CULTURAL RESOURCES ASSESSMENT

Alliance GWS Building 9 Project

City of San Bernardino, San Bernardino County, California

Prepared for:

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Project No. KIM2213

Data Base Information:
Type of Study: Intensive Survey
Resources Recorded: Historic-Period Residences at 652, 668, 684, 706 East Orange Show Road; 707, 715, 787, 807, 861/867, 24551, 24993/695/685 E. Norman Road; 24432 Pioneer Road/646 East Orange Show Road
USGS Quadrangle: 7.5-minute *San Bernardino South, California* (1980)

BCRCONSULTING LLC

December 14, 2022

MANAGEMENT SUMMARY

BCR Consulting LLC (BCR Consulting) is under contract to Kimley Horn to complete a Cultural Resources Assessment of the proposed Alliance GWS Building 9 (project) in the City of San Bernardino (City), San Bernardino County, California. A cultural resources records search, intensive-level pedestrian field survey, significance evaluations for 12 properties containing historic-period buildings, Sacred Lands File Search with the Native American Heritage Commission, and vertebrate paleontological resources assessment were conducted for the project in partial fulfillment of the California Environmental Quality Act (CEQA).

The records search revealed that 10 previous cultural resources studies have taken place, and five cultural resources have been previously recorded within one half-mile of the project site. Of the 10 previous studies, none has previously assessed the project site, and no cultural resources have been previously recorded within its boundaries. During the field survey, BCR Consulting personnel identified 12 properties containing historic-period buildings within the project site boundaries. These resources are not recommended eligible for the California Register of Historical Resources (California Register). As such, none of the resources are recommended "historical resources" under CEQA and do not warrant further consideration. Therefore, no significant impact related to historical resources is anticipated and no further investigations are recommended for the proposed project unless:

- The proposed project is changed to include areas that have not been subject to this cultural resource assessment;
- Cultural materials are encountered during project activities.

The current study attempted to determine whether significant archaeological deposits were present on the proposed project site. Although none were yielded during the records search and field survey, ground-disturbing activities have the potential to reveal buried deposits not observed on the surface. Prior to the initiation of ground-disturbing activities, field personnel should be alerted to the possibility of buried prehistoric or historic cultural deposits. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register of Historic Places (National Register), plans for the treatment, evaluation, and mitigation of impacts to the find will need to be developed. Prehistoric or historic cultural materials that may be encountered during ground-disturbing activities include:

- historic-period artifacts such as glass bottles and fragments, cans, nails, ceramic and pottery fragments, and other metal objects;
- historic-period structural or building foundations, walkways, cisterns, pipes, privies, and other structural elements;
- prehistoric flaked-stone artifacts and debitage (waste material), consisting of obsidian, basalt, and or cryptocrystalline silicates;
- groundstone artifacts, including mortars, pestles, and grinding slabs;
- dark, greasy soil that may be associated with charcoal, ash, bone, shell, flaked stone, groundstone, and fire affected rocks;
- human remains.

Findings were positive during the Sacred Lands File search with the NAHC. The results of the Sacred Lands File search are provided in Appendix D. The Legislature added requirements regarding tribal cultural resources for CEQA in Assembly Bill 52 (AB 52) that took effect July 1, 2015. AB 52 requires consultation with California Native American tribes and consideration of tribal cultural resources in the CEQA process. By including tribal cultural resources early in the CEQA process, the legislature intended to ensure that local and Tribal governments, public agencies, and project proponents would have information available, early in the project planning process, to identify and address potential adverse impacts to tribal cultural resources. By taking this proactive approach, the legislature also intended to reduce the potential for delay and conflicts in the environmental review process. To help determine whether a project may have such an effect, the Public Resources Code requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a Proposed Project. Since the City will initiate and carry out the required AB52 Native American Consultation, the results of the consultation are not provided in this report. However, this report may be used during the consultation process, and BCR Consulting staff is available to answer questions and address concerns as necessary.

According to CEQA Guidelines, projects subject to CEQA must determine whether the project would "directly or indirectly destroy a unique paleontological resource". The Paleontological Overview provided in Appendix C has recommended that:

> The geologic units underlying the project area is mapped as Holocene alluvial fan deposits of gravel and sand (Dibblee and Minch, 2004). Holocene alluvial units are considered to be of high preservation value, but material found is unlikely to be fossil material due to the relatively modern associated dates of the deposits. However, if development requires any substantial depth of disturbance, the likelihood of reaching Pleistocene alluvial sediments would increase. The Western Science Center does not have localities within the project area or within a 1 mile radius.
>
> While the presence of any fossil material is unlikely, if excavation activity disturbs deeper sediment dating to the earliest parts of the Holocene or Late Pleistocene periods, the material would be scientifically significant. Excavation activity associated with the development of the project area is unlikely to be paleontologically sensitive, but caution during development should be observed.

