
MENTONE MATTERS

Vol. 1, No. 3 BY AND FOR MENTONITES, ABOUT MENTONE, CALIFORNIA

MAY 2018

MORE REDLANDS IN MENTONE!



(Photo courtesy of City of Redlands MUED)

BY Joyce Rapp, Mentone Matters publisher

Yet another new development is in process with Redlands: on the eastern corner of Crafton and south side of Nice, developer Jim Didion has applied for water and sewer service for 30 apartment townhomes, which services were approved by the Redlands City Council two weeks ago, including a mitigated negative declaration from Redlands,. For those who are interested, following is some of the relevant information provided to Mentone Matters by the City of Redlands:

SUMMARY TABLE, SUMMARY, AND LOCATION MAP NON-RESIDENTIAL PROJECT APPLICATIONS CALENDAR YEAR 2018

OSC 18-27 is located at the southeast corner of Crafton Avenue and Nice Avenue (APN 298-23132 & 44). The project is located approximately ½ mile south of the city limits. Staff review indicates the project is consistent with the City's General Plan.

DISCUSSION OF SUBSECTION H. CRITERIA – RMC 13.060.050 H

(H.1.) Relationship of the property and its proposed use to the city's General Plan and zoning ordinances.

The City of Redlands General Plan Land Use Map shows the subject property as designated for 'Low Density Residential' uses. The existing lot of record is approximately 5.5 acres in size, and the proposed single-family residential subdivision would have an average density of 5.45 dwelling units per acre (based on 30 residential lots). The proposed density is consistent with the City's land use designation as 'Low Density Residential' (defined as 0 to 6.0 dwelling units per gross acre). The applicant is proposing to connect to water and wastewater systems in the immediate vicinity of the project site. If this property were to be annexed in the future, the subject property would likely be zoned Single Family Residential (R-1) District, with consideration as a Planned Residential Development, and the majority of existing residential development in the vicinity appears to be consistent with the General Plan Land Use Map as well as the R-1 District.

(H.2.) Relationship of the property and its proposed use to the City's Water Master Plans, and the City's Water Capital Improvement Programs:

The 1998 Water Master Plan included the area of the property in their service area study, and the incremental demand was included in sizing the existing water mains that serve the area. There are no water CIP (Capital Improvement Program) projects programmed for this area. (See REDLANDS on p. 2)

OP-ED

Last month we said “Some would like to know the ‘pros’ of living in Redlands. Anyone who wants to share what they think would be a ‘pro’ is welcome to contact us.”

No one did.

The new proposed development on the corner of Crafton and Nice will contain 30+ homes. Where do those new homeowners intend to drive to work? On the Boulevard, all the way to either freeway? If so, they’ve got a rude awakening, given the traffic already on the Boulevard and Lugonia in the mornings and evenings.

More importantly, Redlands proudly acknowledges that this new annexation will be only ½ mile from its city limits to the north. What will stop Redlands from “connecting the dots” of all of its pre-annexed properties to the properties that are already in the city limits?

Why didn’t Mentone ever incorporate? Perhaps because it was simply laid out by developers (nothing against developers: without them, most of us wouldn’t have our nice homes), some of whom lived here; maybe they couldn’t foresee that Redlands would become a greedy land-grabber – particularly in 1997 - who couldn’t care less about Mentonites’s wishes or rights.

So; what are we going to do to stop Redlands? You are welcome to send your ideas to Mentone Matters and if they are suitable (i.e., civil, not taking personal potshots) we will publish them.

As always, if you want earlier newspapers please e-mail us and they will be sent to you. Likewise, if you know someone in Mentone who is not receiving Mentone Matters but would like to, please have them contact us and we will get the e-newspaper(s) to them.

Finally, if you can donate money to protect Greenspot’s efforts and, thus, protect our Boulevard, please do so, at ProtectGreenspot.com. Thank you.

E-LETTERS:

“Excellent, outstanding and informational. Thank you so much for your work!”

“Great job, Joyce. Keep up the good work. George.”

“joyce, I rarely do E-mail, I never open anything sent so maybe you had better remove my E-mail from your list! thank you” [Ed.’s note: Done, but why wouldn’t a long-time resident, who wants Mentone to stay Mentone, use every means available to know what’s going on around them?]

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(under construction at present)

CORRECTION: In a past issue, Mentone Matters reported that Steve Rogers was nominated for president of C.O.M.E.T. and the Mentone Chamber of Commerce; at the April meeting, the elected president reminded MM that Rogers was nominated only for C.O.M.E.T. president. MM regrets the error.

REDLANDS (Cont’d)

(H.3.) Proximity of the property to the city’s boundaries and existing utility infrastructure:

The project is within the city’s Sphere of Influence as defined by LAFCO. The project is located approximately ½ mile south of the Redlands city limits. The project is subject to meeting utilities development requirements. The development requirements for water infrastructure are contained within this staff report.

(H.4.) The Proposed Potential for New Revenue Sources for the city to Pay for City Services Provided to the Project as a Result of Annexation and Development of the Property:

Staff has examined two factors of potential revenue to the city given the provision that the project is annexed into the city and the site is developed.

