepared for the Project states that the England/Attwood Estate is eligible for listing in the California Register and that three of the four criteria for the California Register of Historic Resources can be met (Criterion 1, 2 and 3). The report states that this historic resource retains integrity of location, setting, design, materials, workmanship, feeling and association. The four criteria are listed below.

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

The report also recommends that the England/Attwood Estate is eligible for listing as a City Historic District under Redlands Criterion A, C, D, G, I, and J. The full list of Criteria



can be found in Section 2.62.170 of the Redlands Municipal Code. Applicable portions are listed below.

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

Based on these findings, the assessment concludes that the estate would be considered a historic resource under the CEQA.

A “substantial adverse change” to a historical resource, according to Public Resources Code (PRC) §5020.1(q), “means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired.”

Construction of the project would require the removal of the boundary footing/fence, the gravity-fed irrigation system and weir, and portions of the grove. The removal of these items would not require a demolition permit. The fence/footing is considered to be a non-contributor to the potential historic district based on the CRA. However, the irrigation features and the grove are considered to be contributing. The grove barn and the detached garage at the England cottage would also be removed. These structures are also considered to be non-contributors to the potential historic district based on the CRA, but Demolition Permits would be required as discussed below. Elements of the property that will remain are the England house, the England cottage, the England carriage house, and portions of the orange groves. The CRA discusses these features in relation to the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

The Secretary of the Interior’s Standards for the Treatment of Historic Properties provide guidelines for the preservation and rehabilitation of historic resources.

Adherence to these standards is accepted as a method of avoiding significant adverse effects to historic buildings while allowing their continued use.

The CRA provides a detailed analysis and concludes that the project is consistent with the Secretary of the Interior's Standards and therefore, the project has a less than significant impact in relation to historical resources and no mitigation is required.

The analysis in the CRA states that the distinctive spatial relationships between the contributing buildings and landscape features in their immediate vicinity will be maintained and that while the removal of the trees northeast of the main residence along Palm Avenue will produce a visible change to the setting, the mature orange trees will be preserved on the parcels that will hold the historic buildings as well as at the corner of Palm Avenue and Alvarado Street. Therefore, the appearance of the orchard from Palm Avenue and Alvarado Street will be only moderately altered. It states that the most important trees are those that provide the immediate aesthetic setting for the historic buildings on Parcel 1 and 2, which will be retained. One contributing feature of the property, the irrigation system/weir, will be demolished by the project. The CRA calls this a functional feature that is not visible from the public right-of-way. The CRA concludes that the historic character of the property will therefore be retained and preserved despite the loss of a portion of the orchard and of the historic irrigation system.

Further discussion and a complete analysis is provided in the CRA included as Attachment F and the IS/MND included as Attachment G.

In the Cultural Resources section of the IS/MND, there are mitigation measures listed related to historical resources. These mitigation measures came about through the AB-52 consultation process with local Native American tribes. Due to the proximity of the Project to Native American sites, there is some potential for the proposed project to unearth previously undocumented cultural resources during construction. The mitigation measures require a Registered Professional Archaeologist to be onsite to monitor all ground disturbing activities and they describe the requirements for treatment, documentation and reporting in the event that there is a discovery during construction. The IS/MND concludes that with the implementation of these mitigation measures, impacts would be reduced to a level that is less than significant.

**Question 2:** Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

The IS/MND concludes that with the implementation of the mitigation measures, which require archaeological monitoring, impacts related to archaeological resources would be reduced to a level that is less than significant.

**Question 3:** Would the project disturb any human remains, including those interred outside of formal cemeteries?

There are no known human remains present onsite. However, due to the proximity of the Project to known Native American sites, Cultural Resource mitigation measures been included in the IS/MND requiring archaeological monitoring. The IS/MND concludes that with the implementation of these mitigation measures, impacts related to the discovery of human remains will be reduced to a level that is less than significant.

## **DEMOLITION PERMITS**

As a part of the Project, the applicant is proposing to demolish two structures on the property. As these structures are over 50 years of age, they are required by the Municipal Code to be reviewed by the Historic and Scenic Preservation Commission (HSPC) prior to the issuance of a demolition permit. The first structure that is proposed to be demolished is a detached 1-car garage located within Parcel 2, the England cottage (827 Alvarado Street). This garage is located to the south of the England cottage adjacent to Alvarado Street and is a simple, rectangular structure constructed with shiplap siding, composition shingle roofing, and a contemporary garage door. The garage was constructed outside of the period of significance and has been altered outside of the historic period. For these reasons, this structure is not considered to be contributor to the potential historic district based on the findings of the CRA.

The second structure is a building referred to as the “grove barn” or the “England Estate Utility Barn” in the CRA. The grove barn is located south of the carriage house located in the center of the property. It is a utilitarian structure constructed with a wood frame and stone foundation with corrugated metal siding, doors and roofing. It is a replacement of the original barn structure once on the property and it lacks architectural and historical significance for these reasons it is not considered to be a contributor to the potential historic district based on the findings of the CRA.

Demolition permits will be required by Conditions of Approval placed on the Project prior to their removal and these applications will be scheduled to come back before the HSPC as a public hearing item at a later date.

## **RECOMMENDATION:**

Staff requests that the HSPC review and discuss the IS/MND and the CRA prepared for the project and provide a recommendation to the Planning Commission on whether these documents adequately identify all impacts to cultural and historic resources and include adequate mitigation measures to mitigate all identified impacts to a level of less-than-significant.

## **References**

BCR Consulting, LLC., Cultural Resources Assessment and Historical Resources Evaluation 310 West Palm Avenue, July 16, 2020.

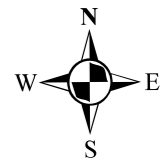
LSA Associates, Initial Study/Mitigated Negative Declaration, 301 Palm Avenue Residential Development Project, August 2020.

# Attachment A

# Location Map



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September 17, 2020

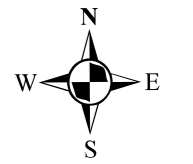
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## Attachment B

# Aerial Photo



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# Attachment C

# TENTATIVE PARCEL MAP No. 20185

## CITY OF REDLANDS, CALIFORNIA

### APN 0173-231-05 (301 WEST PALM AVENUE)

**APPLICANT**  
 DIVERSIFIED PACIFIC COMMUNITIES  
 10621 CIVIC CENTER DRIVE  
 RANCHO CUCAMONGA, CA 91730  
 PH: (909) 481-1150  
 FAX: (909) 481-1151

**CIVIL ENGINEER**  
 HICKS & HARTWICK, INC.  
 37 EAST OLIVE AVE., SUITE C  
 REDLANDS, CA 92373  
 PH: (909) 793-2257

**MAP PREPARED BY:**  
  
 37 East Olive Ave., Ste C  
 Redlands, CA 92373  
 909.793.2257



**GENERAL NOTES**  
 1. TOTAL PROJECT GROSS AREA: 383,773 SF (8.81 AC)  
 2. PROJECT CONSISTS OF APN: 0173-231-05  
 3. NUMBER OF PARCELS: 4  
 4. DATE PREPARED: 11-15-19  
 5. NET DEVELOPMENT AREA: 383,736 SF (8.81 AC)

**REQUIREMENTS FOR PARCEL MAPS**  
 PER CITY OF REDLANDS DEVELOPMENT APPLICATION (JANUARY, 2019)  
 1A. DATE OF MAP PREPARATION: 10-01-2019  
 1B. NORTH ARROW DELINEATED ON MAP AS REQUIRED  
 1C. SCALE USED: 1" = 50'  
 1D. ADJACENT SUBDIVISION INFO: DELINEATED ON MAP AS REQUIRED  
 2. INFORMATION DELINEATED ON MAP AS REQUIRED  
 3. EASEMENTS AND RIGHTS OF RECORD PER PRELIMINARY REPORT PREPARED BY CHICAGO TITLE COMPANY, NO. 7101407137-DA DATED 10-23-2018.  
 4-10. DELINEATED ON MAP AS REQUIRED  
 11. STATEMENT AS TO THE INTENTION IN REGARD TO SLOPE PLANTING AND EROSION CONTROL: N/A  
 12. VICINITY MAP: DELINEATED ON MAP  
 13. CONTOUR INTERVAL: 1' CONTOURS  
 14. ALL EXISTING STRUCTURES AND TREES TO BE REMOVED: DELINEATED ON MAP AS REQUIRED  
 15A. LOCATION OF ALL AREAS OF POTENTIAL STORMWATER OVERFLOW: THE LOCATION, WIDTH AND DIRECTION OF FLOW: DELINEATED ON MAP  
 15B. FEMA PANEL: PANEL 8716 OF 9400 PER FLOOD INSURANCE RATE MAP: 06071C8716H, AUGUST 28, 2008  
 AREA DESIGNATION: ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

**EXHIBIT REQUIREMENTS - PART ONE**  
 PER CITY OF REDLANDS DEVELOPMENT APPLICATION (JANUARY, 2019)  
 1. INDEX MAP ON ALL SHEETS: DOES NOT APPLY  
 2. NAME AND ADDRESS OF OWNER/APPLICANT/MAP PREPARER: DELINEATED ON MAP AS REQUIRED  
 3. ACREAGE, NORTH ARROW, VICINITY MAP, DATE OF PREPARATION: DELINEATED ON MAP AS REQUIRED  
 4. EXISTING STRUCTURES AND FEATURES SUCH AS WALLS, BUILDING, AND TREES: DELINEATED ON MAP AS REQUIRED  
 5. DIMENSIONS AND PROPERTY LINES FOR EACH LOT: DELINEATED ON MAP AS REQUIRED  
 6. NAMES OF ADJOINING SUBDIVISIONS AND LANDOWNERS AND ABUTTING LAND UNITS: DELINEATED ON MAP AS REQUIRED  
 7. LANDS DEDICATED FOR PUBLIC USE: DELINEATED ON MAP AS REQUIRED  
 8. POINTS OF INGRESS AND EGRESS: PALM AVENUE & ALVARADO STREET  
 9. PRELIMINARY GRADING, INCLUDING PAD ELEVATIONS AND FLOW LINES WITH LOCATION OF ALL CUT AND FILL SLOPES IDENTIFIED: DELINEATED ON MAP AS REQUIRED

**EXHIBIT REQUIREMENTS - PART TWO**  
 PER CITY OF REDLANDS DEVELOPMENT APPLICATION (JANUARY, 2019)  
 PUBLIC WORKS REQUIREMENTS FOR SITE PLANS  
 1. LOCATIONS, NAME, AND WIDTH OF STREETS AND ADJACENT STREETS ALSO SHOW WIDTH OF ALLEYS IF APPLICABLE: DELINEATED ON MAP AS REQUIRED  
 2. PROPOSED STREET GRADES AND GRADES FOR STREETS 100 FEET BEYOND APPLICANTS PROPERTY: DELINEATED ON MAP AS REQUIRED  
 3. CROSS SECTION OF PROPOSED STREET IMPROVEMENTS IF DIFFERENT FROM STANDARD: DELINEATED ON MAP AS REQUIRED  
 4. LOCATION, DIMENSION, AND PURPOSE OF ANY EASEMENT ON AND ADJACENT TO PROJECT SITE: DELINEATED ON MAP AS REQUIRED  
 5. LOCATION OF EXISTING PUBLIC UTILITIES, CULVERTS, DRAIN PIPES, AND WATER COURSES: DELINEATED ON MAP AS REQUIRED  
 6. APPROXIMATE RADIUS OF CURVES: DELINEATED ON MAP AS REQUIRED  
 7. TOPOGRAPHICAL DATA TO MAKE CLEAR THE EFFECT OF THE PROPOSAL: 2' CONTOURS AT GRADES 5% OR LESS, 5' CONTOURS AT GRADES OF MORE THAN 5%. SOURCE OF THE CONTOURS SHALL BE STATED ON MAP: DELINEATED ON MAP AS REQUIRED.

**BENCH MARK**  
 CITY OF REDLANDS BENCH MARK R-82, BRASS DISK IN TOP OF CURB AT THE SE CORNER OF CALON STREET AND PALM AVENUE, EAST END OF RETURN.  
 ELEVATION = 1317.581

**BASIS OF BEARINGS**  
 THE BASIS OF BEARINGS FOR THIS MAP IS DERIVED FROM THE CENTERLINE OF PALM AVENUE SHOWN AS N56°20'00"E ON TRACT NO. 6640, MB 84/6-7.

**TOPOGRAPHIC MAP NOTE**  
 TOPOGRAPHIC MAP PREPARED BY: INLAND AERIAL SURVEYS, INC.

**SOILS ENGINEER / GEOLOGIST**  
 GEOTECHNICAL INVESTIGATION CONDUCTED BY: PETRA GEOSCIENCES INC. JOB NO. 18-430, DATED FEBRUARY 15, 2019

**PUBLIC UTILITY COMPANIES**  
 GAS: SOUTHERN CALIFORNIA GAS CO. 1981 W. LUGONIA AVENUE REDLANDS, CA 92374-9720 (800) 427-2200  
 WATER: CITY OF REDLANDS P.O. BOX 6908 REDLANDS, CA 92375-0903 (909) 798-7516  
 ELECTRIC: SOUTHERN CALIFORNIA EDISON CO. 287 TENNESSEE STREET REDLANDS, CA 92373 (909) 307-6731  
 SEWER: CITY OF REDLANDS P.O. BOX 6905 REDLANDS, CA 92375-0903 (909) 798-7516  
 CABLE: TIME WARNER CABLE 1722 GRANGE TREE LANE REDLANDS, CA 92373 (909) 793-2321  
 TELEPHONE: SOUTHERN CALIFORNIA EDISON CO. 1500 CRAFTON AVENUE MENTONE, CA 92359 (909) 794-8210

**EASEMENTS AND RIGHTS**  
 EASEMENTS AND RESTRICTIONS OF RECORD UNDER TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, DATED OCTOBER 23, 2018, ORDER NO. 7101407137-DA  
 EASEMENTS AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVED IN THE FOLLOWING INSTRUMENTS:  
 1. GRANTED TO REDLANDS WATER COMPANY  
 PURPOSE(S) PUBLIC UTILITIES AND INCIDENTAL PURPOSES  
 RECORDING DATE FEBRUARY 24, 1982  
 RECORDING INSTRUMENT BOOK 28, PAGE 233 OF DEEDS, AND BOOK 29, PAGE 65 OF DEEDS  
 NOTES EASEMENT CANNOT BE LOCATED FROM RECORD

**LEGAL DESCRIPTION**  
 LOT 7, BLOCK "C", ACCORDING TO MAP OF ADDITION NO. 7 TO THE SECOND PRELIMINARY MAP OF REDLANDS, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 5 OF MAPS, PAGE 8, RECORDS OF SAID COUNTY.

**ADJACENT PROPERTY OWNERS**  
 01. 0173-242-01 BENTON REVOCABLE TRUST  
 02. 0173-242-08 LOCKWOOD, LESLIE  
 03. 0173-242-09 CHAPARRO, GUSTAVO  
 04. 0173-242-10 WALCK, ELIZABETH LIVING TRUST  
 05. 0173-242-17 O DONNELL TRUST  
 06. 0173-242-18 NEWBERRY FAMILY TRUST  
 07. 0173-231-12 DEDEOS, MATTHEW  
 08. 0173-231-13 CONREY TRUST  
 09. 0173-231-17 CARLSON FAMILY TRUST  
 10. 0173-231-18 SWEET, STUART  
 11. 0173-231-09 STRUNK, TIMOTHY  
 12. 0173-222-10 ALVAREZ, SERGIO  
 13. 0173-222-09 ALVAREZ, SERGIO  
 14. 0173-221-17 DEAN, CHRISTOPHER & JOYCE  
 15. 0173-221-18 COLE, MARY ELIZABETH LIVING TRUST  
 16. 0173-221-07 CAMP COLE FAMILY TRUST  
 17. 0173-151-35 JOHNSON, GREG R & DJ LEPPER-JOHNSON  
 18. 0173-151-62 MCGLOIN FAMILY TRUST  
 19. 0173-152-03 MELZER, ERICH & MARJORIE  
 20. 0173-152-02 SWARM, ORVAL & MARJORIE

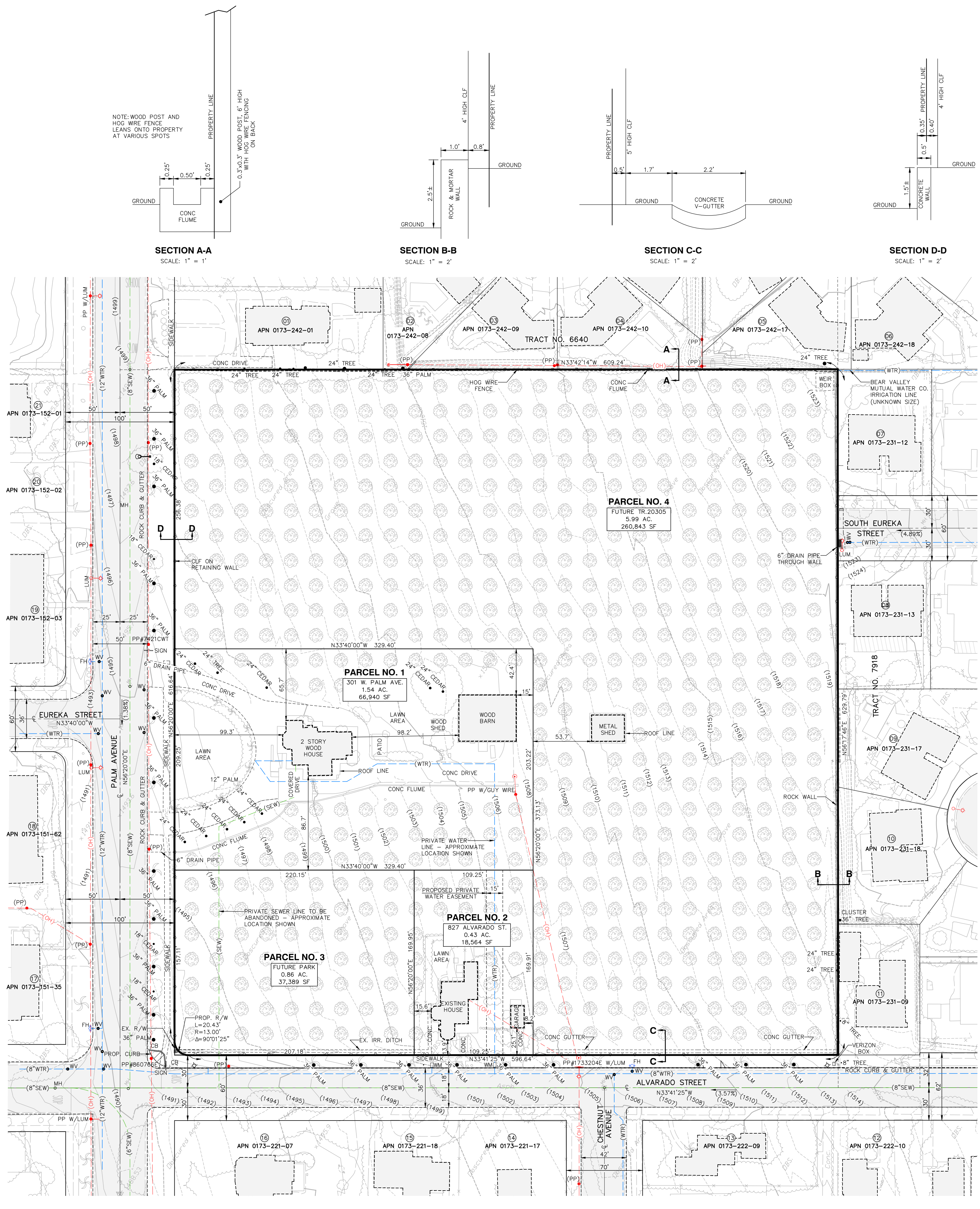
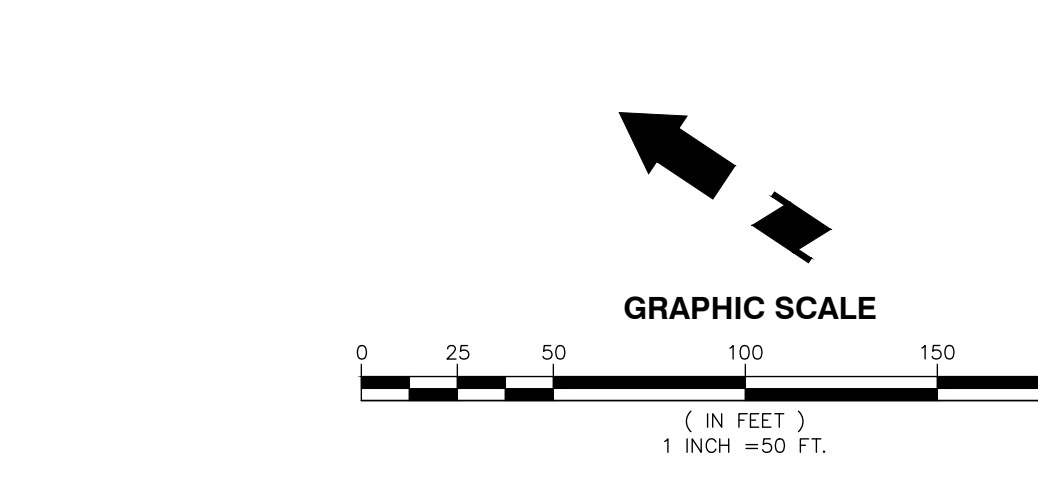
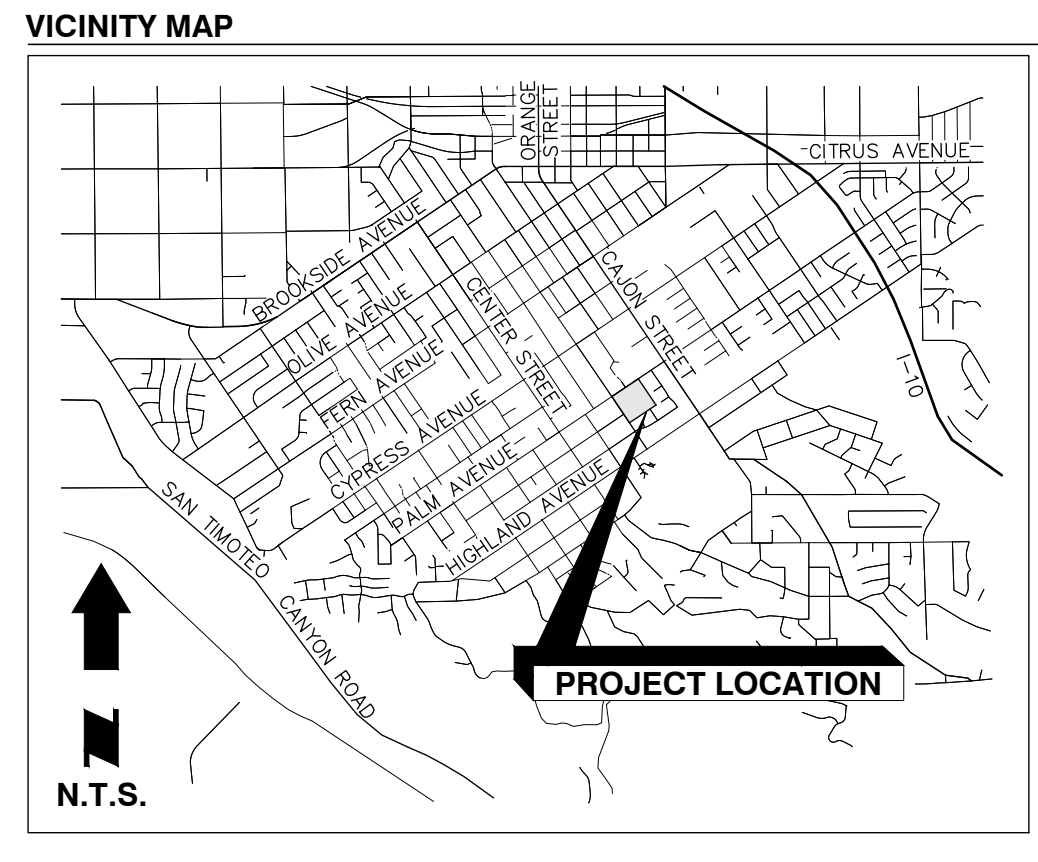
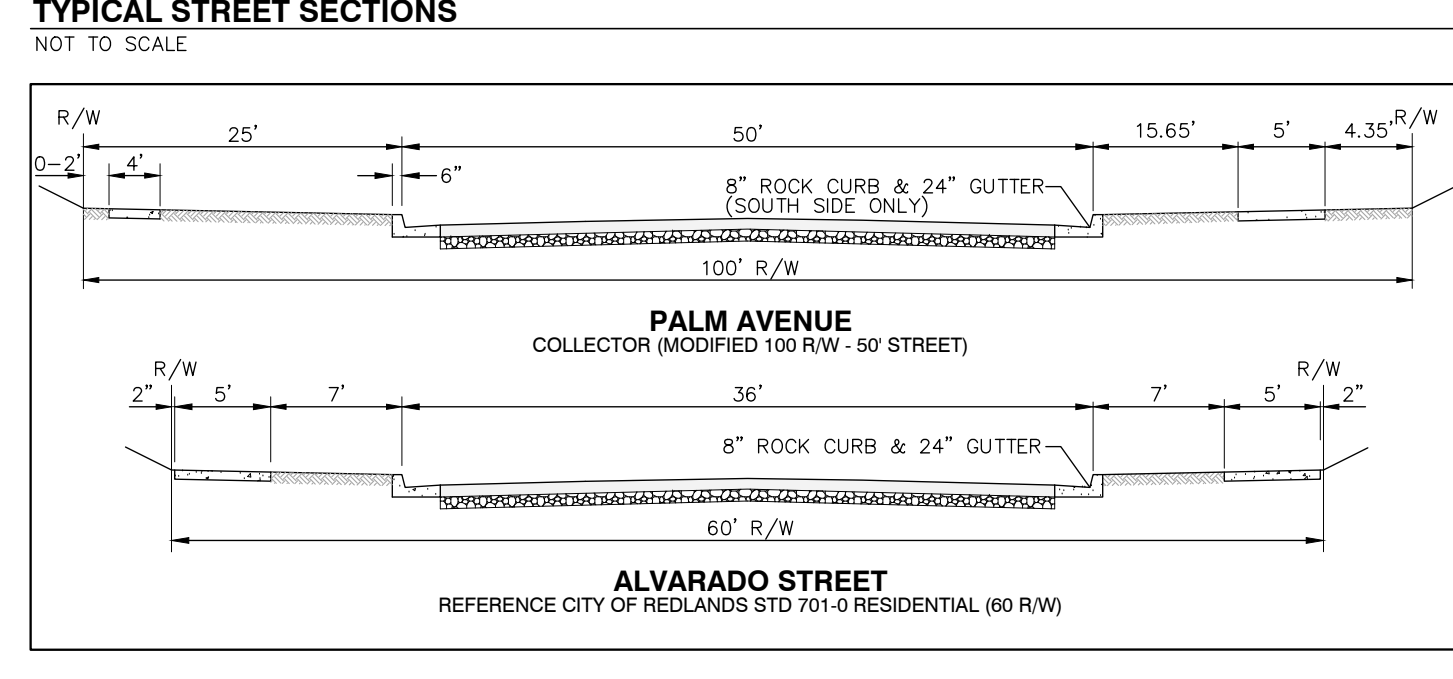
**SLOPE PLANTING AND EROSION CONTROL NOTE**  
 FACES OF FINISHED CUT AND FILL SLOPES SHALL BE PREPARED AND MAINTAINED TO CONTROL AGAINST EROSION. DEVELOPER INTENDS TO PROVIDE ADEQUATE EROSION CONTROL AND PROTECTION FOR THE SLOPES PER CALIFORNIA SWPPP AND WATER QUALITY STANDARDS