If human remains are encountered during any project activities, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

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INTRODUCTION

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Project Description and Location

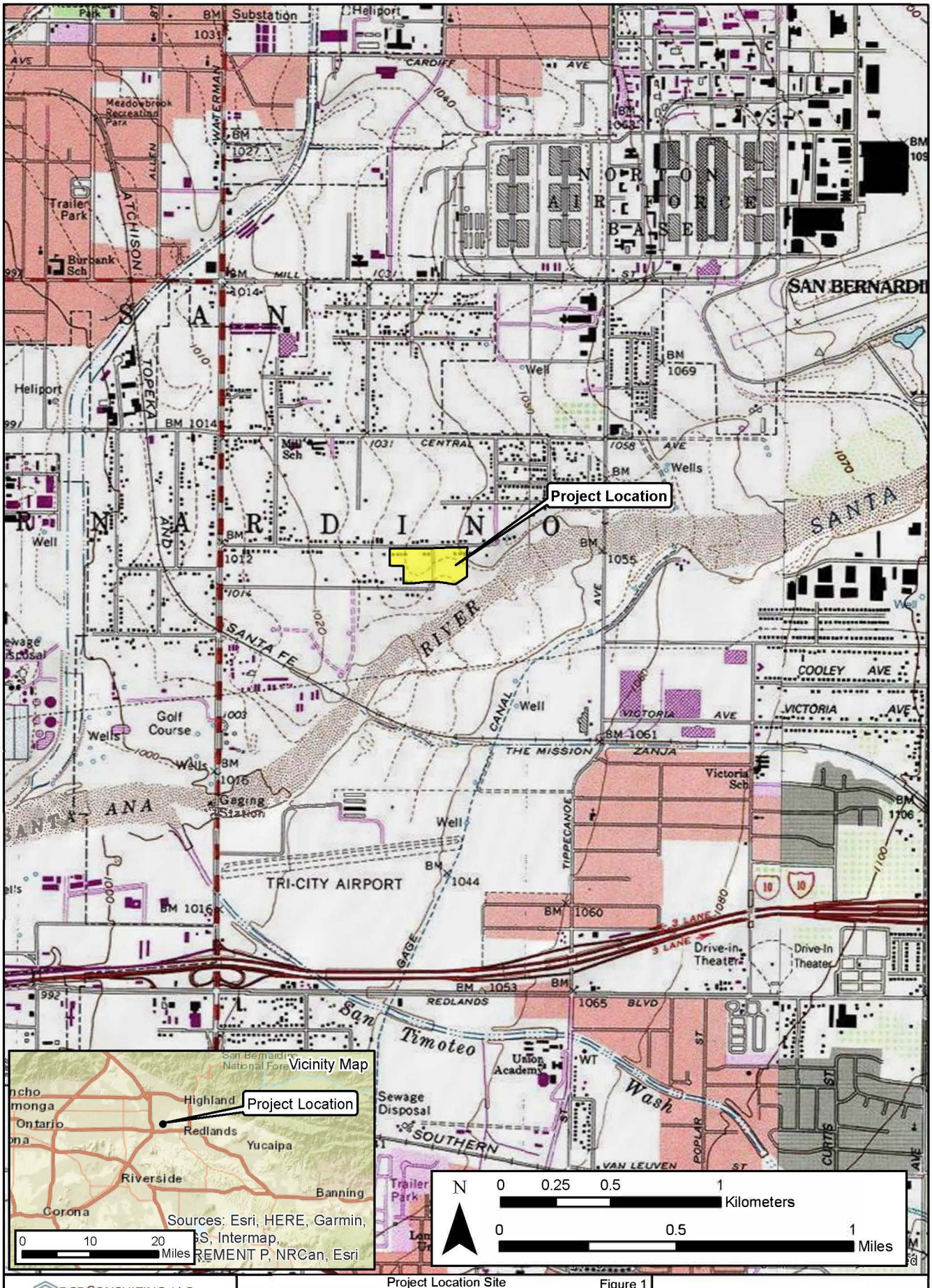
This project proposes the construction of industrial buildings. The project occupies approximately 12.35 acres, generally located east of the intersection of Orange Show Road. The project site is located in a non-sectioned portion of Township 1 South, Range 4 West, San Bernardino Baseline and Meridian. The project is depicted on the United States Geological Survey (USGS) *San Bernardino South, California* (1980) 7.5-minute topographic quadrangle (Figure 1).