POTENTIAL REVENUE FROM DEVELOPMENT

If the property were annexed into the city with the existing development of the site, the following is an estimate of revenues per unit that are in excess of utility impact fee revenue:

- Sewer Lateral Inspection
- Solid Waste Capital Improvement
- Charge (per unit)
- Transportation (per unit) • Fire Facilities (per unit)
- General Government Facilities (per unit) • Library Facilities (per unit)
- Open Space/Park Facilities (per unit)
- Police Facilities (per unit)
- Development Impact Storm Drain (per unit)

COSTS OF SERVICES TO BE PROVIDED:

Services relative to Factor A:

The majority of revenue collected under factor A are impact fees established to offset development impacts and do not have a direct impact upon city services. Fees collected for building and safety plan check and permits would require services from the city of Redlands. The additional services required for building and safety services can be accommodated by existing building and safety personnel and facilities. Services relative to Factor B:

A detailed evaluation of services would be provided upon annexation. For the purposes of this evaluation, staff has made some general observations. Generally revenues collected for low density single family residential areas are about equal to costs. This is an area however that is distant from the current police, fire, and other city facilities and it can be anticipated that the costs would be

somewhat higher for this project given its location. While this project by itself would not require the addition of more staff or facilities, if other annexations of similar projects in the Mentone area were annexed to the city the cumulative impacts could require additional staffing and or facility expansion.

(H.5.) The Proposed Standards for Development of the Property:

The subject property is vacant and unimproved, includes two existing lots of record to be subdivided, and the proposed residential land use is consistent with the General Plan Land Use Map and the suggested zoning district, if considered as a Planned Residential Development, which allows for the flexibility in lot standards in trade for landscaped recreational areas. In the unincorporated County of San Bernardino, the parcels are zoned Multiple Residential (RM), which would, under the County, be allowed up to 20 units per gross acre. However, the project has been designed as a single family development to not exceed the City of Redlands' Low Density Residential General Plan designation, allowing only up to 6 units per gross acre. The Tentative Tract Map and Planned Development, approved by the County of San Bernardino, will subdivide the property into 30 numbered lots, one for each of the proposed homes, with 9 lettered lots. The minimum lot size for the Project is 3,400 square feet. The average lot size is 4,461 square feet, and the largest lot is 7,227 square feet.

Ross Wittman stated that the Didion project has not been fully approved but had passed the City Council two weeks ago.

NEW WATER LINES ON CRAFTON INCONVENIENCES MANY FOR THE ENTIRE SUMMER

Crafton and other residents will be subjected to road closures on Crafton Avenue this summer while Redlands installs new water lines, said Ross Wittman, Senior Project Manager for the City of Redlands. Beginning as early as next week and continuing until the projected completion date of September 17, portions of Crafton will be closed one at a time, beginning at Sand Canyon and working northerly to Highway 38, Wittman continued. One pipe will be 24" and the other approximately 12" in diameter, right down the middle of Crafton. The pipes are brand new replacements for old, leaking water pipes. Homeowners in the area were notified, he said. Only residents will be allowed through the work areas while it is going on. Wittman concluded by saying that anyone having questions about this project is welcome to call him at 909/798-7524 ext. 1.

FROM THE "GOOD OL' DAYS":

ATCHLEY PRESENTS MENTONE HISTORY

By Joyce Rapp, Mentone Matters publisher

On Tuesday, May 8, Tom Atchley, who grew up in Mentone, presented a comprehensive history of Mentone in place of the regular MACA meeting at Mill Creek Cattle Company's Diamond Jim Saloon. It was attended by approximately 100 persons.

Atchley started with an 1881 map, the earliest this writer has seen, and quickly went through such items as the tunnel in the wash being on the National Register of Historic Places, the Brown Ditch, the fact that that German Springs became Greenspot because water nearby created a "green spot" on the landscape, Crafton was originally named Ruby and Wabash was originally named Emerald.

Atchley said that Mentone water companies were supplying Redlands and everywhere else. Many plants were touted as being able to be grown here, including pineapple! (Sorry, Hawai'i.) The local newspaper publishing information about 1887-1888 was the Citragraph (whose printing office still exists today; Mentone Matters is awaiting some information about Mentone history from that company).

Mentone is on a debris cone [according to Wikipedia, a debris cone "consists of **debris** deposited in a conical shape with a surface slope greater than 10 degrees (perpendicular to contours), usually transported by small streams or snow avalanches. A **debris cone** is commonly made when rock from a high-up narrow slit or gorge falls into a flat-floored valley."] There was a major flood in 1861. Various retaining walls, some of which exist today, were erected because of floods.

The first school was in built in 1888. Sadly, many of the early buildings either burned down or have been covered with stucco. Atchley opined that the small buildings on the Boulevard are from the 1890s. William Winter built his house, which is located near the corner of Crafton and the Boulevard, in 1892. The large wooden hotel which was built on Opal in 1892 came at the end of the land boom and failed; it later became a TB sanatorium and then was torn down; the wood from it was used to build four homes in Redlands; Atchley lives in one of them. However, the broad sidewalk and 304 pepper trees are still there. The little cottage next to what used to be "Frank's Place" was also built in 1892. In 1888, during a drought, Tench dug a well; it was the only Mentone water company. Water quality was always a problem in Mentone. There was another boom in the 1920s.