**LEGEND**

EX. 5' CONTOUR	EX. 1' CONTOUR	ASPHALT PAVEMENT	EXISTING STRUCTURE	CITRUS TREE	CHAIN LINK FENCE	HOG WIRE FENCE	EXISTING OVERHEAD UTILITY LINES	EXISTING WATER MAIN (SIZE AS SHOWN)	EXISTING SEWER (SIZE AS SHOWN)	EXISTING FIRE HYDRANT	EXISTING POWER POLE	PROPOSED LED STREET LIGHT	PROPOSED ACORN STREET LIGHT
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**ABBREVIATIONS**

CB	CATCH BASIN	NTS	NOT TO SCALE
CONC	CONCRETE	HP	HIGH POINT
CONSTR	CONSTRUCTION	REF	REFERENCE
CLF	CHAIN LINK FENCE	REV	REVISED
DWY	DRIVEWAY	ST	SOUTHERLY STREET
ELEV	ELEVATION	SW	SIDEWALK
EG	EXISTING GRADE	TC	TOP OF CURB
EX	EXISTING	TD	TOP OF DIKE
FG	FINISH GRADE	TG	TOP OF GRADE
FH	FIRE HYDRANT	TF	TOP OF FOOTING
F/L	FLOWLINE	TTE	TOP OF FENCE ELEVATION
GB	GRADE BREAK	TW	TOP OF WALL
GN	HIGH POINT	TRW	TOP OF RETAINING WALL
INV	INVERT	O.C.	ON CENTER
MIN	MINIMUM	WLY	WESTERLY
MAX	MAXIMUM	W/W	WITH
NG	NATURAL GROUND	WV	WATER VALVE
RW	RIGHT OF WAY		
PAE	PUBLIC ACCESS EASEMENT		
PL	PROPERTY LINE		



## Attachment D

# TENTATIVE TRACT MAP No. 20305-PRD

## APN 0173-231-05 (301 WEST PALM AVE.)

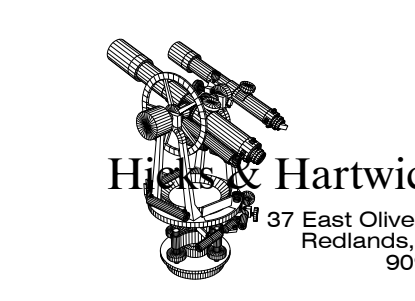
### APPLICANT

DIVERSIFIED PACIFIC COMMUNITIES  
10621 CIVIC CENTER DRIVE  
RANCHO CUCAMONGA, CA 91730  
PH: (909) 481-1150  
FAX: (909) 481-1151

### CIVIL ENGINEER

HOKS & HARTWICK, INC.  
37 EAST OLIVE AVE, SUITE C  
REDLANDS, CA 92373  
PH: (909) 793-2257

### MAP PREPARED BY:



### EASEMENTS AND RIGHTS

EASEMENTS AND RESTRICTIONS OF RECORD UNDER TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, DATED OCTOBER 23, 2016, ORDER NO. 7101407137-DA  
EASEMENTS AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING INSTRUMENTS:  
1. GRANTED TO REDELANDS WATER COMPANY PUBLIC UTILITIES AND INCIDENTAL PURPOSES  
RECORDING DATE: FEBRUARY 24, 1982  
BOOK 28, PAGE 233 OF DEEDS, AND BOOK 29, PAGE 65 OF DEEDS  
NOTES: EASEMENT CANNOT BE LOCATED FROM RECORD

### LEGAL DESCRIPTION

LOT 7, BLOCK "K", ACCORDING TO MAP OF ADDITION NO. 7 TO THE SECOND PRELIMINARY MAP OF REDLANDS, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 5 OF MAPS, PAGE 8, RECORDS OF SAID COUNTY.

### ADJACENT PROPERTY OWNERS

01. 0173-242-01 BENTON REVOCABLE LIVING TRUST	02. 0173-242-08 LOCKWOOD, LESLIE	03. 0173-242-09 CHAPARRO, GUSTAVO	04. 0173-242-10 WALCK, ELLIZABETH LIVING TRUST	05. 0173-242-17 O DONNELL TRUST
06. 0173-242-18 NEWMERY FAMILY TRUST	07. 0173-231-12 DEDOES, MATTHEW	08. 0173-231-13 CONREY TRUST	09. 0173-231-17 CARLSON FAMILY TRUST	10. 0173-231-18 SWEET, STUART
11. 0173-231-09 STRUNK, TIMOTHY	12. 0173-222-10 STEWART, JOHN	13. 0173-222-09 ALVAREZ, SERGIO	14. 0173-221-17 DEAN, CHRISTOPHER & JOYCE	15. 0173-221-17 COLE, MARY ELIZABETH
16. 0173-221-07 CAMP COLE FAMILY TRUST	17. 0173-151-35 JOHNSON, GREG R & DJ LESPER-JOHNSON	18. 0173-151-62 MCCLON FAMILY TRUST	19. 0173-152-03 MELZER, ERICH & MARJORIE	20. 0173-152-02 SWARM, ORVAL & MARJORIE
21. 0173-152-01 LANGRETH, JAMES LIVING TRUST				

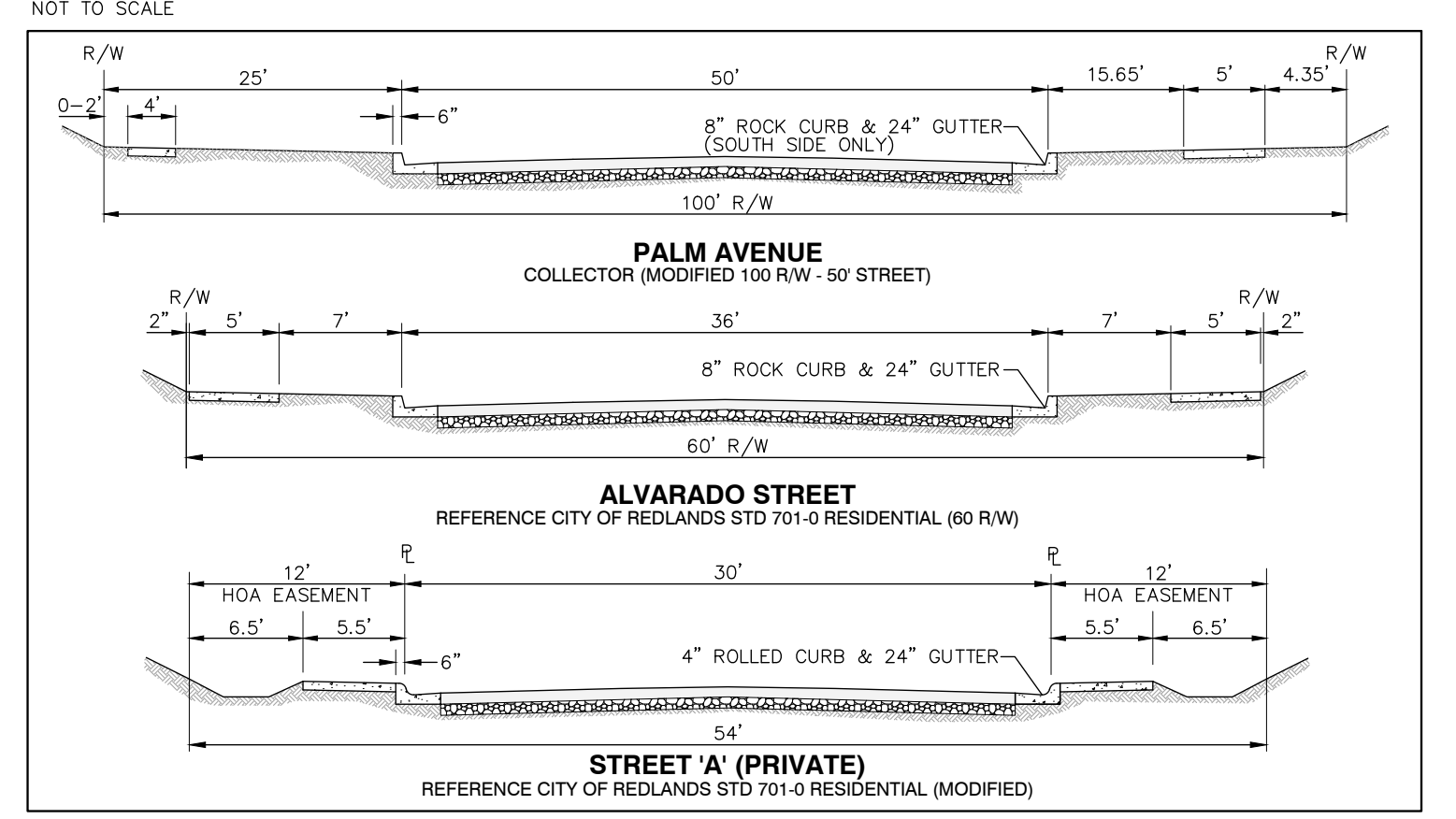
### SLOPE PLANTING AND EROSION CONTROL NOTE

FACES OF FINISHED CUT AND FILL SLOPES SHALL BE PREPARED AND MAINTAINED TO CONTROL AGAINST EROSION. DEVELOPER INTENDS TO PROVIDE ADEQUATE EROSION CONTROL AND PROTECTION FOR THE SLOPES PER CALIFORNIA SWPPP AND WATER QUALITY STANDARDS

### OWNERSHIP AND MAINTENANCE RESPONSIBILITY STATEMENT

ITEM	RESPONSIBLE PARTY
PRIVATE STREET 'A'	HOME OWNER'S ASSOCIATION
OPEN SPACE LOTS 'A'-D'	HOME OWNER'S ASSOCIATION
STREET 'A' STORM DRAIN	HOME OWNER'S ASSOCIATION
PARCELS 1 & 2	LOT OWNERS
LOTS 1-30	LOT OWNERS
CITY OF REDLANDS PALM AVENUE	CITY OF REDLANDS
ALVARADO STREET	CITY OF REDLANDS
STREET 'A' SEWER & WATER	CITY OF REDLANDS

### TYPICAL STREET SECTIONS



### LEGEND

EX. 5' CONTOUR	XX	LOT NUMBER
EX. 1' CONTOUR	X,XXX SF	LOT AREA
PROP. 5' CONTOUR	50.00	PAD ELEVATION
PROP. 1' CONTOUR	---	PROPOSED WATER MAIN (SIZE AS SHOWN)
DAYLIGHT LINE	---	PROPOSED SEWER (SIZE AS SHOWN)
PROP. WALL	---	(WTR) EXISTING WATER MAIN (SIZE AS SHOWN)
CHAIN LINK FENCE	---	(SEW) EXISTING SEWER (SIZE AS SHOWN)
ASPHALT PAVEMENT	---	EXISTING STORM DRAIN (SIZE AS SHOWN)
CONCRETE	---	EXISTING UNDERGROUND UTILITY AS SHOWN
OPEN SPACE & LANDSCAPING	---	EXISTING POWER POLE
2:1 SLOPE OR LESS	---	(OH) OVERHEAD UTILITY LINES
VEGETATED SWALE	---	PROPOSED FIRE HYDRANT
CONSERVATION EASEMENT	---	WATER VALVE
EMERGENCY ACCESS & UTILITY EASEMENT	---	EXISTING FIRE HYDRANT
		PROPOSED LED STREET LIGHT
		PROPOSED ACORN STREET LIGHT
		FLOWLINE

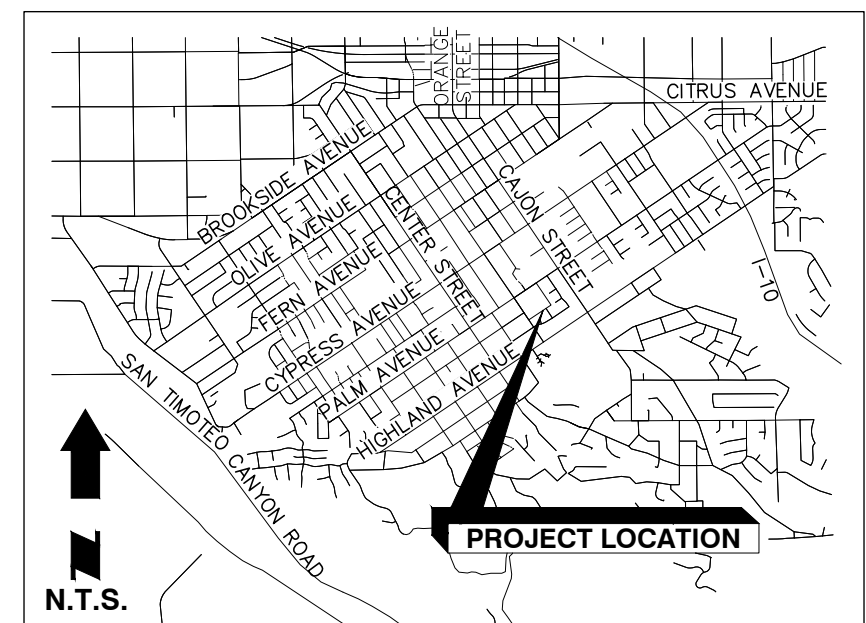
### ABBREVIATIONS

APN	ASSESSOR PARCEL NUMBER
CL	CENTERLINE
DWY	DRIVEWAY
ELEV	ELEVATION
EG	EXISTING GRADE
EX	EXISTING
FL	FINISH GRADE
HP	HIGH POINT
INV	INVERT
MIN	MINIMUM
MAX	MAXIMUM
NG	NATURAL GROUND
PL	PROPERTY LINE
PROP	PROPOSED
GB	GRADE BREAK
HP	HIGH POINT
R/W	RIGHT OF WAY
REF	REFERENCE
SD	STORM DRAIN
SW	SIDEWALK
TC	TOP OF CURB
TF	TOP OF FOOTING
TG	TOP OF GRATE
TW	TOP OF WALL
TRW	TOP OF RETAINING WALL
W/	WITH

### CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	NO.	DELTA	RADIUS	LENGTH	NO.	DELTA	RADIUS	LENGTH
C1	Δ=90°00'00"	25.00'	39.27'	C9	Δ=47°41'42"	20.00'	16.65'	C16	Δ=04°32'33"	1215.00'	96.33'
C2	Δ=20°45'37"	25.00'	9.06'	C10	Δ=104°21'09"	100.00'	18.68'	C17	Δ=04°32'33"	1185.00'	93.95'
C3	Δ=91°02'12"	32.00'	50.84'	C11	Δ=111°24'20"	58.00'	112.77'	C18	Δ=44°32'58"	47.00'	36.54'
C4	Δ=91°02'12"	32.00'	50.84'	C12	Δ=90°00'00"	15.00'	23.56'	C19	Δ=44°32'58"	47.00'	36.54'
C5	Δ=47°41'42"	20.00'	16.65'	C13	Δ=104°21'09"	100.00'	18.68'	C20	Δ=269°05'56"	40.00'	187.87'
C6	Δ=90°00'00"	25.00'	39.27'	C14	Δ=04°32'33"	1185.00'	93.95'	C21	Δ=90°00'00"	25.00'	39.28'
C7	Δ=43°20'00"	12.00'	9.08'	C15	Δ=04°32'33"	1215.00'	96.33'	C22	Δ=90°00'00"	30.00'	47.12'
C8	Δ=91°02'12"	32.00'	50.84'	C23	Δ=04°32'33"	1200.00'	95.14'	C24	Δ=04°32'33"	1200.00'	95.14'

### VICINITY MAP



### PROJECT AREA CALCULATIONS

TOTAL SITE GROSS AREA:	8.81 AC	383,773 SF
PALM AVE:	0.00 AC	37 SF
TOTAL SUBTRACTED:	0.00 AC	37 SF
<b>NET DEVELOPMENT AREA:</b>	<b>8.81 AC</b>	<b>383,736 SF</b>

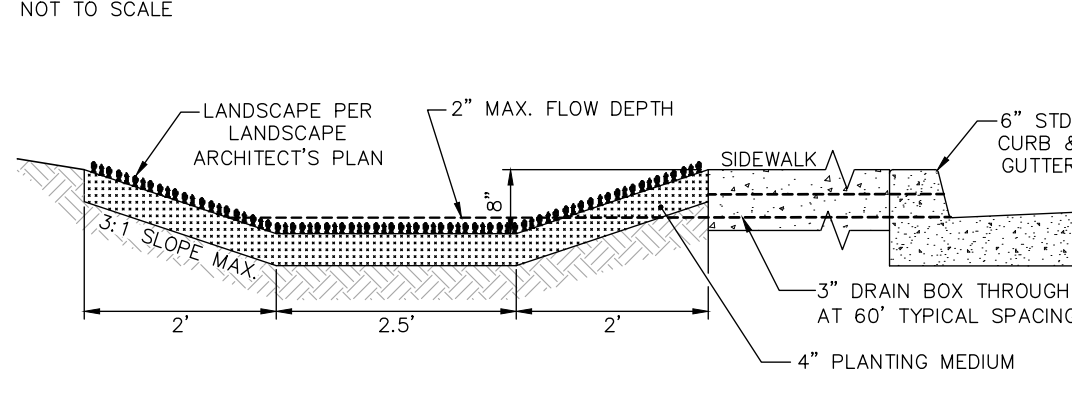
### PERMANENT OPEN SPACE LOTS

LOT NO.	LOT AREA	LOT USE
LOT A	3,022 SF	OPEN SPACE
LOT B	2,801 SF	OPEN SPACE
LOT C	1,853 SF	OPEN SPACE
LOT D	2,104 SF	OPEN SPACE
PARCEL 1	66,940 SF	EXISTING PALM AVENUE HOUSE (CONSERVATION EASEMENT)
PARCEL 3	37,389 SF	PUBLIC PARK
<b>TOTAL AREA:</b>	<b>114,109 SF (2.62 AC)</b>	
<b>EXCLUDED AREA</b>		
LOTS A, B, C & D	9,780 SF	OPEN SPACE (NOT COMMON AREA)
<b>TOTAL SUBTRACTED AREA:</b>	<b>9,780 SF (0.22 AC)</b>	
<b>TOTAL OPEN SPACE:</b>	<b>2.40 AC</b>	<b>104,329 SF</b>