Regulatory Setting

The California Environmental Quality Act. CEQA applies to all discretionary projects undertaken or subject to approval by the state's public agencies (California Code of Regulations 14(3), § 15002(i)). Under CEQA, "A project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (Cal. Code Regs. tit. 14(3), § 15064.5(b)). State CEQA Guidelines section 15064.5(a) defines a "historical resource" as a resource that meets one or more of the following criteria:

- Listed in, or eligible for listing in, the California Register of Historical Resources (California Register)
- Listed in a local register of historical resources (as defined at Cal. Public Res. Code § 5020.1(k))
- Identified as significant in a historical resource survey meeting the requirements of § 5024.1(g) of the Cal. Public Res. Code
- Determined to be a historical resource by a project's lead agency (Cal. Code Regs. tit. 14(3), § 15064.5(a))

A historical resource consists of "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…Generally, a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing in the California Register of Historical Resources" (Cal. Code Regs. tit. 14(3), § 15064.5(a)(3)). The significance of a historical resource is impaired when a project demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for the California Register. If an



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Project Location Site
Alliance GWS Bldg 9 Project
Reference: ESRI; USGS Quad: San Bernardino South, California (1980)

Figure 1

Kimley-Horn

impact on a historical or archaeological resource is significant, CEQA requires feasible measures to minimize the impact (State CEQA Guidelines § 15126.4 (a)(1)). Mitigation of significant impacts must lessen or eliminate the physical impact that the project will have on the resource.

Section 5024.1 of the Cal. Public Res. Code established the California Register. Generally, a resource is considered by the lead agency to be "historically significant" if the resource meets the criteria for listing in the California Register (Cal. Code Regs. tit. 14(3), § 15064.5(a)(3)). The eligibility criteria for the California Register are similar to those of the National Register of Historic Places (National Register), and a resource that meets one or more of the eligibility criteria of the National Register will be eligible for the California Register.

The California Register program encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under CEQA. Criteria for Designation:

1. 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.
2. Associated with the lives of persons important to local, California or national history.
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

In addition to meeting one or more of the above criteria, the California Register requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR 4852 [d][2]). Fifty years is normally considered sufficient time for a potential historical resource, and in order that the evaluation remain valid for a minimum of five years after the date of this report, all resources older than 45 years (i.e. resources from the "historic-period") will be evaluated for California Register listing eligibility, or CEQA significance. The California Register also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

Finally, CEQA requires that significant effects on unique archaeological resources be considered and addressed. CEQA defines a unique archaeological resource as any archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

CEQA Guidelines Section 15064.5 Appendix G includes significance criteria relative to archaeological and historical resources. These have been utilized as thresholds of significance here, and a project would have a significant environmental impact if it would:

a) cause a substantial adverse change in the significance of a historical resource as defined in section 10564.5;
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 10564.5;
c) Disturb any human remains, including those interred outside of formal cemeteries.

Tribal Cultural Resources. The Legislature added requirements regarding tribal cultural resources for CEQA in Assembly Bill 52 (AB 52) that took effect July 1, 2015. AB 52 requires consultation with California Native American tribes and consideration of tribal cultural resources in the CEQA process. By including tribal cultural resources early in the CEQA process, the legislature intended to ensure that local and Tribal governments, public agencies, and project proponents would have information available, early in the project planning process, to identify and address potential adverse impacts to tribal cultural resources. By taking this proactive approach, the legislature also intended to reduce the potential for delay and conflicts in the environmental review process. To help determine whether a project may have such an effect, the Public Resources Code requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a Proposed Project. Since the City will initiate and carry out the required AB52 Native American Consultation, the results of the consultation are not provided in this report. However, this report may be used during the consultation process, and BCR Consulting staff are available to answer questions and address comments as necessary.

Paleontological Resources. CEQA provides guidance relative to significant impacts on paleontological resources, indicating that a project would have a significant impact on paleontological resources if it disturbs or destroys a unique paleontological resource or site or unique geologic feature. Section 5097.5 of the California Public Resources Code specifies that any unauthorized removal of paleontological remains is a misdemeanor. Further, California Penal Code Section 622.5 sets the penalties for damage or removal of paleontological resources. CEQA documentation prepared for projects would be required to analyze paleontological resources as a condition of the CEQA process to disclose potential impacts. Please note that as of January 2018 paleontological resources are considered in the geological rather than cultural category. Therefore, paleontological

resources are not summarized in the body of this report. A paleontological overview completed by the Western Science Center is provided as Appendix D.