Atchley pointed out the various stone houses: 2170, 2181, 1920 Mentone Boulevard, and 1211 Agate.

The bookbinder is housed in the former hardware store.

The Mentone News operated from the 1930s to during World War II; gas rationing shut it down.

The orchards/packing house on Opal [where the tile factory is now] was called the Elephant brand.

The Harmony Ranch (now the site of the proposed "Harmony" development) was originally called Mentone Heights.

A later e-mail to Atchley elicited the following summary of his information (some of which seems to conflict with information gleaned elsewhere): Mentone NEVER had an adequate water supply with NO ownership in the Santa Ana or Zanja. The Mill Creek tunnel proved a poor source as droughts and the Redlands Electric Light and Power Co. reduced the underground flow. The Ruby Reservoir was not cemented and lost water to seepage. The original developers sold these poor water sources to Riverside who then sold them to the East Lugonia Water Co. Today Redlands owns most of the East Lugonia Water Co. shares. East Lugonia drilled wells along Mill Creek and the Crafton Water Company drilled a well in Mill Creek Canyon. Edison still takes water from Mill Creek just below Forest Falls and places the water into flumes and pipelines to power houses 2,3 and 1.

Redlands reluctantly purchased the Tench Water Company under pressure from the County (Sphere of Influence) responsibilities. Redlands tax payers paid for both the Tate and Hinckley Water filter plants.

Mentone was never part of the San Bernardino Lugo Land Grant. The Southern Pacific was awarded every odd section in 1877 and even sections were owned by the Federal Government available for sale and Homestead Act. Mentone land was advertised as rich soil but obviously this is not true! Rocks! The climate was a selling point and the railroad connection in 1890. Tourism was promoted but really failed. The TB use of the Mentone Hotel was the only use for a failed tourist hotel.

Mentone was developed by four families: Marlette, who lived in Mentone; McIntosh and his family all lived in Mentone and sold the property using the installment plan so people could pay monthly. Hubbard lived in Redlands but never lost interest in Mentone. Only Hobart lost interest and died by 1895.

Atchley declined to share his early maps with Mentone Matters.

MACA meeting notes:

May 2018 meeting:

No regular meeting was held. See "From the Good ol Days for a report of what was presented.

Coming events: Weeklong celebration planned in 2019. June 2: Saturday farmer's market 3 or earlier to 6 p.m., location TBA. July 4th Community Barbecue; Chili Cookoff, date TBA; Thanksgiving parade. Film festival in a tent: date TBA. Things are going to happen. May 8 program will be retired teacher Tom Atchley, about Mentone history.

Chamber of Commerce:

Voted: Donate to the Save Mentone (stop Harmony project)

ORGANIZATIONS MEETING LOCALLY*:

(Religious organizations meet on Sundays unless otherwise noted)

Rocky Point Fellowship
2116 Mentone Blvd.,
Mentone, 92359

Avodah Fellowship (Friday nights)
Rocky Point Fellowship (in the fellowship hall)
2116 Mentone Blvd.,
Mentone, CA 92359

Congregational Church UCC
1205 Beryl Ave,
Mentone, CA · (909) 794-2893

Sandals Church East Valley
1325 Amethyst Ave.,
Mentone, CA

Faith Chapel
1259 Agate Ave.,
Mentone, CA 909-863-8145

Seventh-Day Adventist Church of Mentone (English
and Spanish) (Saturdays 8:30 and 11:00 a.m.)
1230 Olivine Ave.,
Mentone, CA 909-794-1610

Mentone Indonesian-American Seventh-Day
Adventist Church
1331 Turquoise Ave.,
Mentone, CA 909-799-3521

New Life Christian Women's Luncheon @ Mill Creek
Cattle Co.,
1874 Mentone Blvd., First Wednesday each month,
10-2
Mentone, CA

Republican Committee Tea Party
Mill Creek Cattle Co., 1st Thursday of the month
1874 Mentone Boulevard,
Mentone, CA

COMET and Chamber of Commerce: Rocky Point
Fellowship,
2116 Mentone Boulevard, at 7 p.m. on the last
Tuesday of the month.
AA/NA Rocky Point Fellowship, Tuesdays

MACA: Mill Creek Cattle Co., in Diamond Jim's Saloon,
1874 Mentone Blvd., second Tuesday of the month,
Mentone, CA 909/389-0706

**Organizations that aren't listed here are welcome to contact mentonematters@aol.com to have their information included.*

Interested in advertising with us? E-mail mentonematters@aol.com for reasonable rates and information.

VILLAGE NEWS (Where available):

GREENSPOT

CRAFTON/CRAFTON HILLS COLLEGE

MENTONE BEACH

Moose Lodge is hosting a rummage sale on June 23.

DOWNTOWN MENTONE