### LOT COVERAGE

LOT NO.	LOT AREA	LOT COVERAGE	LOT NO.	LOT AREA	LOT COVERAGE
1	7,430 SF	2,795 SF	16	7,395 SF	3,112 SF
2	6,776 SF	3,112 SF	17	7,182 SF	2,795 SF
3	6,776 SF	3,452 SF	18	6,389 SF	2,795 SF
4	6,781 SF	3,112 SF	19	7,058 SF	3,112 SF
5	6,783 SF	3,452 SF	20	7,412 SF	3,452 SF
6	6,710 SF	3,112 SF	21	7,459 SF	3,112 SF
7	7,121 SF	2,795 SF	22	7,656 SF	3,452 SF
8	7,208 SF	2,795 SF	23	7,834 SF	3,452 SF
9	10,447 SF	3,452 SF	24	7,955 SF	3,452 SF
10	6,644 SF	2,795 SF	25	6,812 SF	3,112 SF
11	6,955 SF	3,112 SF	26	6,812 SF	3,452 SF
12	7,157 SF	3,452 SF	27	6,812 SF	3,452 SF
13	7,314 SF	3,112 SF	28	6,812 SF	3,112 SF
14	7,529 SF	3,452 SF	29	6,812 SF	3,452 SF
15	7,596 SF	3,452 SF	30	6,693 SF	2,795 SF
<b>TOTAL LOT COVERAGE AREA:</b>		<b>2.20 AC</b>		<b>95,561 SF</b>	

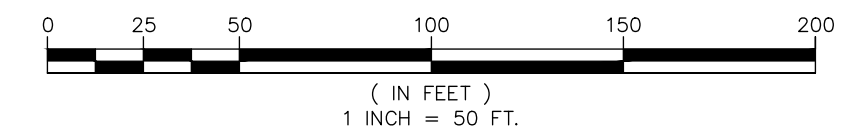
### VEGETATED SWALE - TYPICAL STREET 'A' PARKWAY (SHEET 2)



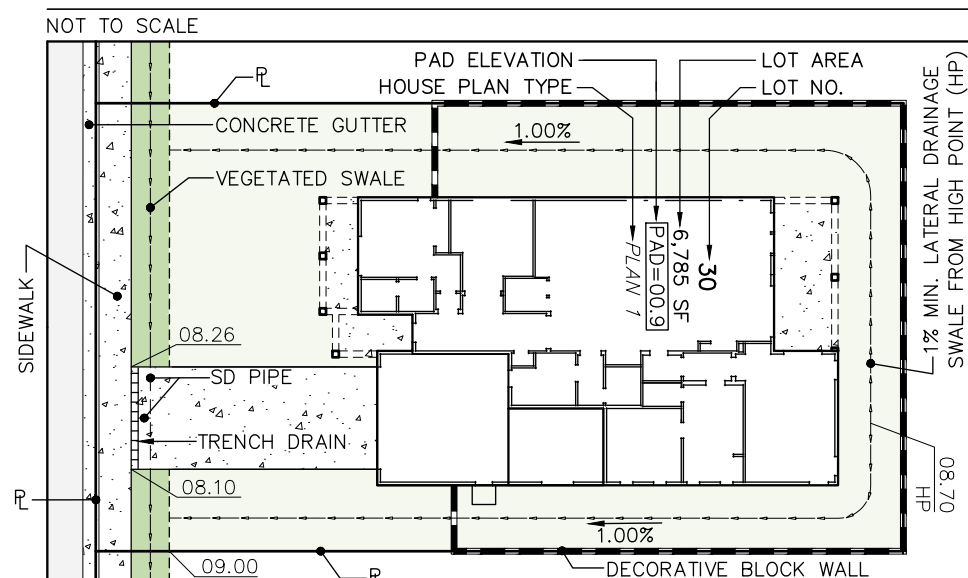
### SHEET INDEX

SHEET NO.	DESCRIPTION
1	TENTATIVE TRACT MAP & GENERAL NOTES
2	PRELIMINARY GRADING & PLOT PLAN

### GRAPHIC SCALE

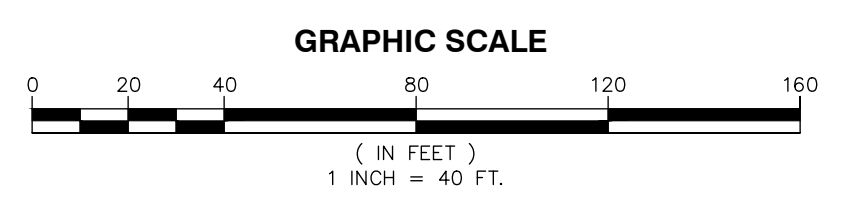
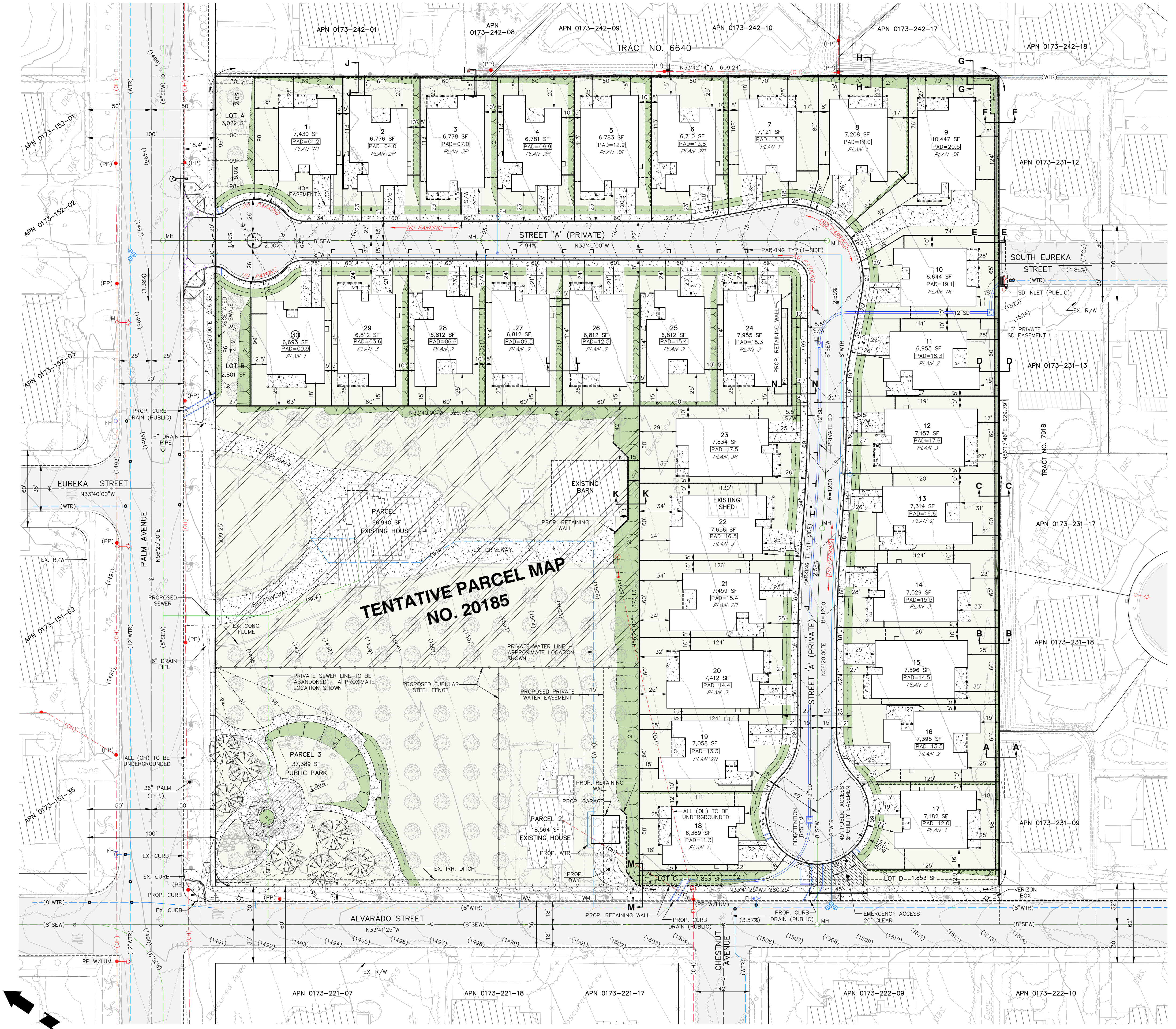
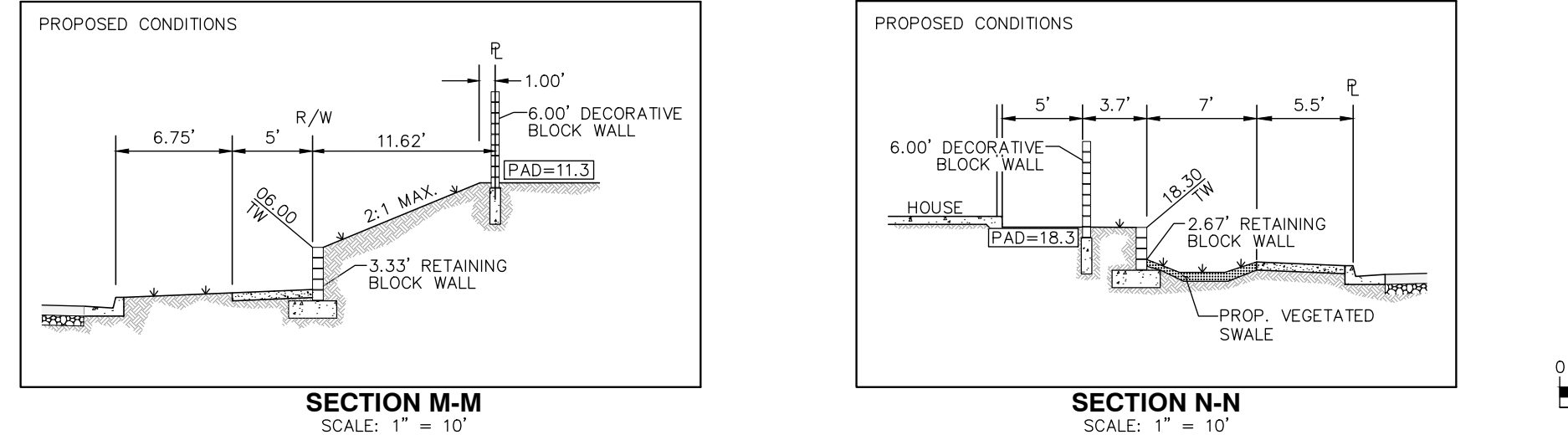
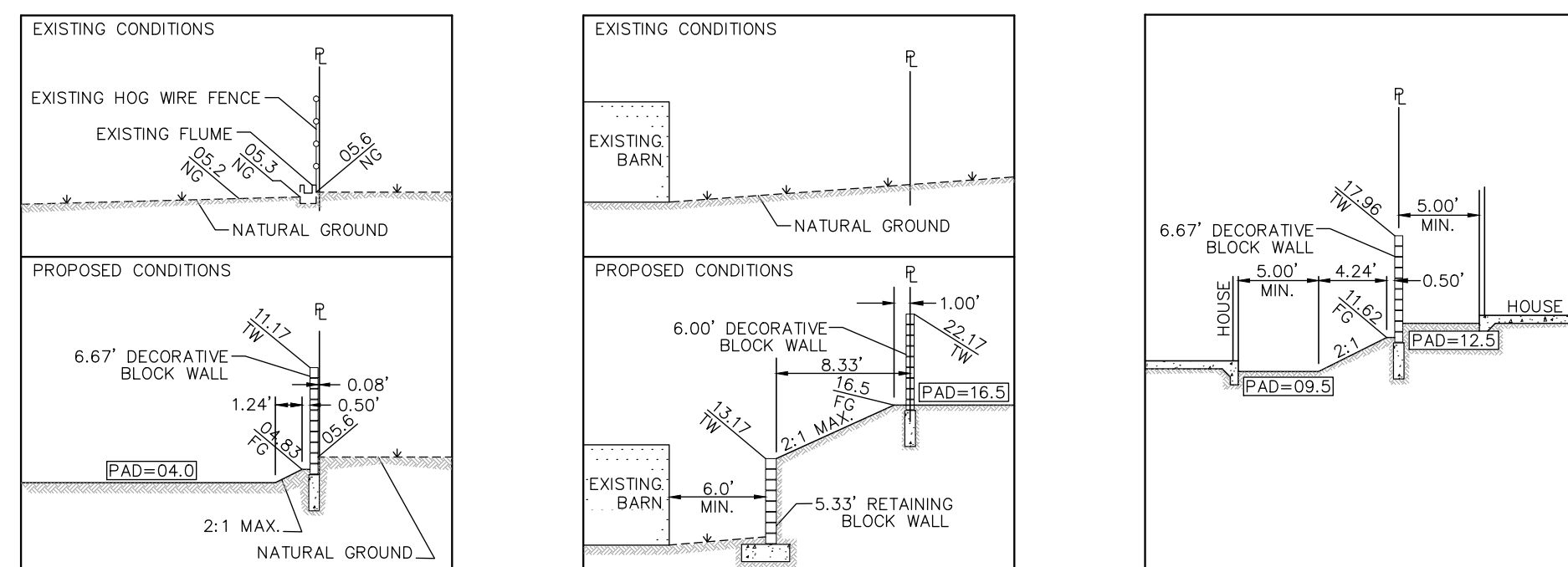
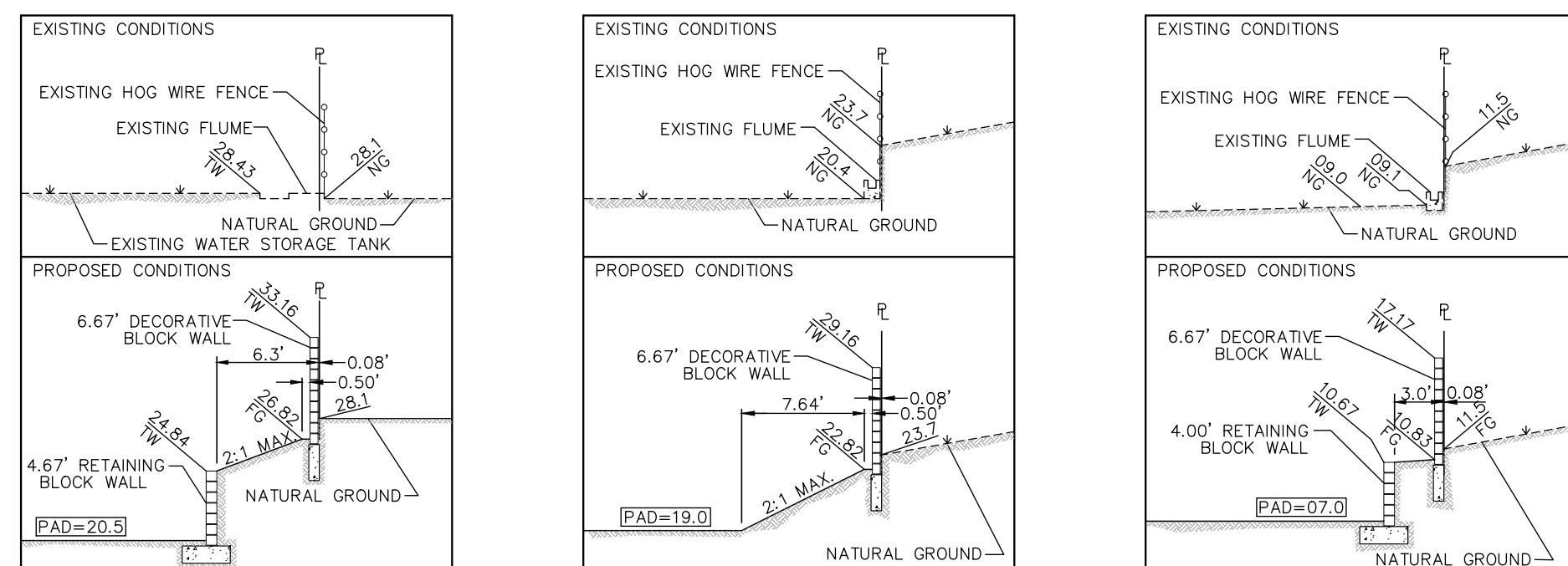
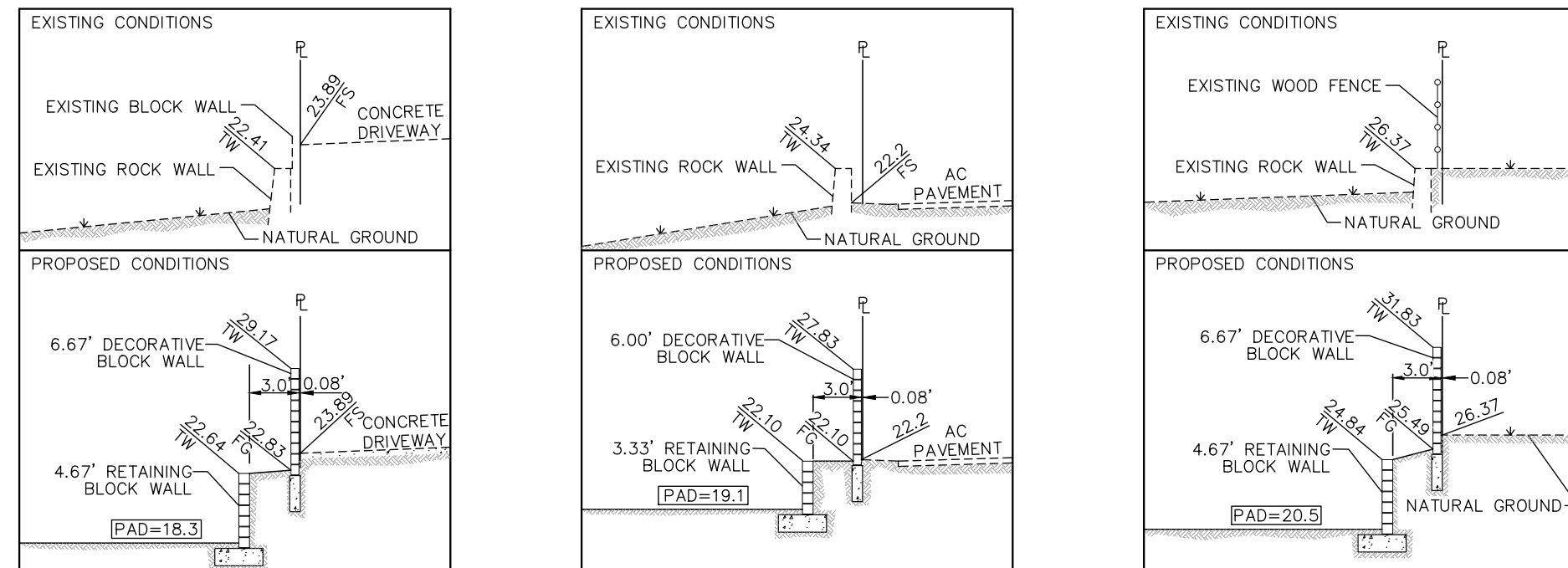
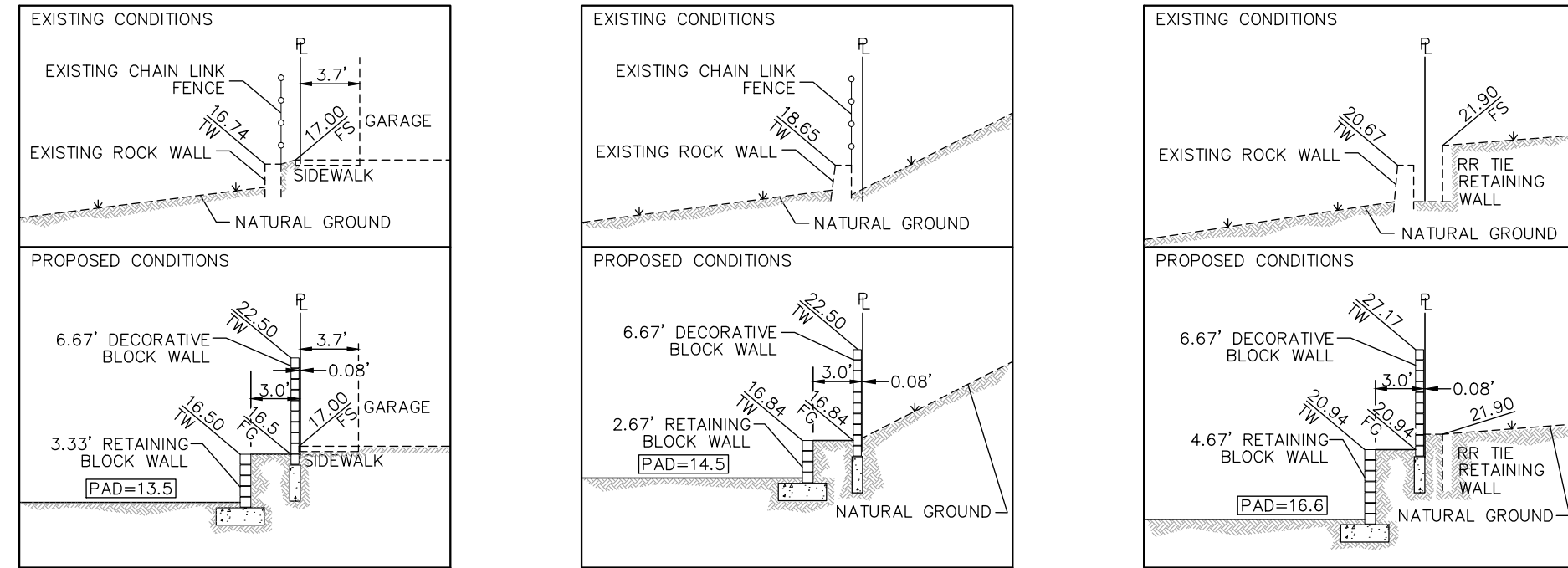