NATURAL SETTING

The elevation of the project site ranges from approximately 1070 to 1090 feet above mean sea level (AMSL). The property has been subject to severe disturbances related to residential and industrial development and uses. The project site is covered with young alluvial valley deposits (Qya5), and is adjacent to very young wash deposits (Qw and Qw1). These are locally exhibited as silty sands deposited by flooding of the Santa Ana River, which flows intermittently from northeast to southwest approximately adjacent to the southeast of the project site (USGS 1980). The current study has not yielded any evidence that local sediments have produced raw materials used in prehistoric tool manufacture within one half-mile of the project site. Local rainfall ranges from 5 to 15 inches annually (Jaeger and Smith 1971:36-37).

Although recent and historical impacts have decimated local vegetation, remnants of a formerly dominant coastal sage scrub vegetation community have been sporadically observed in the area. Signature plant species include black sage (*Salvia mellifera*), California brittlebush (*Encelia californica*), California buckwheat (*Eriogonum fasciculatum*), California sagebrush (*Artemesia californica*), deerweed (*Lotus scoparius*), golden yarrow (*Eriophyllum confertiflorum*), laurel sumac (*Malosma laurina*), lemonadeberry (*Rhus integrifolia*), poison oak (*Toxicodendron diverilobum*), purple sage (*Salvia leucophyla*), sticky monkeyflower (*Mimulus aurantiacus*), sugar bush (*Rhus ovate*), toyon (*Heteromeles arbutifolia*), white sage (*Salvia apiana*), coastal century plant (*Agave shawii*), coastal cholla (*Opuntia prolifera*), Laguna Beach liveforever (*Dudleya stolonifera*), many-stemmed liveforever (*Dudleya multicaulis*), our Lord's candle (*Yucca whipplei*), prickly pear cactus (*Opuntia sp.*) (Williams et al. 2008:118-119). Signature animal species within Coastal Sage Scrub habitat include the kangaroo rat (*Dipodomys sp.*), California horned lizard (*Phrynosoma coronatum frontale*), orange throated whiptail (*Cnemidophorus hyperthrus*), San Diego horned lizard (*Phrynosoma coronatum blainvillii*), brown-headed cowbird (*Molothrus ater*), California gnatcatcher (*Polioptila californica californica*), California quail (*Callipepla californica*), and San Diego cactus wren (*Campylorhynchus brunnecapillus sandiegensis*) (Williams et al. 2008:118-120). Local native groups made use of many of these species (see Lightfoot and Parrish 2008).

CULTURAL SETTING

Prehistoric Context

The local prehistoric cultural setting has been organized into many chronological frameworks (see Warren and Crabtree 1986; Bettinger and Taylor 1974; Lanning 1963; Hunt 1960; Wallace 1958, 1962, 1978; Campbell and Campbell 1935), although there is no definitive sequence for the region. The difficulties in establishing cultural chronologies for western San Bernardino County are a function of its enormous size and the small amount of archaeological excavations conducted there. Moreover, throughout prehistory many groups have occupied the area and their territories often overlap spatially and chronologically resulting in mixed artifact deposits. Due to dry climate and capricious geological processes, these artifacts rarely become integrated in-situ. Lacking a milieu

hospitable to the preservation of cultural midden, local chronologies have relied upon temporally diagnostic artifacts, such as projectile points, or upon the presence/absence of other temporal indicators, such as groundstone. Such methods are instructive, but can be limited by prehistoric occupants' concurrent use of different artifact styles, or by artifact re-use or re-sharpening, as well as researchers' mistaken diagnosis, and other factors (see Flenniken 1985; Flenniken and Raymond 1986; Flenniken and Wilke 1989). Recognizing the shortcomings of comparative temporal indicators, this study recommends review of Warren and Crabree (1986), who have drawn upon this method to produce a commonly cited and relatively comprehensive chronology.

Ethnography

Although no previously recorded prehistoric sites have established a local prehistoric ethnographic affiliation, the project site vicinity is situated at an ethnographic nexus peripherally occupied by the Gabrielino and Serrano. Each group consisted of semi-nomadic hunter-gatherers who spoke a variation of the Takic language subfamily. Individual ethnographic summaries are provided below.