### TYPICAL LOT DRAINAGE



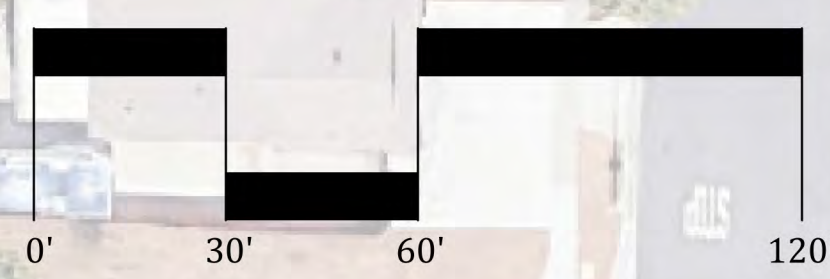
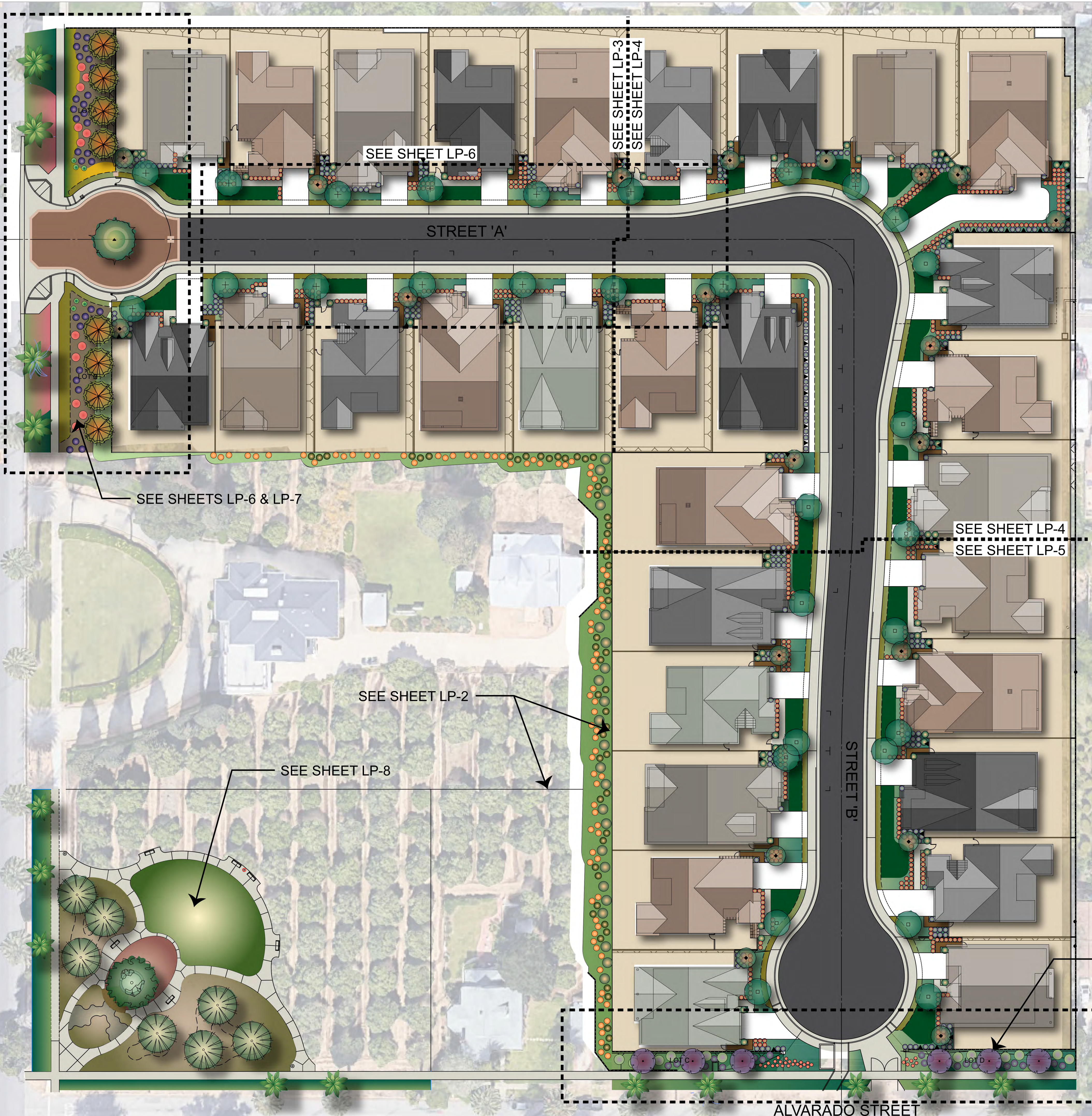
# TENTATIVE TRACT MAP No. 20305-PRD

## PRELIMINARY GRADING & PLOT PLAN



## Attachment E

WEST PALM AVENUE



OVERALL LANDSCAPE EXHIBIT  
**301 WEST PALM AVENUE**  
 DIVERSIFIED PACIFIC



**LP-1**  
 SHEET 1 OF 8

Attachment D  
Cultural Resources Assessment and Historical Resources  
Evaluation

(Included as a separate file under separate cover)

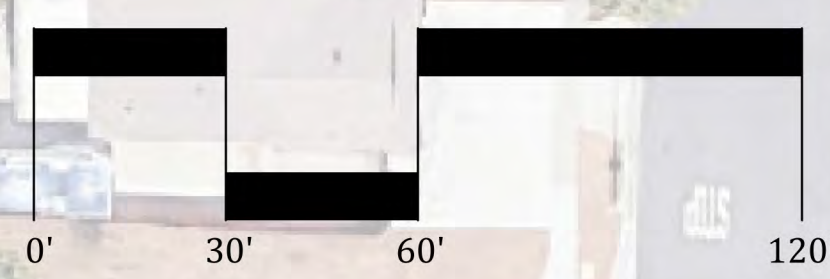
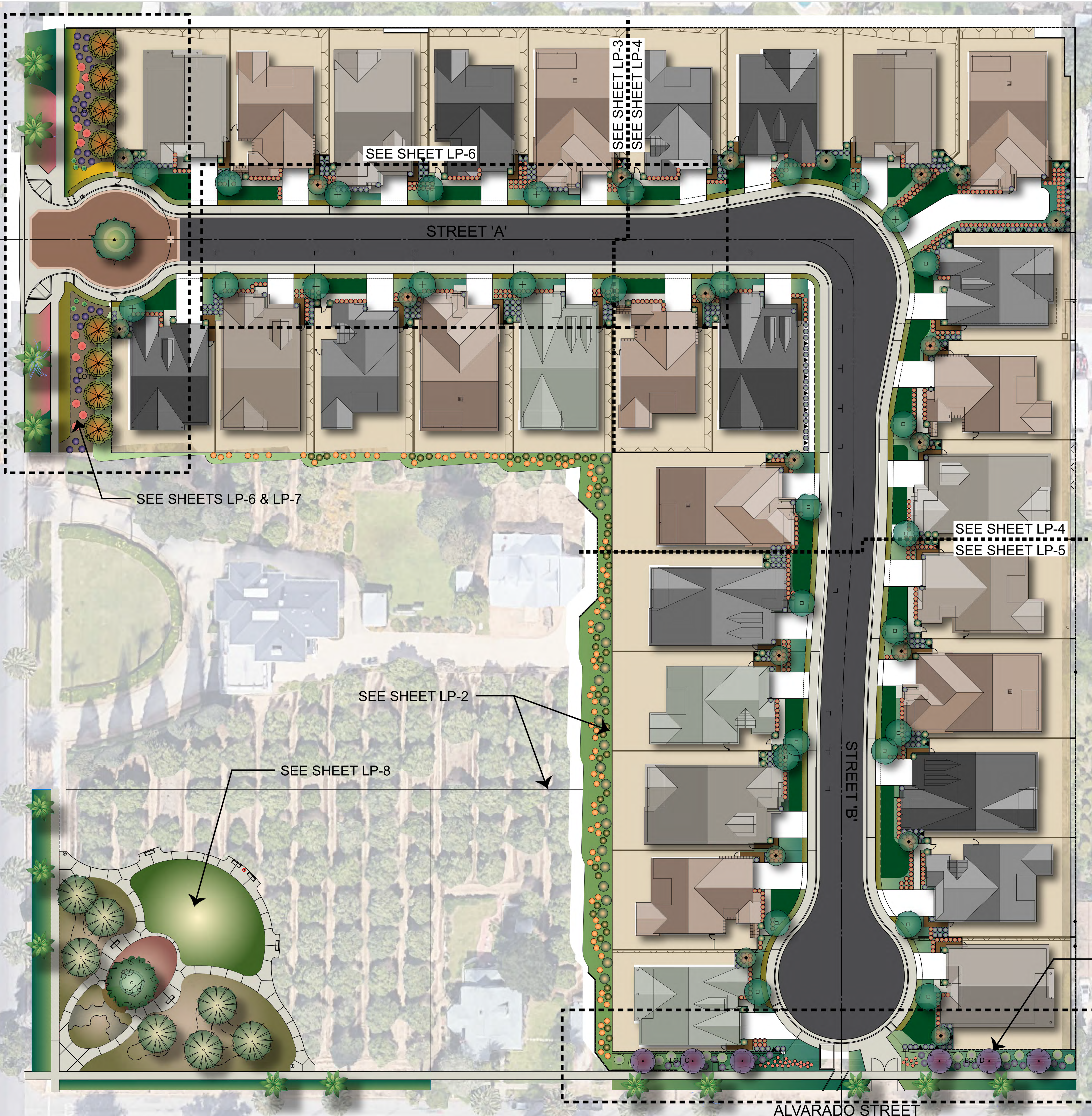


Attachment E  
Initial Study/MND

(Included as a separate file under separate cover)

Attachment F  
Complete Project Landscape Plans

WEST PALM AVENUE











OVERALL LANDSCAPE EXHIBIT  
**301 WEST PALM AVENUE**  
 DIVERSIFIED PACIFIC

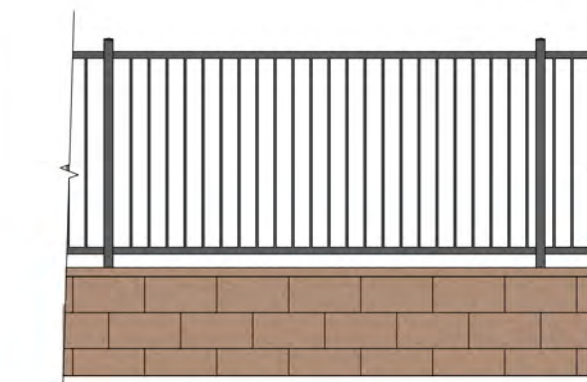


**LP-1**  
 SHEET 1 OF 8



**LEGEND:**

-  1'-10" TAN PRECISION FACE CMU WITH 2" CAP AND 3'-6" VIEW FENCING
-  5'-6" TUBULAR STEEL FENCING
-  5'-4" TAN SPLIT FACE (ONE SIDE) CMU WITH 2" TAN CAP
-  5'-4" TAN SPLIT FACE (BOTH SIDES) CMU WITH 2" TAN CAP
-  5'-4" TAN PRECISION FACE (BOTH SIDES) CMU WITH 2" TAN CAP
-  PRECISION FACE CMU RETAINING WALL (HEIGHT VARIES)
-  SPLIT FACE CMU RETAINING WALL (HEIGHT VARIES)
-  6" SPLIT FACE CMU PILASTER



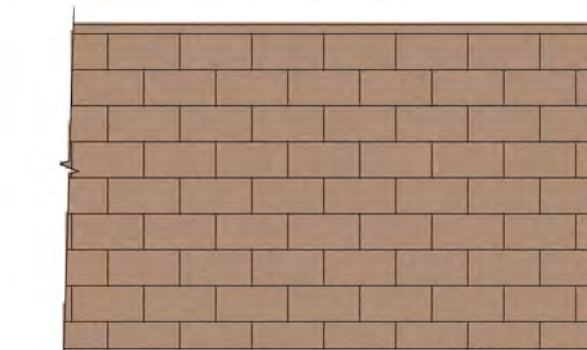
1'-10" TAN PRECISION FACE CMU WITH 2" CAP AND 3'-6" VIEW FENCING



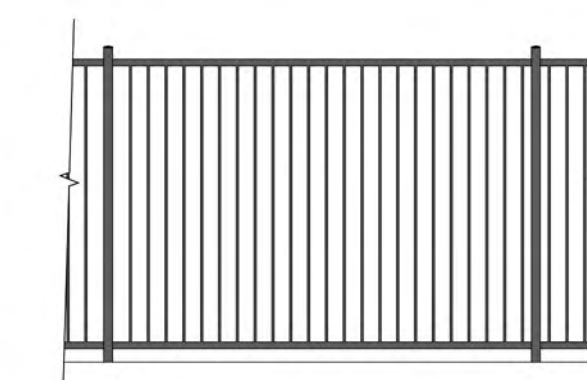
PRECISION BLOCK



SPLIT FACE BLOCK



5'-4" CMU WALL WITH 2" CAP



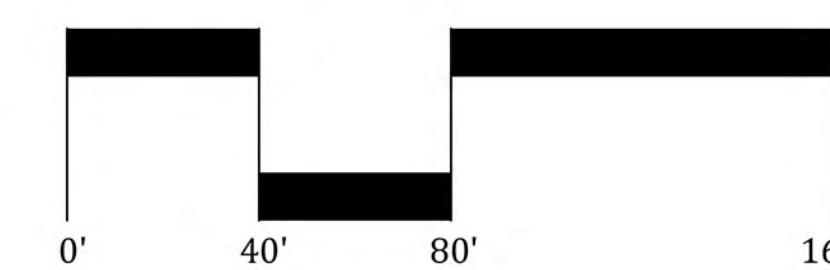
5'-6" TUBULAR STEEL FENCING



FENCE & WALL EXHIBIT  
**301 WEST PALM AVENUE**  
 DIVERSIFIED PACIFIC



NORTH



0' 40' 80' 160'



**FRONT YARD PLANT PALETTE:**

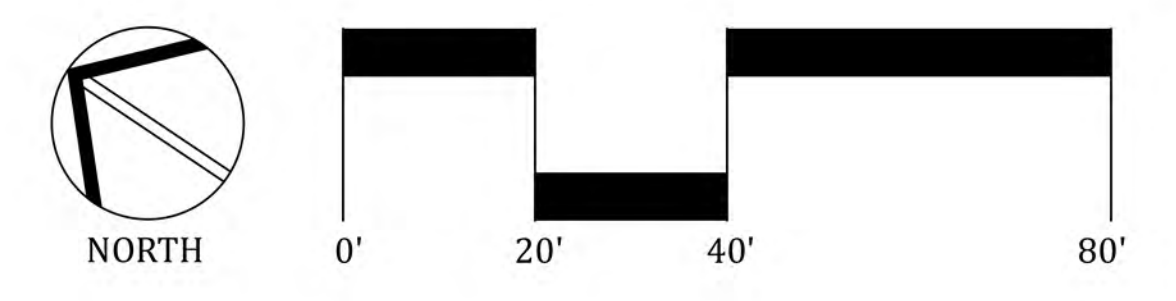
BOTANIC NAME	COMMON NAME	SIZE	WUCOLS
<b>TREES</b>			
LAGERSTROEMIA INDICA	GRAPE MYRTLE	24" BOX	LOW
MAGNOLIA GRANDIFLORA 'SAMUEL SOMMERS'	SOUTHERN MAGNOLIA	24" BOX	LOW
<b>SHRUBS / VINES</b>			
CAESALPINIA PULCHERRIMA	MEXICAN BIRD OF PARADISE BUSH	5 GAL	LOW
RHAPHIOLEPIS INDICA 'CLARA'	INDIA HAWTHORN	5 GAL	LOW
ROMNEYA COULTERI	MATILUJA POPPY	5 GAL	LOW
DALEA FRUTESCENS	BLACK DALEA	5 GAL	LOW
LAVANDULA 'OTTO QUAST'	SPANISH LAVENDER	5 GAL	LOW
MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY	5 GAL	LOW
ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL	LOW
LANTANA x 'LEMON SWIRL'	'LEMON SWIRL' LANTANA	1 GAL	LOW
SALVIA GREGGII	AUTUMN SAGE	1 GAL	LOW
FICUS PUMILA	CREEPING FIG	1 GAL	LOW
MACFADYENA UNGUIS-CATI	CAT'S CLAW	1 GAL	LOW
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	1 GAL	LOW
<b>GROUNDCOVERS</b>			
CHRYSACTINIA MEXICANA	DAMIANITA DAISY	1 GAL	LOW
TEUCHRIUM x LUCIDRYS	WALL GERMANDER	1 GAL	LOW
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	LOW
CAREX SP.	SEDGE	1 GAL	MODERATE
SODDED TURF	MARATHON II FESCUE OR APPROVED EQUAL	1 GAL	HIGH

**SLOPE PLANTING PALETTE:**

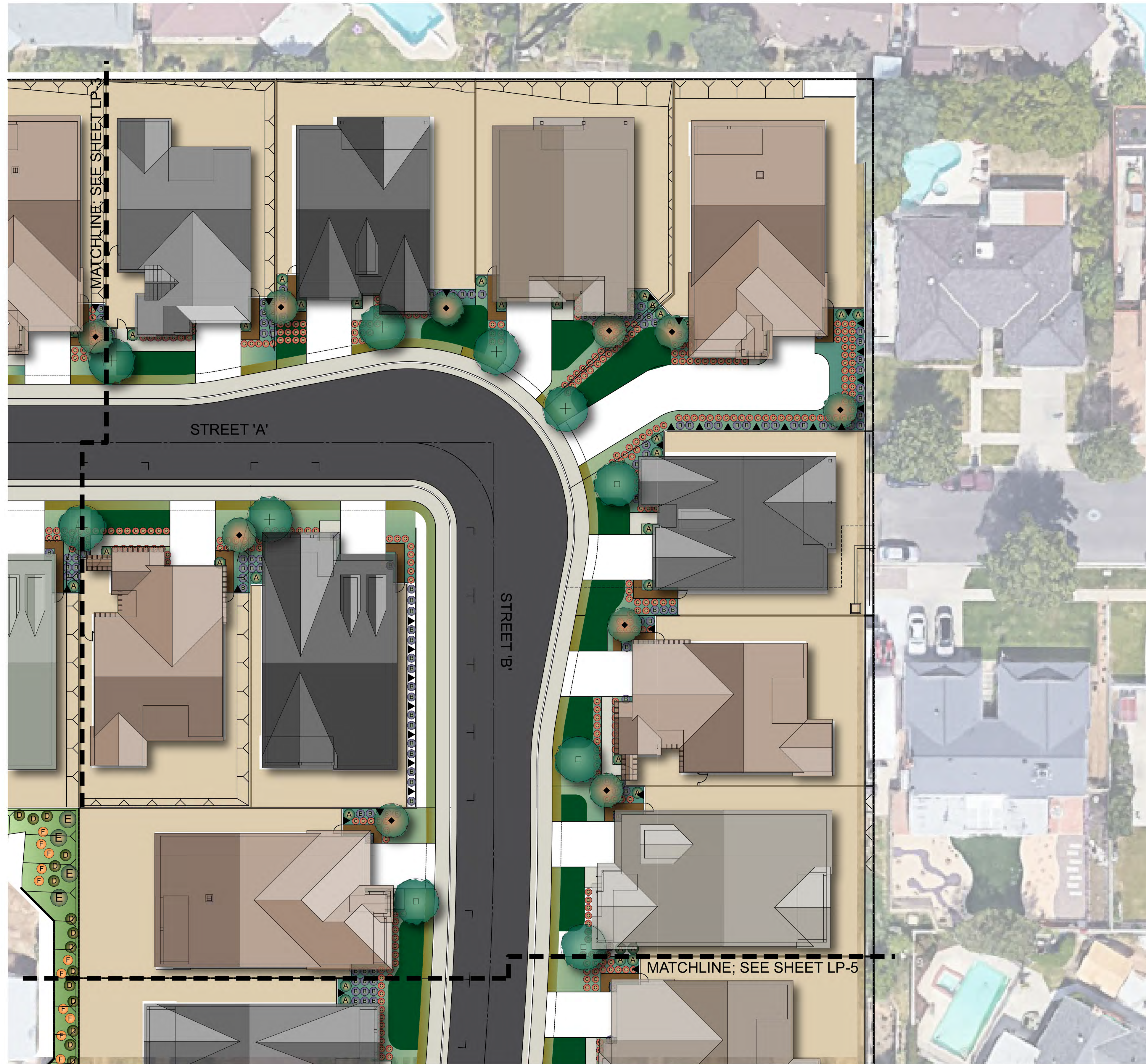
BOTANIC NAME	COMMON NAME	SIZE	WUCOLS
<b>SHRUBS</b>			
ARCTOSTAPHYLOS 'SUNSET'	SUNSET MANZANITA	5 GAL	LOW
ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL	LOW
LANTANA 'SPREADING SUNSET'	LANTANA	1 GAL	LOW
<b>GROUNDCOVERS</b>			
MYOPORUM PARVIFOLIUM 'PINK'	PINK MYOPORUM	1 GAL	LOW



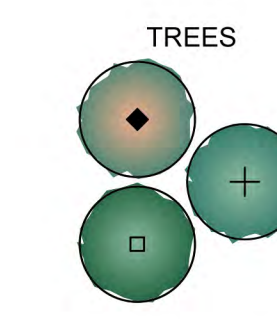
**FRONT YARD PLANTING**  
**301 WEST PALM AVENUE**  
 DIVERSIFIED PACIFIC



**LP-3**  
 SHEET 3 OF 8



### FRONT YARD PLANT PALETTE:



#### TREES

BOTANIC NAME	COMMON NAME	SIZE	WUCOLS
LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	LOW
MAGNOLIA GRANDIFLORA 'SAMUEL SOMMERS'	SOUTHERN MAGNOLIA	24" BOX	LOW
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	LOW



#### SHRUBS / VINES

CAESALPINIA PULCHERRIMA	MEXICAN BIRD OF PARADISE BUSH	5 GAL	LOW
RHAPHIOLEPIS INDICA 'CLARA'	INDIA HAWTHORN	5 GAL	LOW
ROMNEYA COULTERI	MATILJA POPPY	5 GAL	LOW
DALEA FRUTESCENS	BLACK DALEA	5 GAL	LOW
LAVANDULA 'OTTO QUAST'	SPANISH LAVENDER	5 GAL	LOW
MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY	5 GAL	LOW
ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL	LOW
LANTANA x 'LEMON SWIRL'	'LEMON SWIRL' LANTANA	1 GAL	LOW
SALVIA GREGGII	AUTUMN SAGE	1 GAL	LOW
FICUS PUMILA	CREEPING FIG	1 GAL	LOW
MACFADYENA UNGUIS-CATI	CAT'S CLAW	1 GAL	LOW
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	1 GAL	LOW

#### GROUNDCOVERS

CHRYSACTINIA MEXICANA	DAMIANITA DAISY	1 GAL	LOW
TEUCHRIUM x LUCIDRYS	WALL GERMANDER	1 GAL	LOW
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	LOW
CAREX SP.	SEDGE	1 GAL	MODERATE
SODDED TURF	MARATHON II FESCUE OR APPROVED EQUAL	1 GAL	HIGH

### SLOPE PLANTING PALETTE:



#### SHRUBS

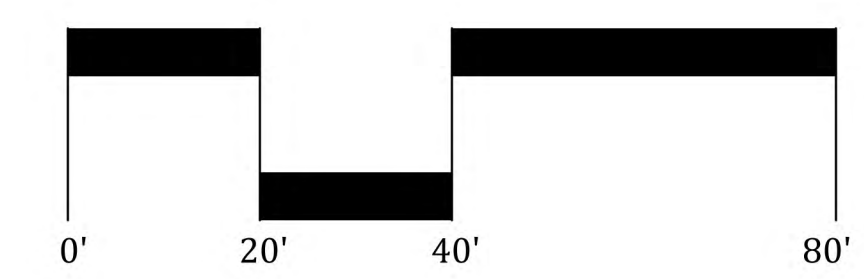
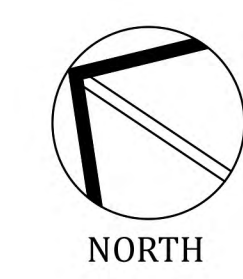
BOTANIC NAME	COMMON NAME	SIZE	WUCOLS
ARCTOSTAPHYLOS 'SUNSET'	SUNSET MANZANITA	5 GAL	LOW
ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL	LOW
LANTANA 'SPREADING SUNSET'	LANTANA	1 GAL	LOW

#### GROUNDCOVERS

MYOPORUM PARVIFOLIUM 'PINK'	PINK MYOPORUM	1 GAL	LOW
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FRONT YARD PLANTING  
**301 WEST PALM AVENUE**  
 DIVERSIFIED PACIFIC



**LP-4**  
 SHEET 4 OF 8



**FRONT YARD PLANT PALETTE:**

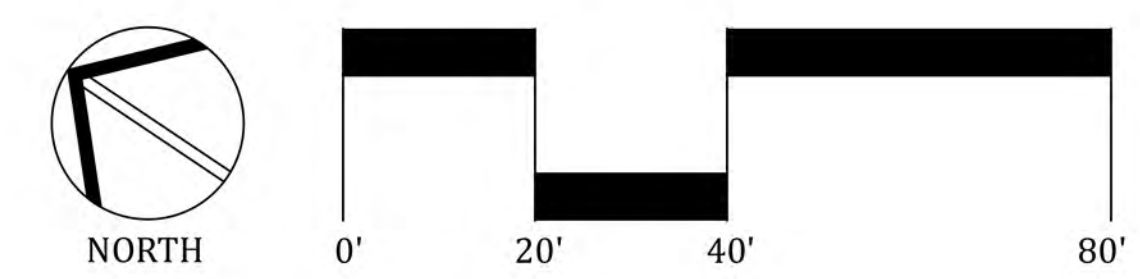
BOTANIC NAME	COMMON NAME	SIZE	WUCOLS
<b>TREES</b>			
LAGERSTROEMIA INDICA	GRAPE MYRTLE	24" BOX	LOW
MAGNOLIA GRANDIFLORA 'SAMUEL SOMMERS'	SOUTHERN MAGNOLIA	24" BOX	LOW
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	LOW
<b>SHRUBS / VINES</b>			
CAESALPINIA PULCHERRIMA	MEXICAN BIRD OF PARADISE BUSH	5 GAL	LOW
RHAPHIOLEPIS INDICA 'CLARA'	INDIA HAWTHORN	5 GAL	LOW
ROMNEYA COULTERI	MATILJA POPPY	5 GAL	LOW
DALEA FRUTESCENS	BLACK DALEA	5 GAL	LOW
LAVANDULA 'OTTO QUAST'	SPANISH LAVENDER	5 GAL	LOW
MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY	5 GAL	LOW
ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL	LOW
LANTANA x 'LEMON SWIRL'	'LEMON SWIRL' LANTANA	1 GAL	LOW
SALVIA GREGGII	AUTUMN SAGE	1 GAL	LOW
FICUS PUMILA	CREEPING FIG	1 GAL	LOW
MACFADYENA UNGUIS-CATI	CAT'S CLAW	1 GAL	LOW
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	1 GAL	LOW
<b>GROUNDCOVERS</b>			
CHRYSACTINIA MEXICANA	DAMIANITA DAISY	1 GAL	LOW
TEUCHRIUM x LUCIDRYS	WALL GERMANDER	1 GAL	LOW
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	LOW
CAREX SP.	SEDGE	1 GAL	MODERATE
SODDED TURF	MARATHON II FESCUE OR APPROVED EQUAL	1 GAL	HIGH

**SLOPE PLANTING PALETTE:**

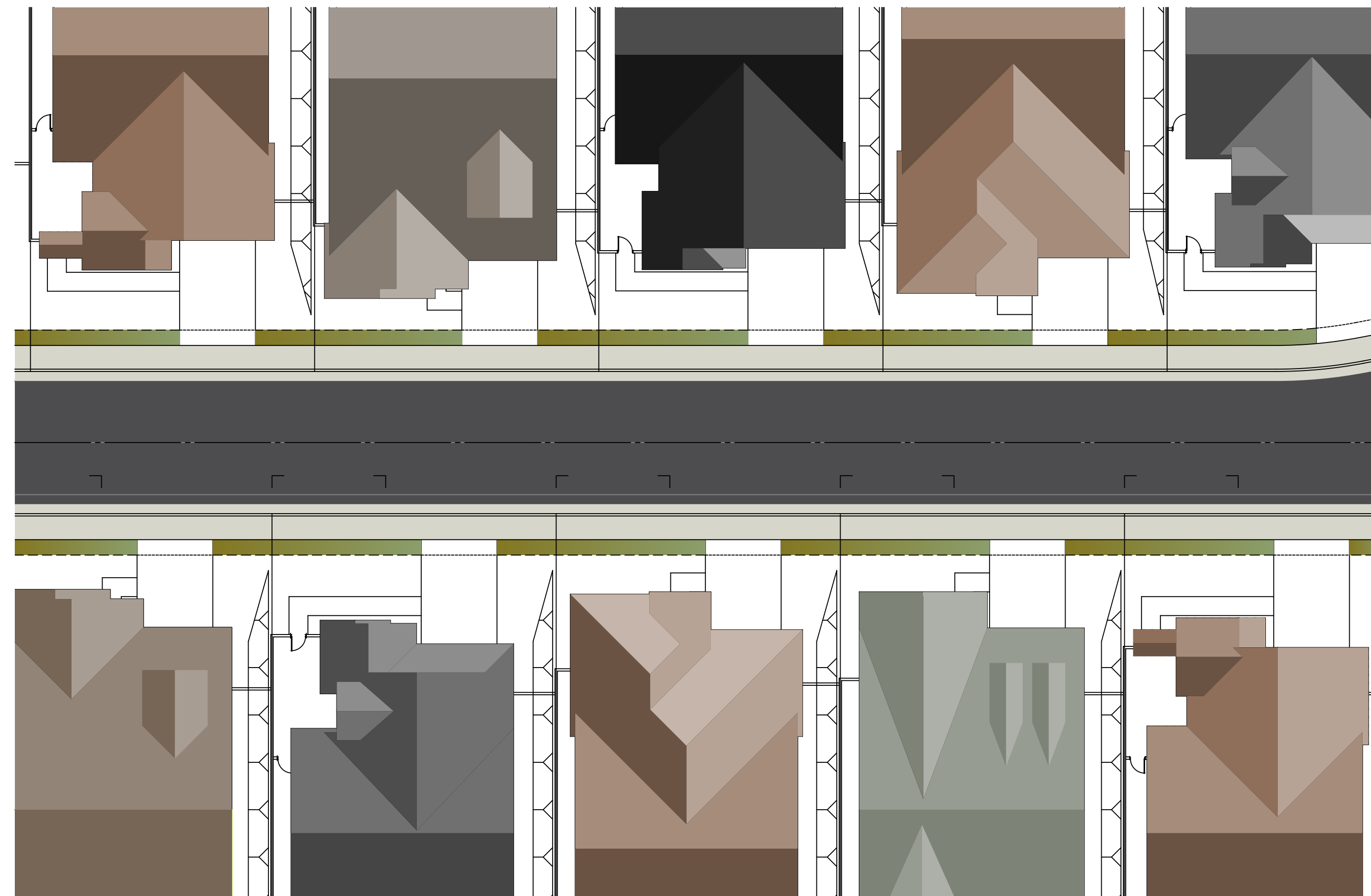
BOTANIC NAME	COMMON NAME	SIZE	WUCOLS
<b>SHRUBS</b>			
ARCTOSTAPHYLOS 'SUNSET'	SUNSET MANZANITA	5 GAL	LOW
ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL	LOW
LANTANA 'SPREADING SUNSET'	LANTANA	1 GAL	LOW
<b>GROUNDCOVERS</b>			
MYOPORUM PARVIFOLIUM 'PINK'	PINK MYOPORUM	1 GAL	LOW



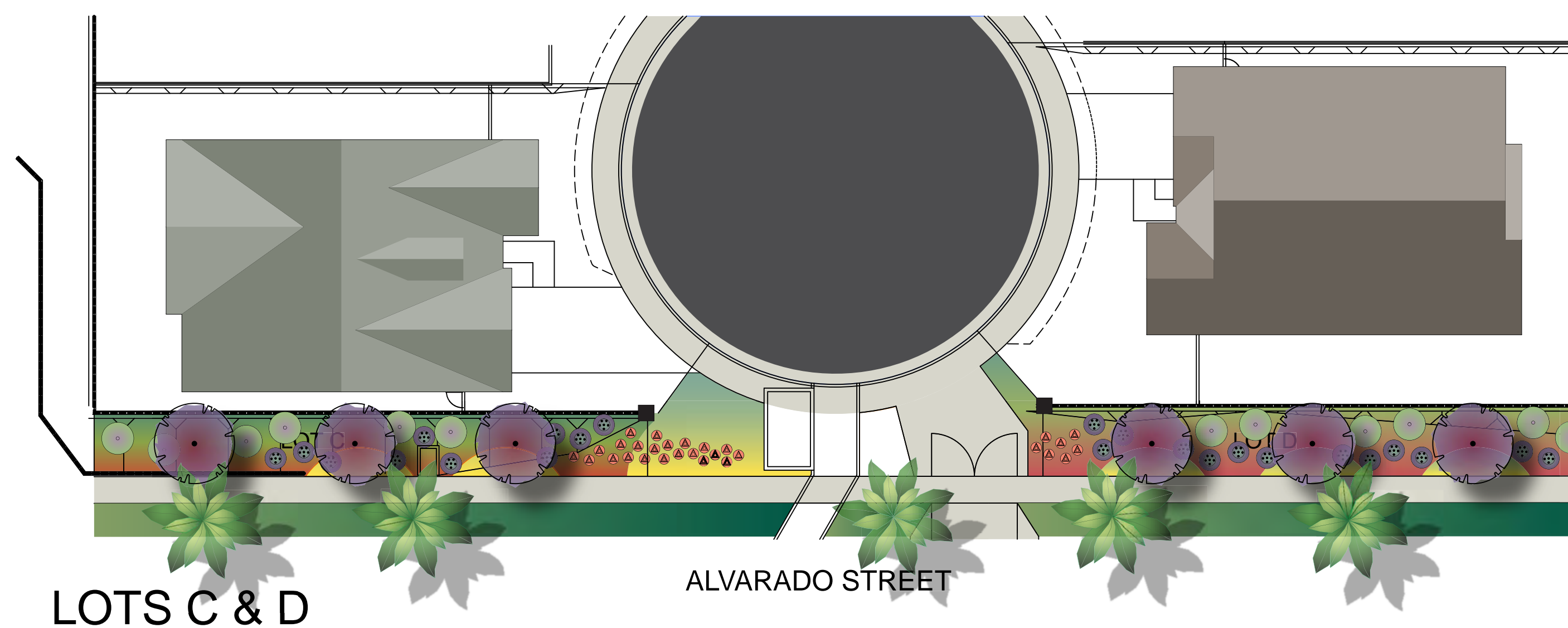
**FRONT YARD PLANTING**  
**301 WEST PALM AVENUE**  
 DIVERSIFIED PACIFIC



**LP-5**  
 SHEET 5 OF 8

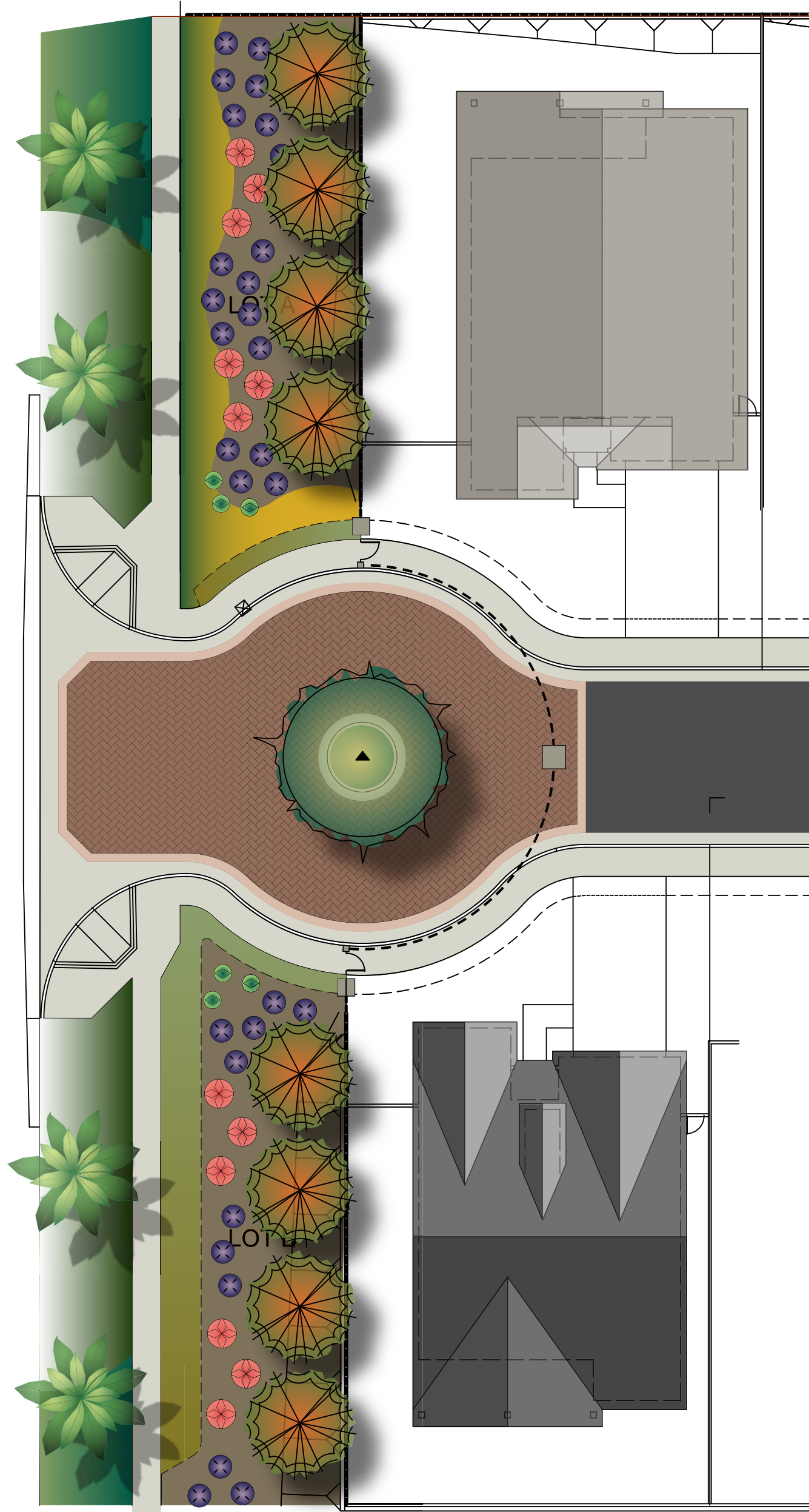


TYPICAL BIOSWALE PLANTING



LOTS C & D

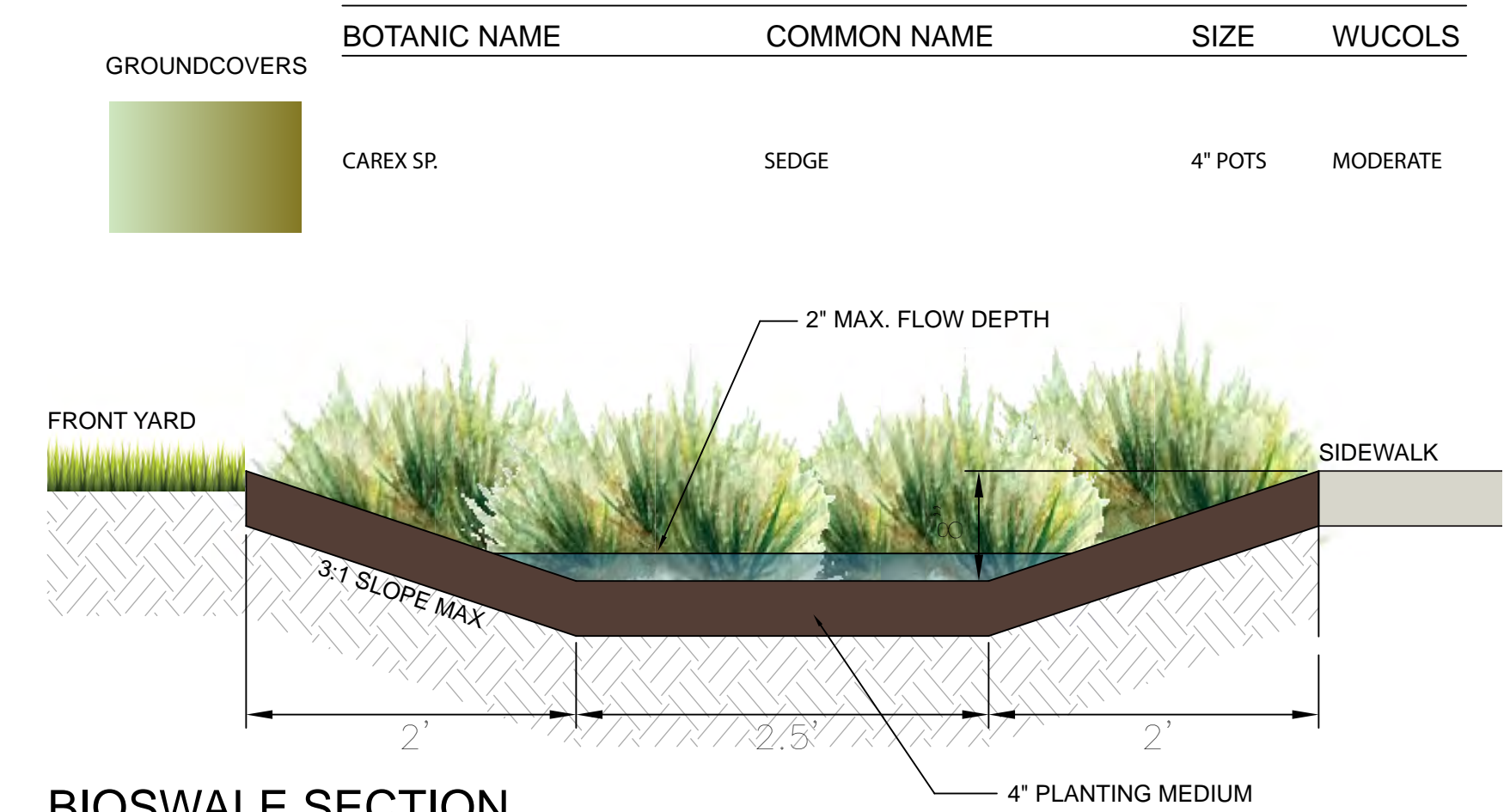
ALVARADO STREET



LOTS A & B

PALM AVENUE

**BIOSWALE PLANTING:**



**LETTERED LOTS A & B PLANTING:**

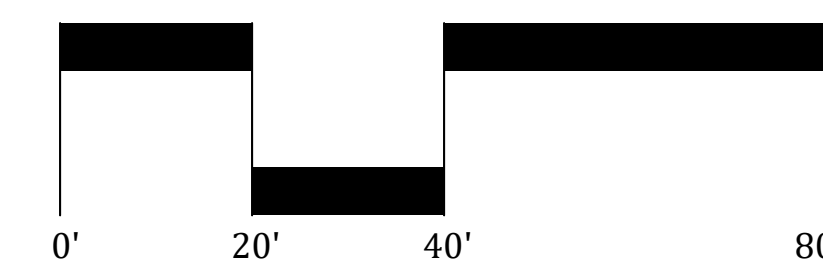
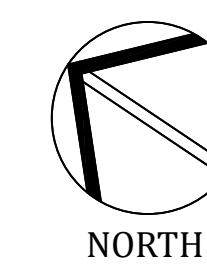
BOTANIC NAME	COMMON NAME	SIZE	WUCOLS
CITRUS SPP.	CITRUS	24" BOX	MODERATE
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	LOW
<b>SHRUBS / VINES</b>			
AGAVE DESMETTIANA	VARIEGATED DWARF AGAVE	5 GAL	LOW
BOUGAINVILLEA 'RASPBERRY ICE'	RASPBERRY ICE BOUGAINVILLEA	5 GAL	LOW
SALVIA LEUCANTHA 'MIDNIGHT'	MEXICAN BUSH SAGE	5 GAL	LOW
<b>GROUNDCOVERS</b>			
LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL	LOW
MYOPORUM PARVIFOLIUM 'PINK'	PINK MYOPORUM	1 GAL	LOW
SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL	LOW
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	LOW
GUARA LINDHEIMERI	GUARA	5 GAL	LOW

**LETTERED LOTS C & D PLANTING:**

BOTANIC NAME	COMMON NAME	SIZE	WUCOLS
VITEX AGNUS-CASTUS	CHASTE TREE	24" BOX	LOW
<b>SHRUBS / VINES</b>			
ASCLEPIAS CURASSAVICA	TROPICAL MILKWEED	5 GAL	LOW
CEANOTHUS 'CONCHA'	CONCHA WILD LILAC	5 GAL	LOW
SALVIA CLEVELANDII 'WINIFRED GILMAN'	WINIFRED GILMAN SAGE	5 GAL	LOW
<b>GROUNDCOVERS</b>			
ERIOGONUM UMBELLATUM	SULPHUR BUCKWHEAT	1 GAL	LOW
ERIOGONUM GRANDE VAR. RUBESCENS	RED BUCKWHEAT	1 GAL	LOW
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	LOW

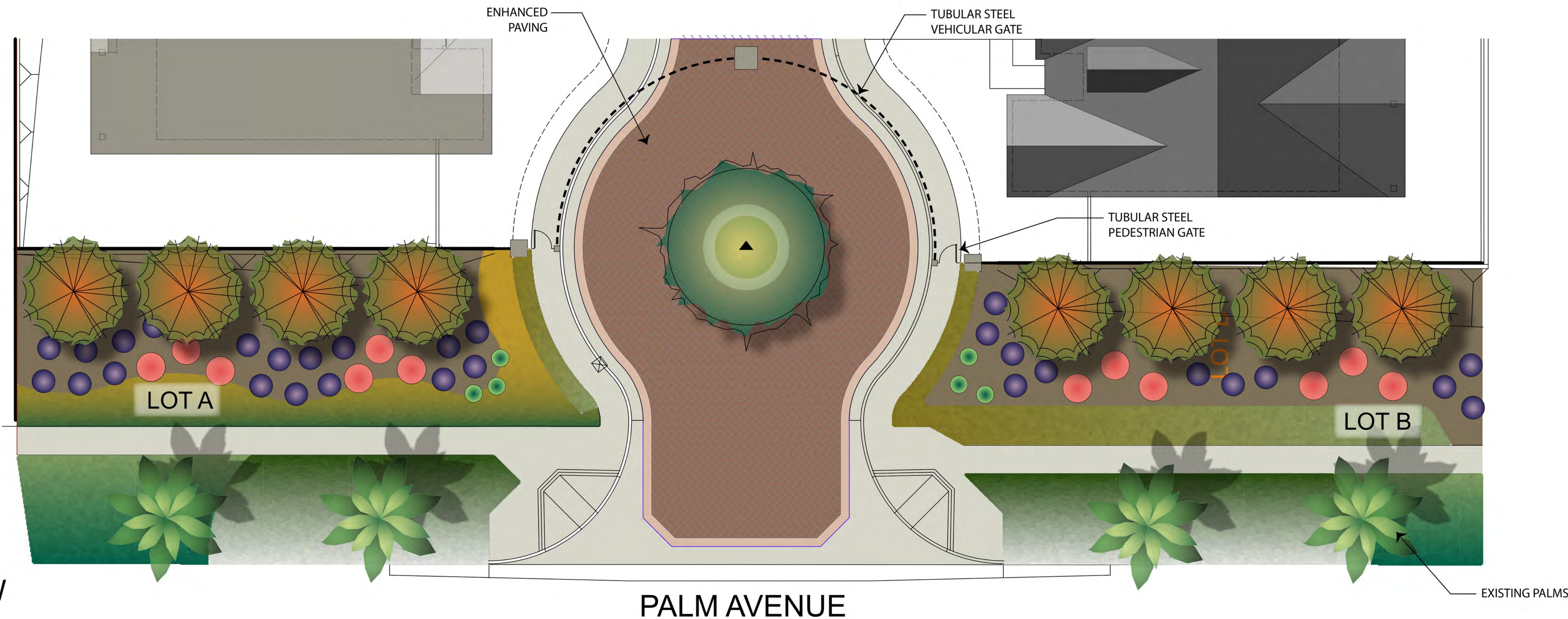


LETTERED LOTS AND PARKWAY PLANTING  
**301 WEST PALM AVENUE**  
 DIVERSIFIED PACIFIC



**LP-6**  
 SHEET 6 OF 8





PLAN VIEW



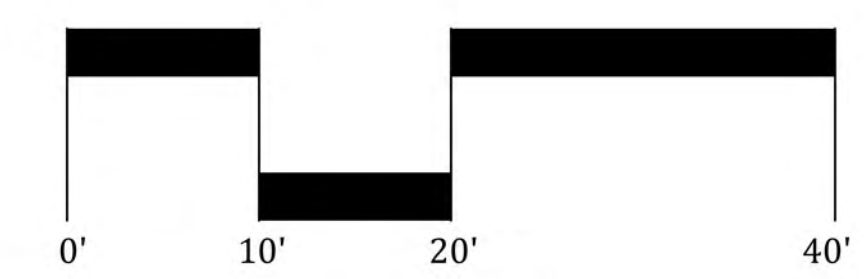
ELEVATION

LETTERED LOTS A & B PLANTING:

BOTANIC NAME	COMMON NAME	SIZE	WUCOLS
CITRUS SPP.	CITRUS	24" BOX	MODERATE
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	LOW
AGAVE DESMETTIANA	VARIEGATED DWARF AGAVE	5 GAL	LOW
BOUGAINVILLEA 'RASPBERRY ICE'	RASPBERRY ICE BOUGAINVILLEA	5 GAL	LOW
SALVIA LEUCANTHA 'MIDNIGHT'	MEXICAN BUSH SAGE	5 GAL	LOW
LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL	LOW
MYOPORUM PARVIFOLIUM 'PINK'	PINK MYOPORUM	1 GAL	LOW
SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL	LOW
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	LOW
GUARA LINDHEIMERI	GAURA	5 GAL	LOW



STREET LIGHTS: Ligman Atlantic Shepards Crook Post Top Luminaire



LETTERED LOTS AND PARKWAY PLANTING  
**301 WEST PALM AVENUE**  
 DIVERSIFIED PACIFIC

**POCKET PARK DESCRIPTION:**

The park features an organic layout of walkways converging to a central plaza area. Within the plaza sits a raised planter with a California Sycamore. The raised planter would have a stone veneer and be varied in height; 36" tall in the front to potentially double as a monument sign and 18" on the plaza side.

Enhanced paving helps define the plaza space. To add additional interest in front of the raised planter, alternative paving would be utilized in order to simulate the appearance of a bridge. A dry stream bed sprawls out of the simulated bridge towards the intersection of Palm Avenue and Alvarado Street.

Using Laramie Park as a precedent pocket park for this area, the concept of the planted areas is to create a natural landscape with the use of boulders, subtle berms, grasses and groundcovers mixed among the cedars. Rows of citrus trees along the NE and SE property lines would be preserved.



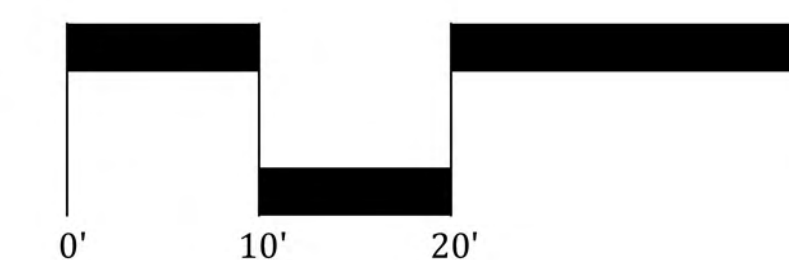
Laramie Pocket Park  
Redlands, CA



Ligman 'UAA-20659' Solar Lighting



**POCKET PARK**  
**301 WEST PALM AVENUE**  
 DIVERSIFIED PACIFIC



**LP-8**  
 SHEET 8 OF 8

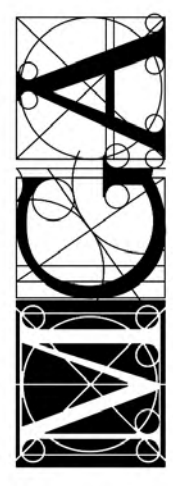
Attachment G  
Project Architecture



PLAN 1A CRAFTSMAN ELEVATION  
Scheme #A1

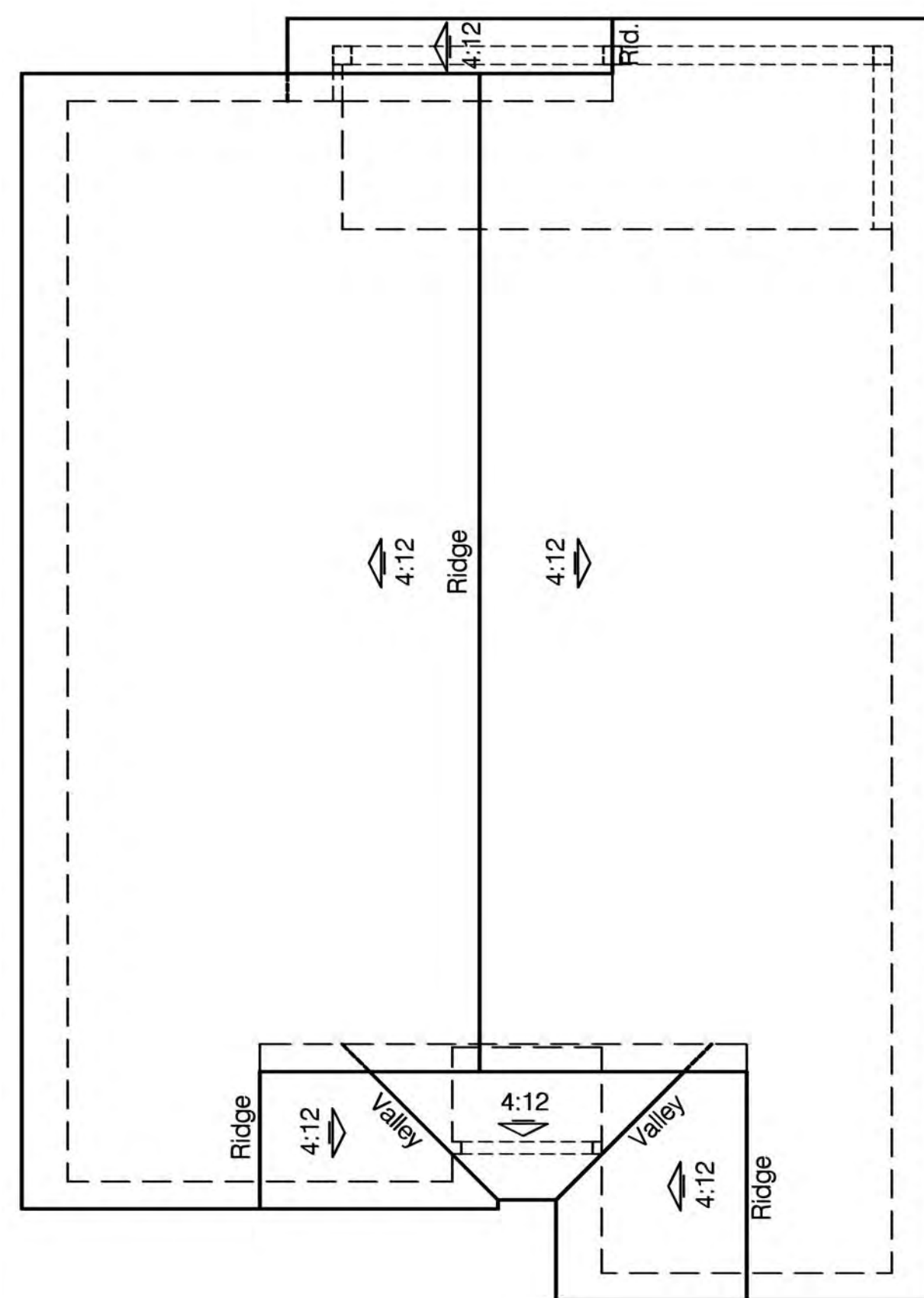


PLAN 1B FARMHOUSE ELEVATION  
Scheme #B6





PLAN 1A CRAFTSMAN LEFT SIDE ELEVATION  
Scheme #A1



ROOF PLAN  
Scale: 1/8" = 1'-0"

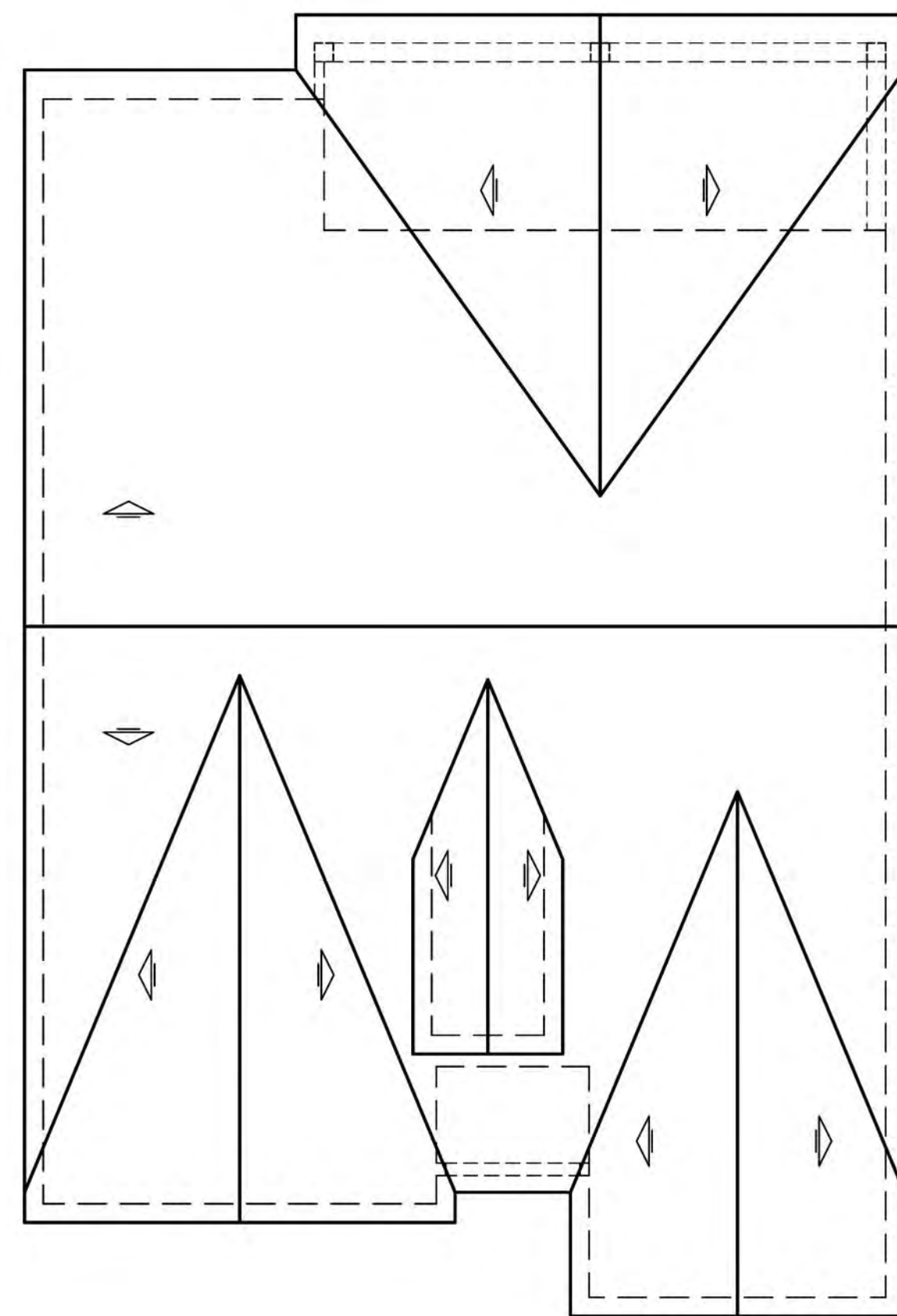


PLAN 1A CRAFTSMAN REAR ELEVATION

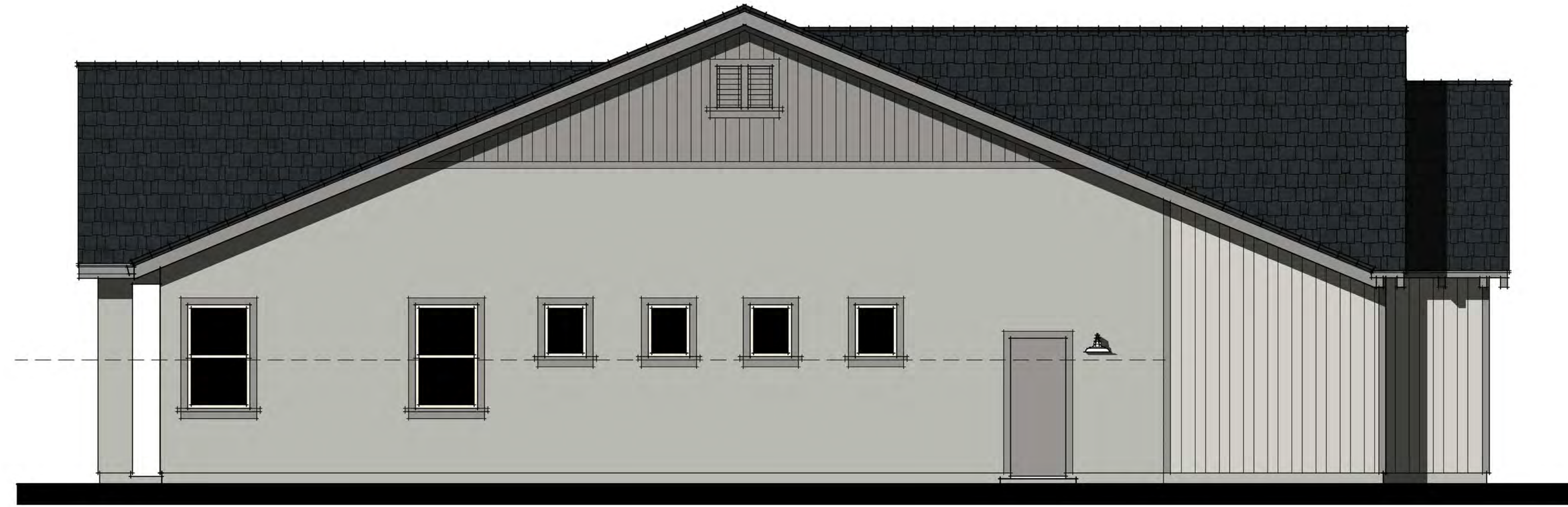


PLAN 1A CRAFTSMAN RIGHT SIDE ELEVATION





ROOF PLAN

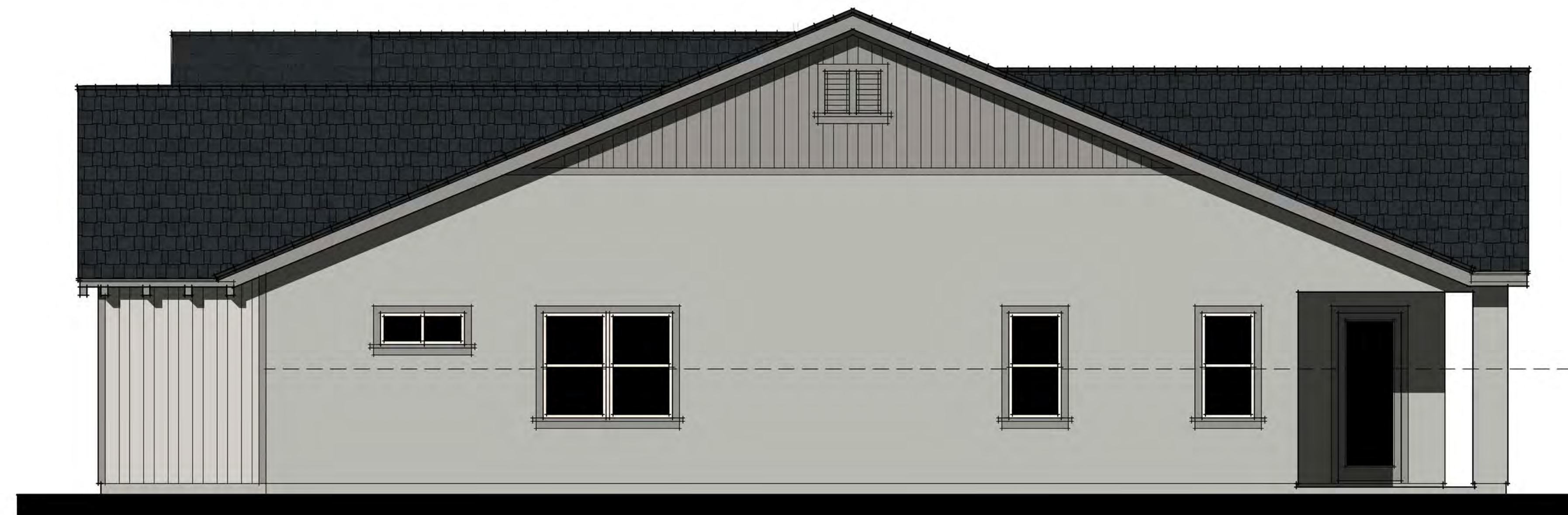


PLAN 1B FARMHOUSE LEFT SIDE ELEVATION

Scheme #B6



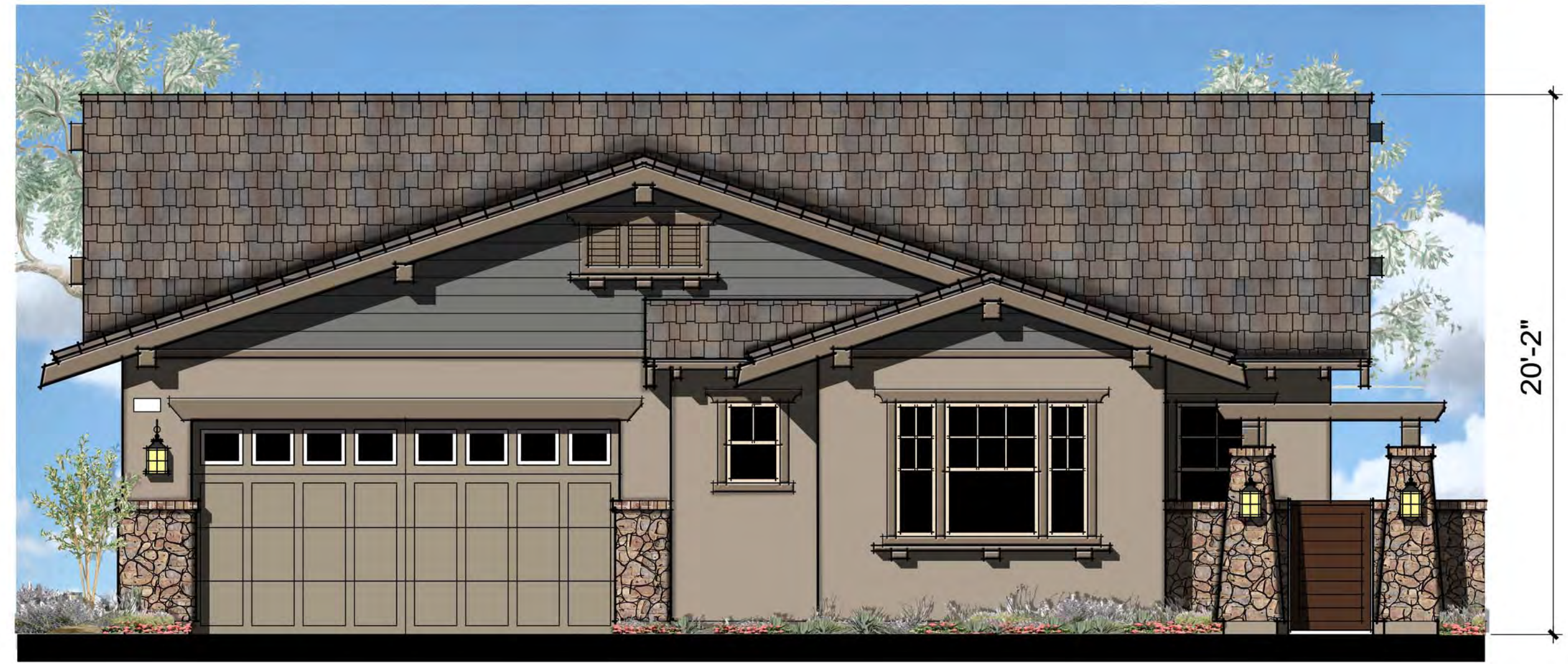
PLAN 1B FARMHOUSE REAR ELEVATION



PLAN 1B FARMHOUSE RIGHT SIDE ELEVATION



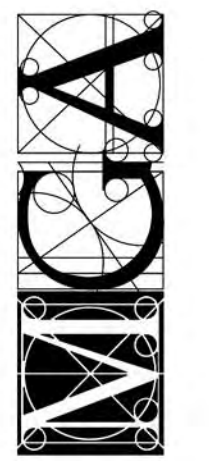
PLAN 2B FARMHOUSE ELEVATION  
Scheme #B4



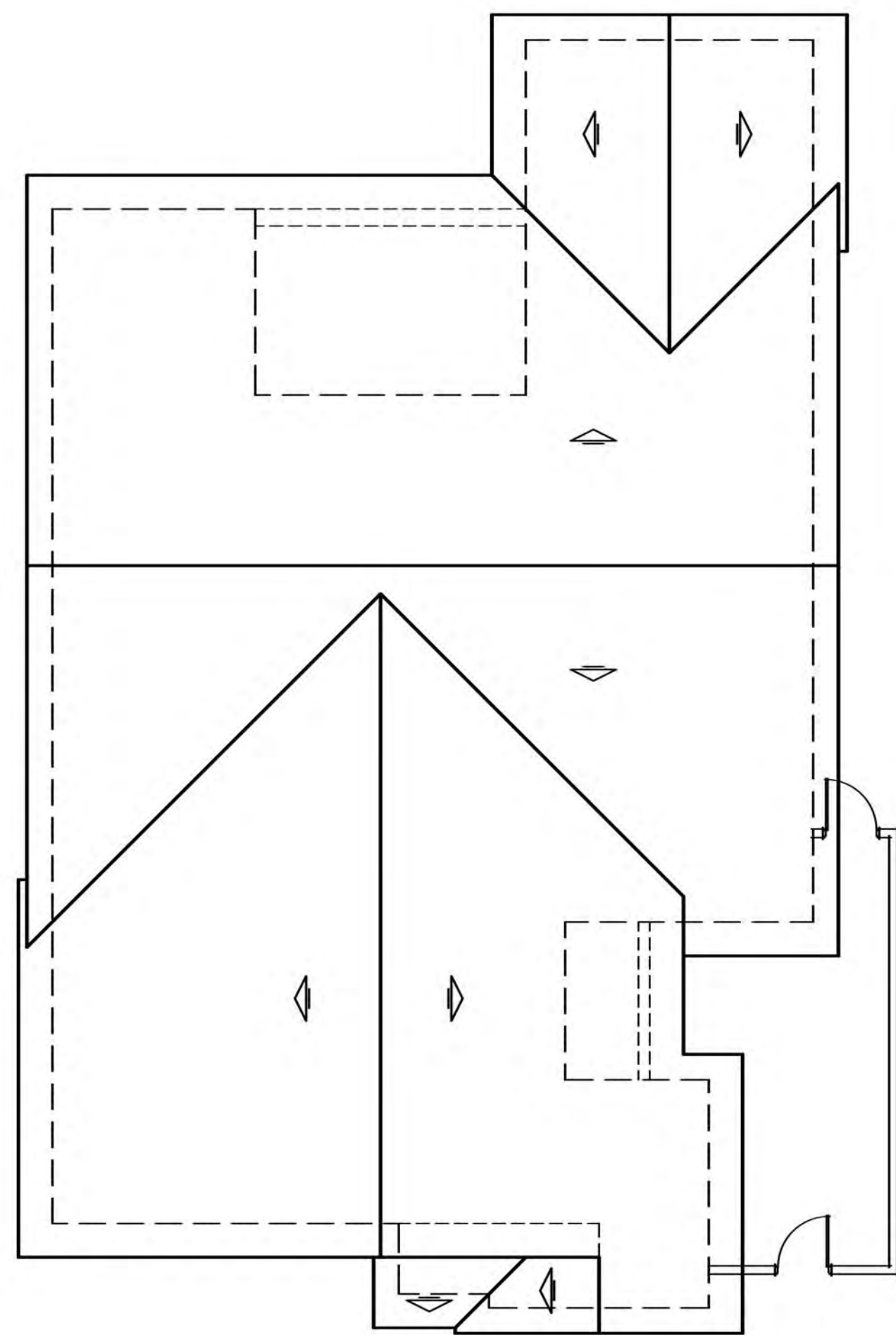
PLAN 2A CRAFTSMAN ELEVATION  
Scheme #A3



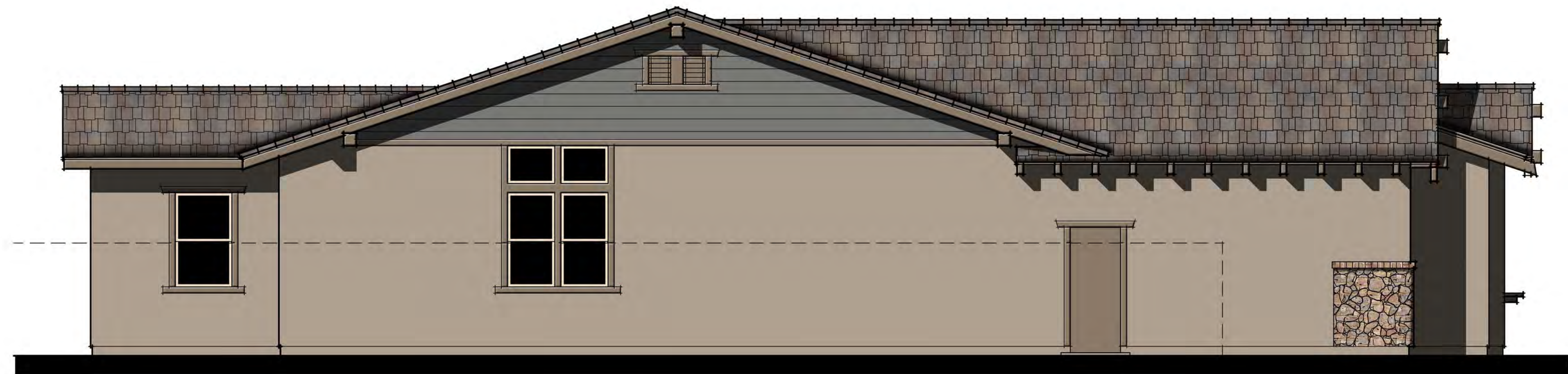
PLAN 2C SPANISH ELEVATION  
Scheme #C8



Title	Plan 2 Front Elevations
Date	Oct. 4, 2019
Project Number	4429
Scale	1/4" = 1'-0"
Revision	10-4-19 10-16-19
Sheet No.	A-2.2



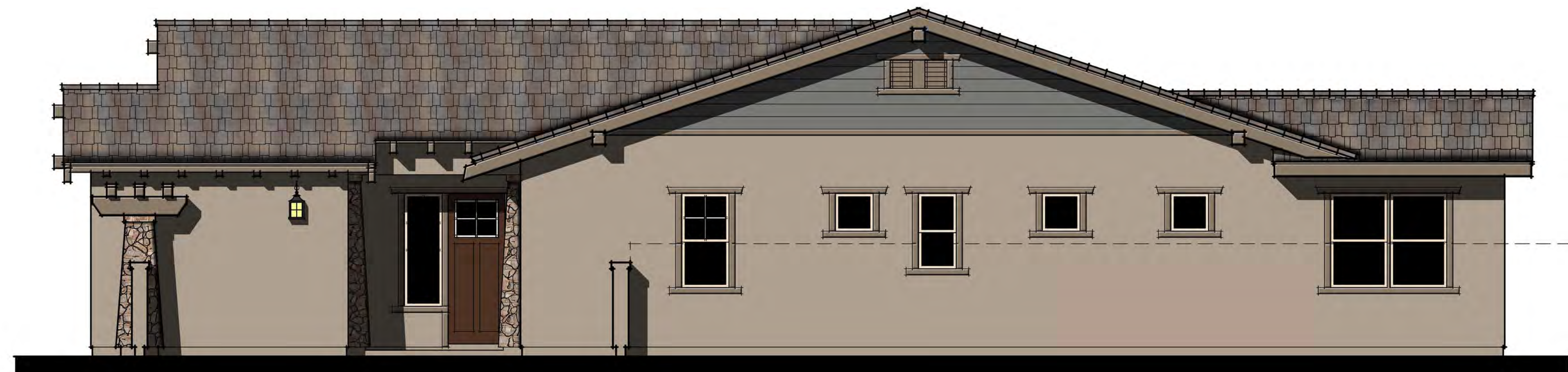
ROOF PLAN



PLAN 2A CRAFTSMAN LEFT ELEVATION  
Scheme #A3



PLAN 2A CRAFTSMAN REAR ELEVATION



PLAN 2A CRAFTSMAN RIGHT ELEVATION



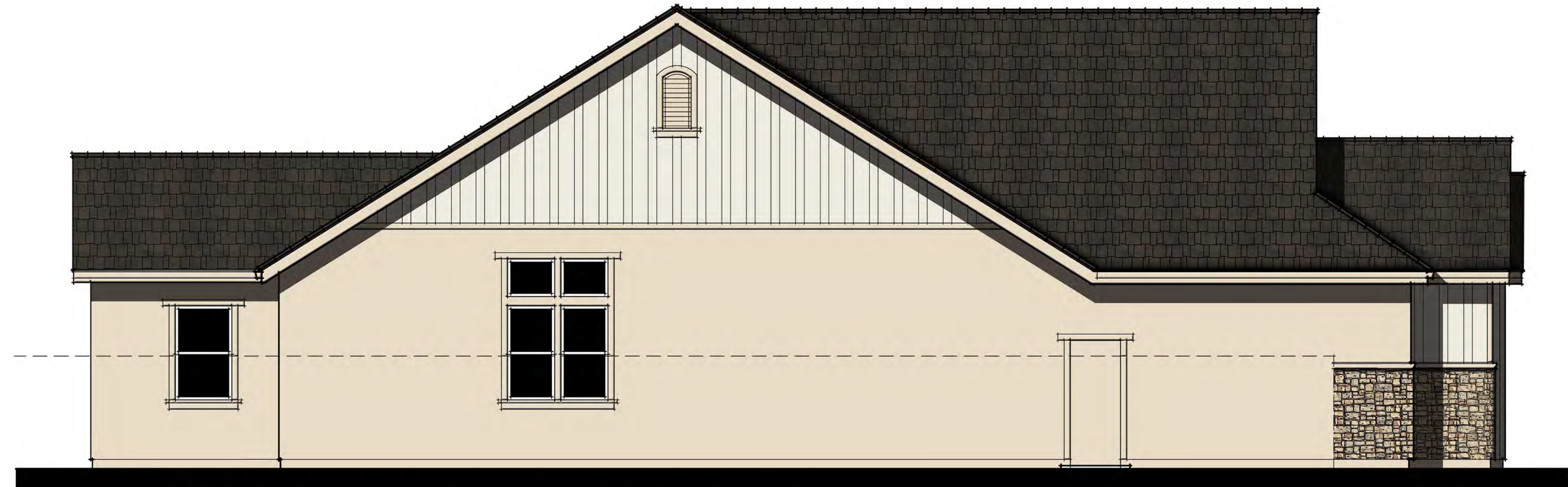
Palms, Redlands

Title  
Plan 2  
Craftsman  
Sides & Rear  
Elevations

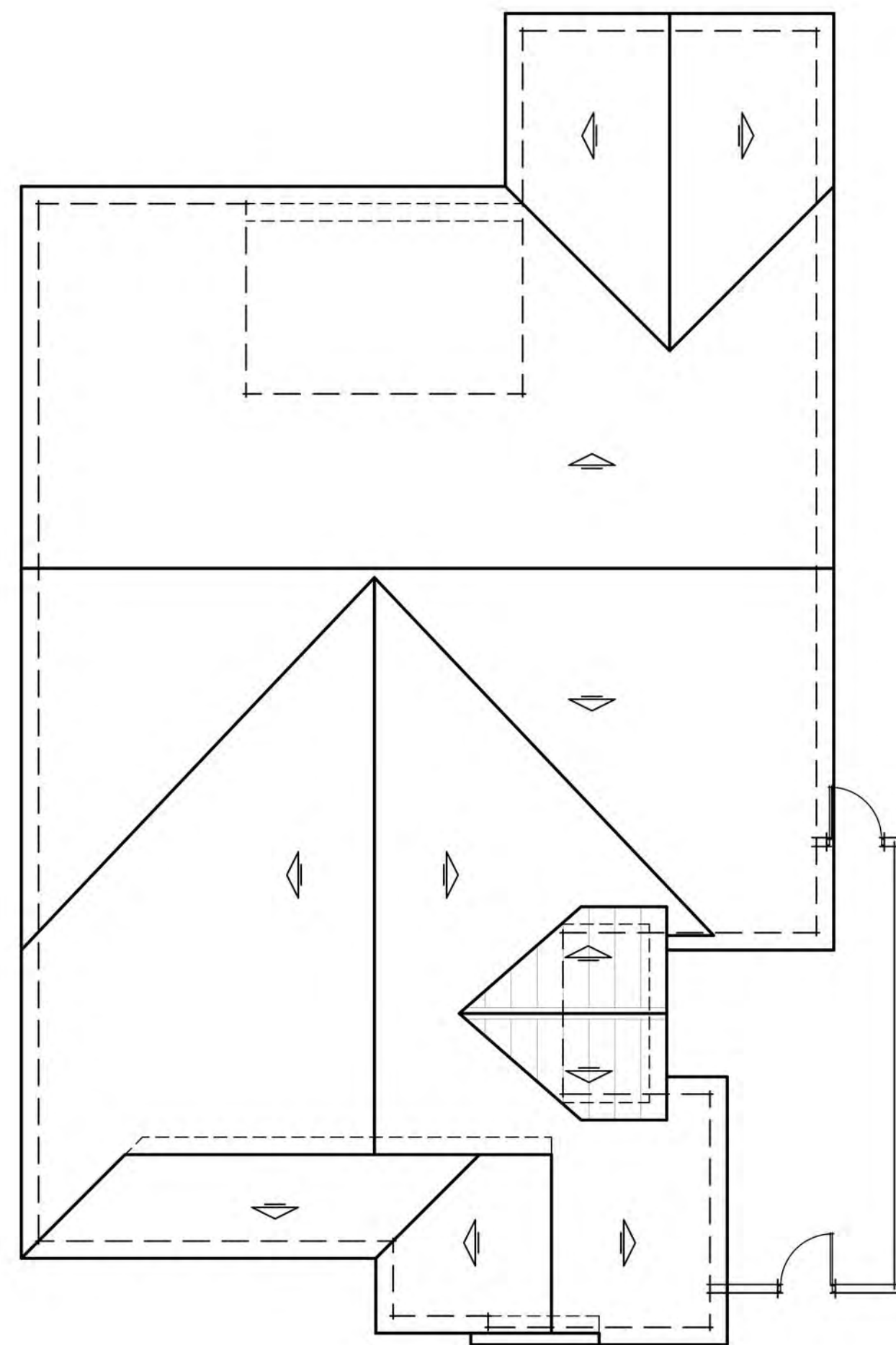
Date  
Oct. 4, 2019  
Project Number  
4429  
Scale  
1/4" = 1'-0"  
Revision  
10-4-19  
10-16-19

Sheet No.  
A-2.3





PLAN 2B FARMHOUSE LEFT ELEVATION  
Scheme #B4



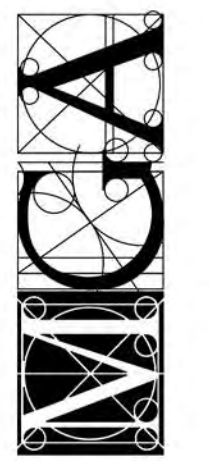
ROOF PLAN

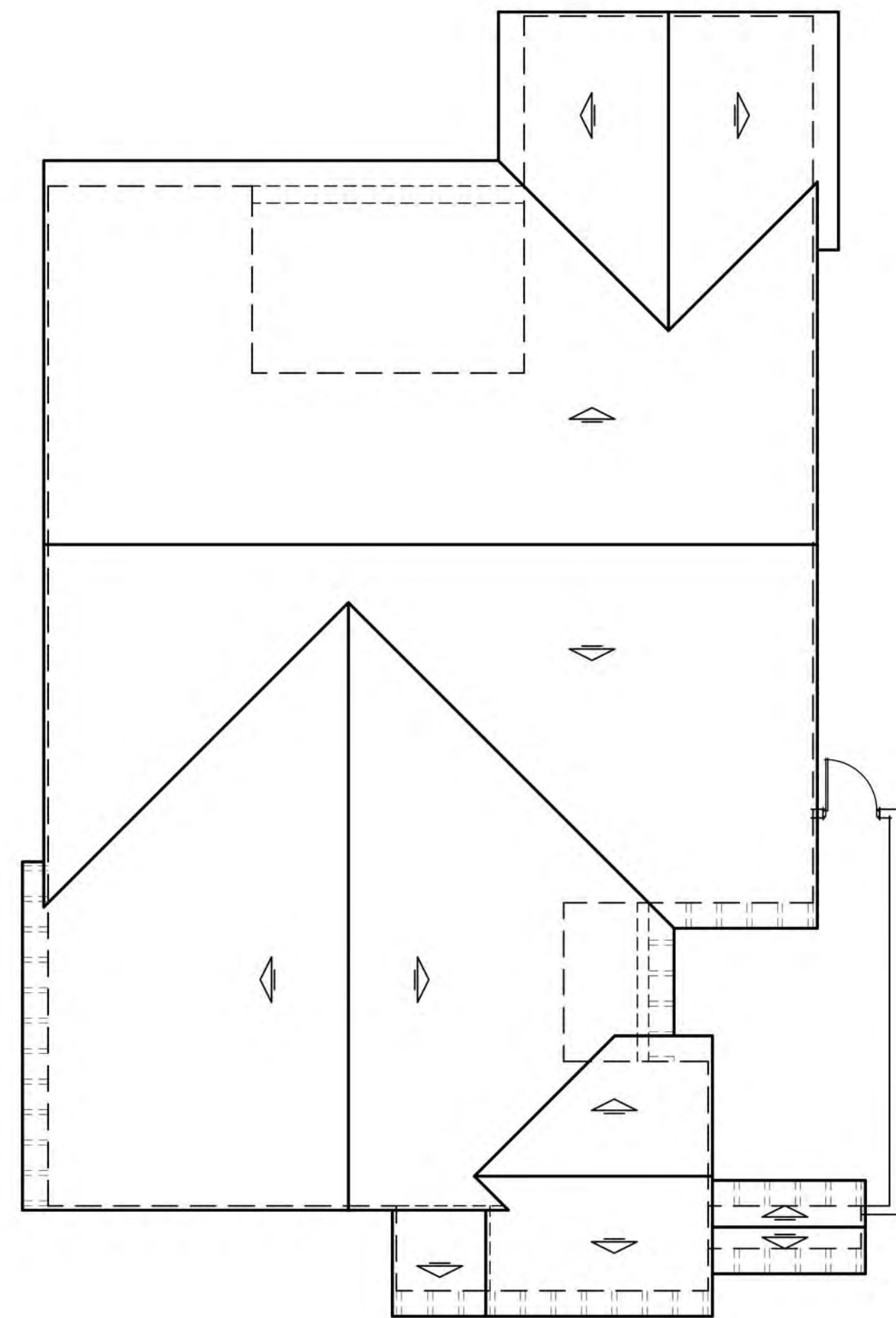


PLAN 2B FARMHOUSE REAR ELEVATION

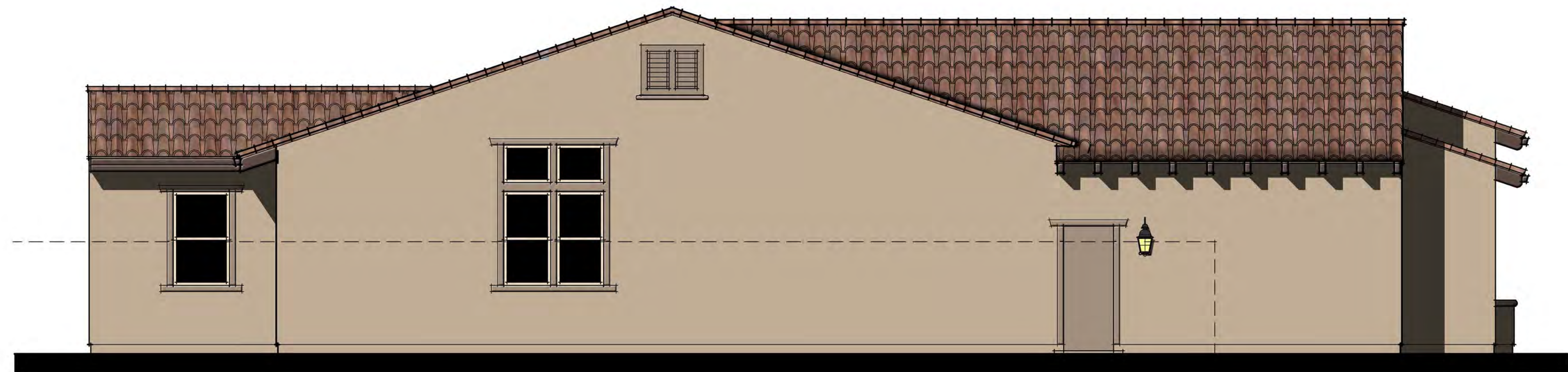


PLAN 2B FARMHOUSE RIGHT ELEVATION





ROOF PLAN



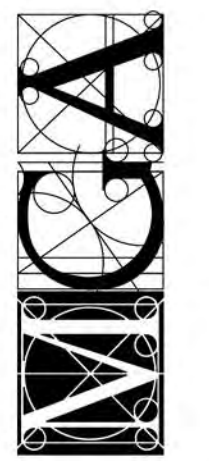
PLAN 2C SPANISH LEFT ELEVATION  
Scheme #C8



PLAN 2C SPANISH REAR ELEVATION



PLAN 2C SPANISH RIGHT ELEVATION



Palms, Redlands

Title  
Plan 2  
Spanish  
Sides & Rear  
Elevations

Date  
Oct. 4, 2019  
Project Number  
4429  
Scale  
1/4" = 1'-0"  
Revision  
10-4-19  
10-16-19

Sheet No.  
A-2.5



PLAN 3B FARMHOUSE ELEVATION  
Scheme #B5



PLAN 3A CRAFTSMAN ELEVATION  
Scheme #A2

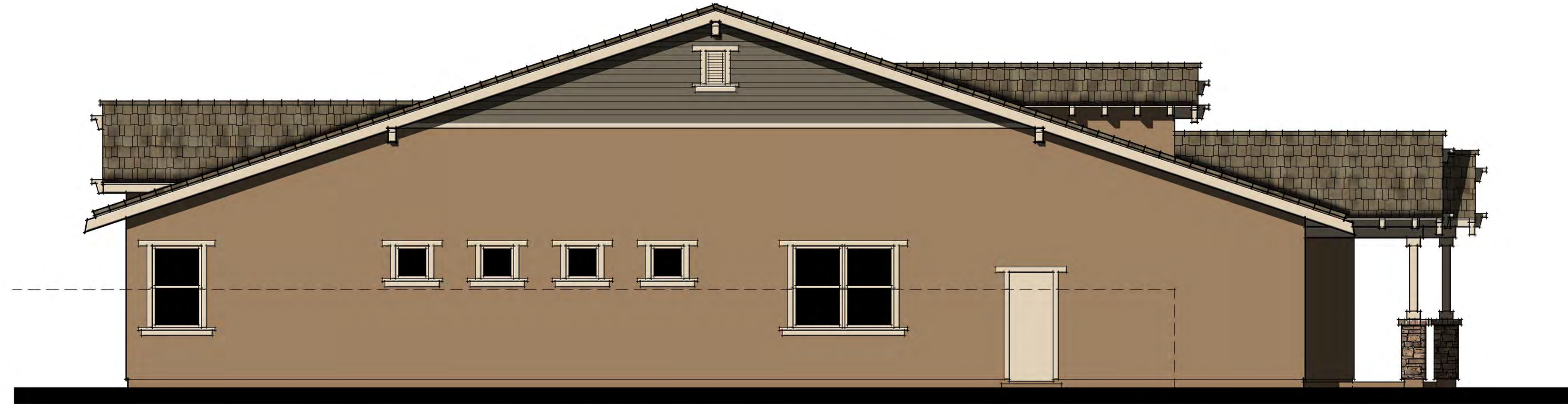


PLAN 3C SPANISH ELEVATION  
Scheme #C7

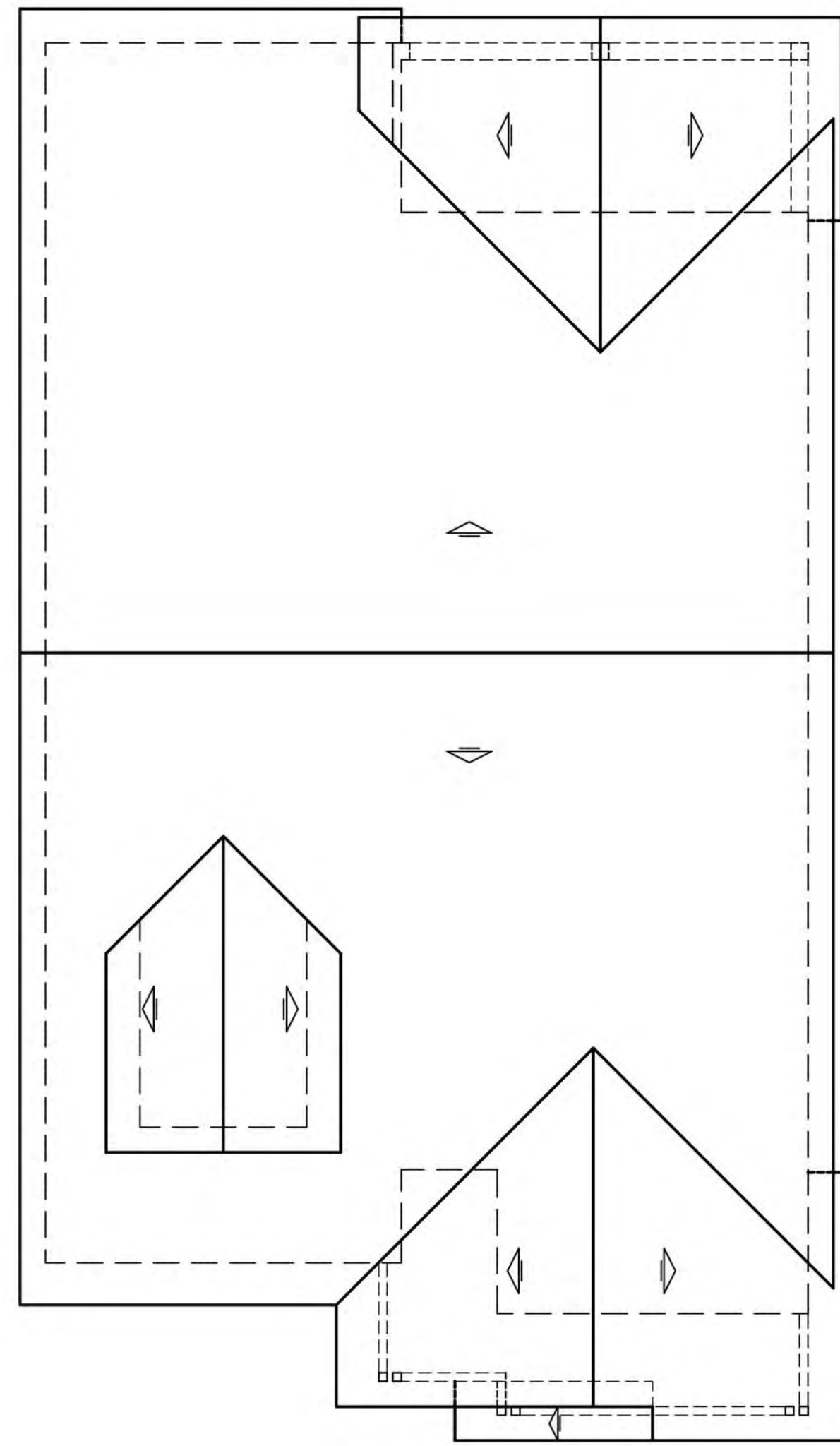
23'-6"

25'-0"

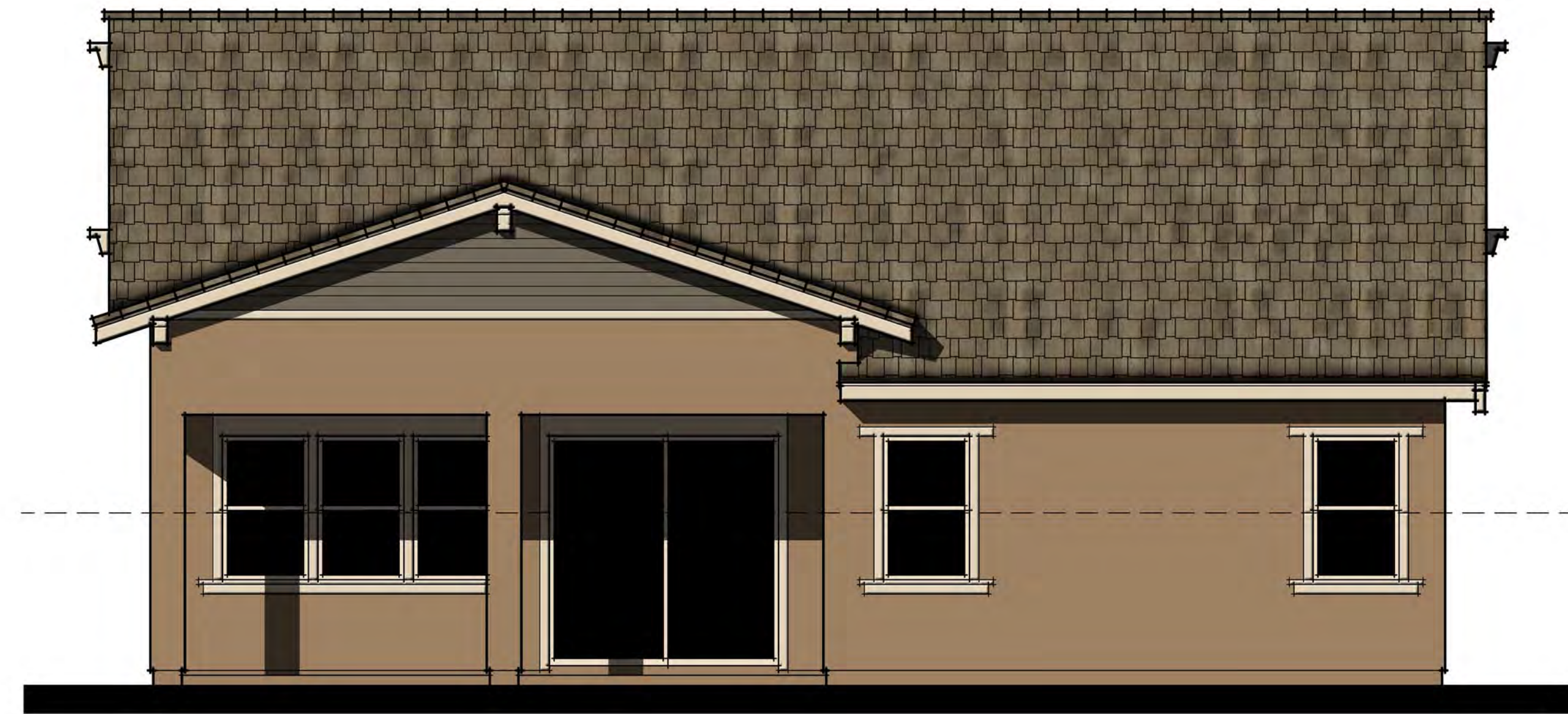
20'-8"



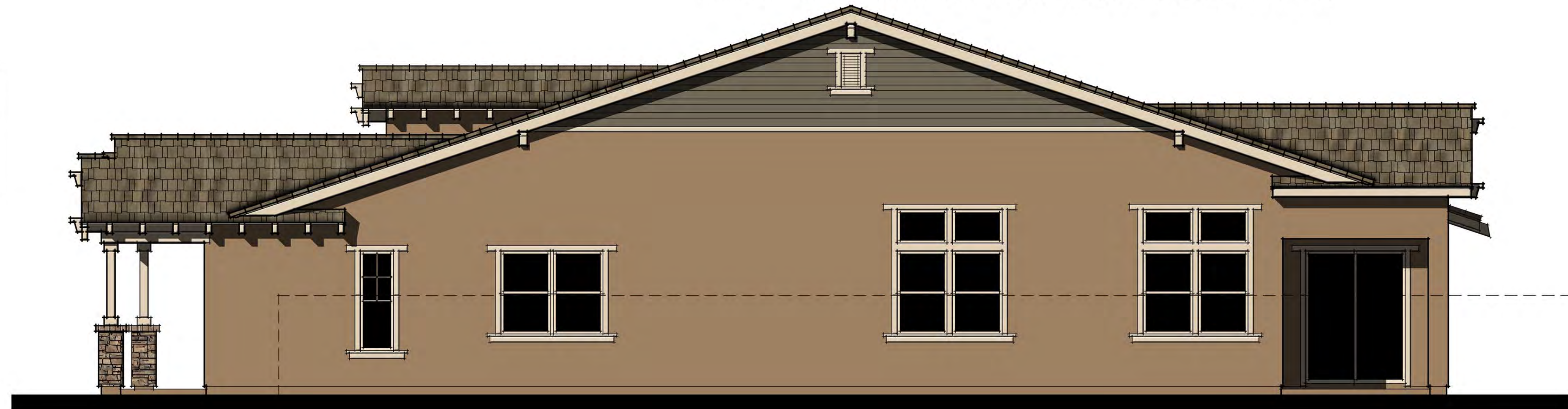
PLAN 3A CRAFTSMAN LEFT SIDE ELEVATION  
Scheme #A2



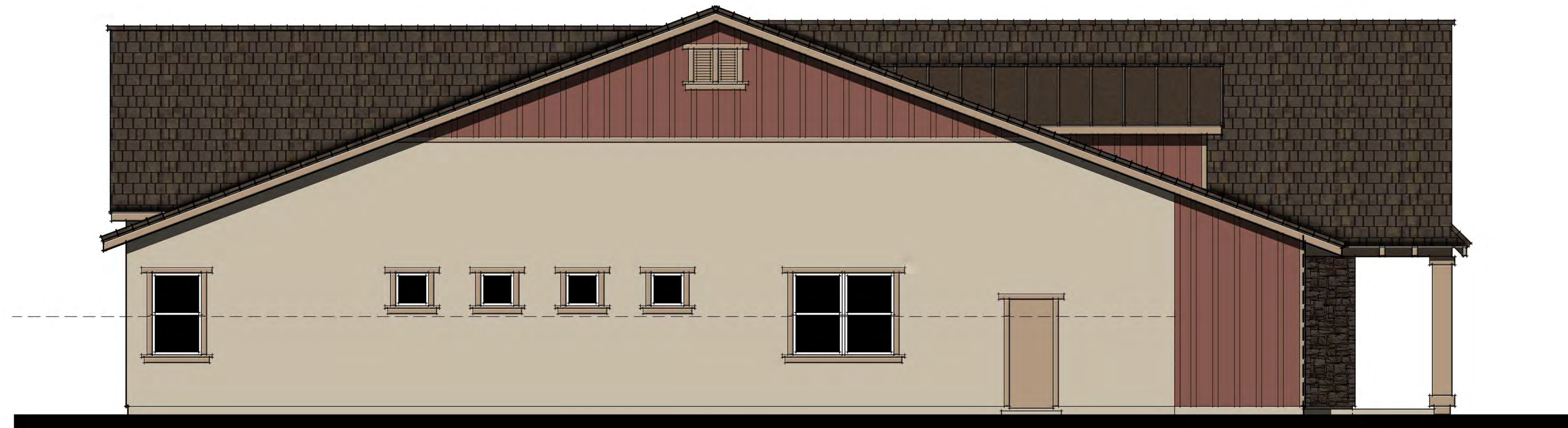
ROOF PLAN



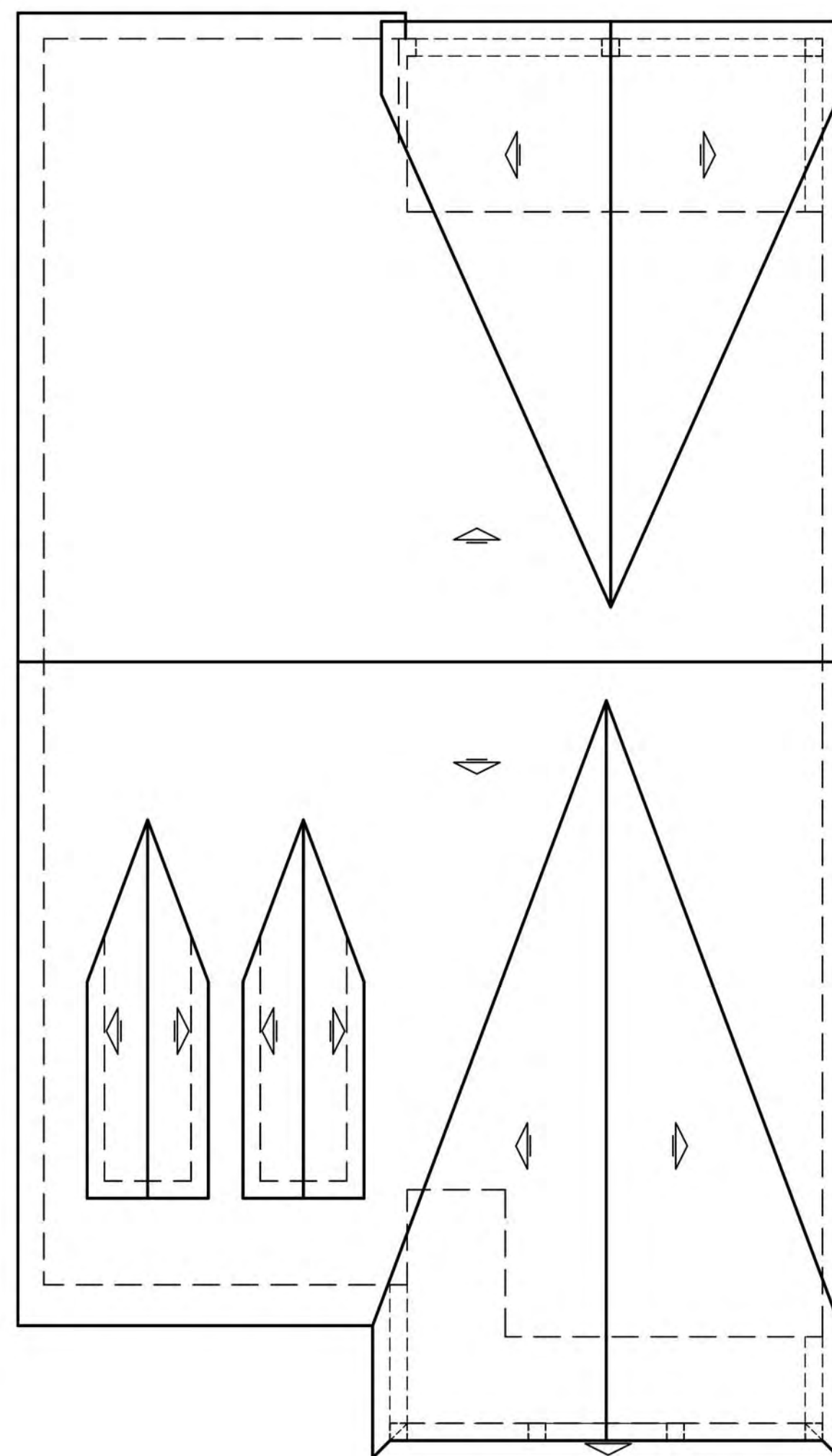
PLAN 3A CRAFTSMAN REAR ELEVATION



PLAN 3A CRAFTSMAN RIGHT SIDE ELEVATION



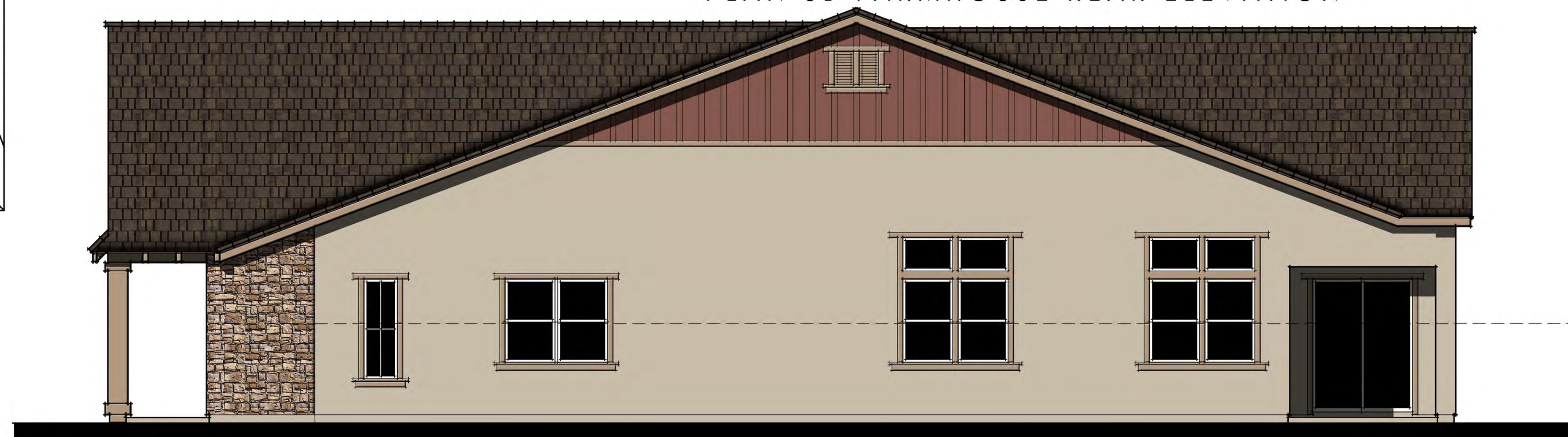
PLAN 3B FARMHOUSE LEFT SIDE ELEVATION  
Scheme #B5



ROOF PLAN



PLAN 3B FARMHOUSE REAR ELEVATION

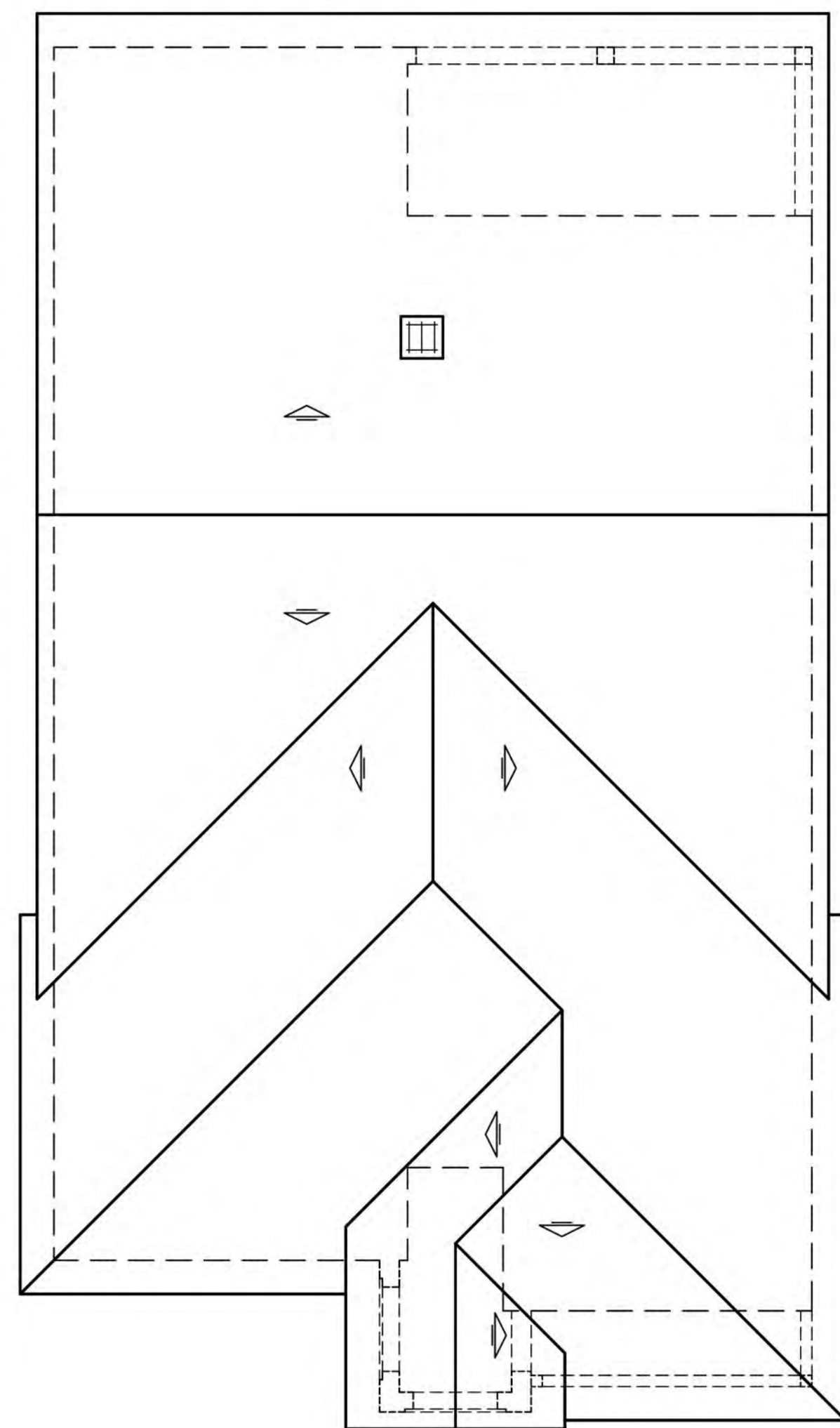


PLAN 3B FARMHOUSE RIGHT SIDE ELEVATION





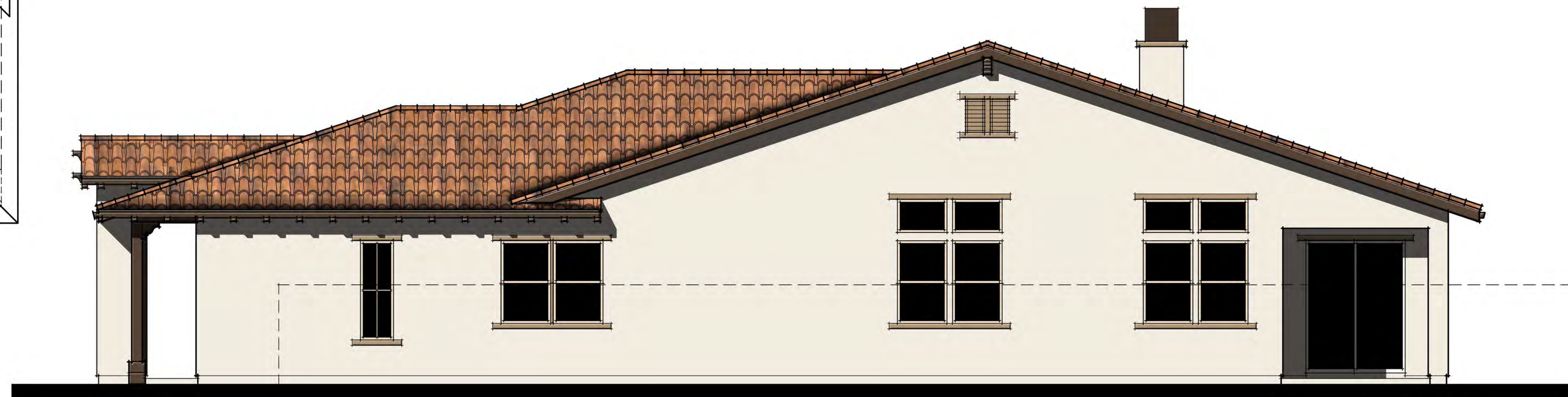
PLAN 3C SPANISH LEFT SIDE ELEVATION  
Scheme #C7



ROOF PLAN



PLAN 3C SPANISH REAR ELEVATION



PLAN 3C SPANISH RIGHT SIDE ELEVATION