Gabrielino. The Gabrielino probably first encountered Europeans when Spanish explorers reached California's southern coast during the 15th and 16th centuries (Bean and Smith 1978; Kroeber 1925). The first documented encounter, however, occurred in 1769 when Gaspar de Portola's expedition crossed Gabrielino territory (Bean and Smith 1978). Other brief encounters took place over the years, and are documented in McCawley 1996 (citing numerous sources). The Gabrielino name has been attributed by association with the Spanish mission of San Gabriel, and refers to a subset of people sharing speech and customs with other Cupan speakers (such as the Juaneño/Luiseño/Ajachemem) from the greater Takic branch of the Uto-Aztecan language family (Bean and Smith 1978). Gabrielino villages occupied the watersheds of various rivers (locally including the Santa Ana) and intermittent streams. Chiefs were usually descended through the male line and often administered several villages. Gabrielino society was somewhat stratified and is thought to have contained three hierarchically ordered social classes which dictated ownership rights and social status and obligations (Bean and Smith 1978:540-546). Plants utilized for food were heavily relied upon and included acorn-producing oaks, as well as seed-producing grasses and sage. Animal protein was commonly derived from rabbits and deer in inland regions, while coastal populations supplemented their diets with fish, shellfish, and marine mammals (Boscana 1933, Heizer 1968, Johnston 1962, McCawley 1996). Dog, coyote, bear, tree squirrel, pigeon, dove, mud hen, eagle, buzzard, raven, lizards, frogs, and turtles were specifically not utilized as a food source (Kroeber 1925).

Serrano. Kroeber (1925) applied the generic term "Serrano" to four groups, each with distinct territories: the Kitanemuk, Tataviam, Vanyume, and Serrano. Only one group, in the San Bernardino Mountains and West-Central Mojave Desert, ethnically claims the term Serrano. Bean and Smith (1978) indicate that the Vanyume, an obscure Takic population, was found along the Mojave River at the time of Spanish contact. The Kitanemuk lived to the north and west, while the Tataviam lived to the west. All may have used the western San Bernardino County area seasonally. Serrano villages consisted of small collections of willow-framed domed structures situated near reliable water sources. A lineage leader administered laws and ceremonies from a large ceremonial house centrally located in

most villages. Local Serrano relied heavily on acorns and piñon nuts for subsistence, although roots, bulbs, shoots, and seeds supplemented these. When available, game animals commonly included deer, mountain sheep, antelope, rabbits, small rodents, and various birds –particularly quail (Bean and Smith 1978:571).

History

Historic-era California is generally divided into three periods: the Spanish or Mission Period (1769 to 1821), the Mexican or Rancho Period (1821 to 1848), and the American Period (1848 to present).

Spanish Period. The first European to pass through the area is thought to be a Spaniard called Father Francisco Garces. Having become familiar with the area, Garces acted as a guide to Juan Bautista de Anza, who had been commissioned to lead a group across the desert from a Spanish outpost in Arizona to set up quarters at the Mission San Gabriel in 1771 near what today is Pasadena (Beck and Haase 1974). Garces was followed by Alta California Governor Pedro Fages, who briefly explored the region in 1772. Searching for San Diego Presidio deserters, Fages had traveled through Riverside to San Bernardino, crossed over the mountains into the Mojave Desert, and then journeyed westward to the San Joaquin Valley (Beck and Haase 1974).

Mexican Period. In 1821, Mexico overthrew Spanish rule and the missions began to decline. By 1833, the Mexican government passed the Secularization Act, and the missions, reorganized as parish churches, lost their vast land holdings, and released their neophytes (Beattie and Beattie 1974).

American Period. The American Period, 1848–Present, began with the Treaty of Guadalupe Hidalgo. In 1850, California was accepted into the Union of the United States primarily due to the population increase created by the Gold Rush of 1849. The cattle industry reached its greatest prosperity during the first years of the American Period. Mexican Period land grants had created large pastoral estates in California, and demand for beef during the Gold Rush led to a cattle boom that lasted from 1849–1855. However, beginning about 1855, the demand for beef began to decline due to imports of sheep from New Mexico and cattle from the Mississippi and Missouri Valleys. When the beef market collapsed, many California ranchers lost their ranchos through foreclosure. A series of disastrous floods in 1861–1862, followed by a significant drought further diminished the economic impact of local ranching. This decline combined with ubiquitous agricultural and real estate developments of the late 19th century, set the stage for diversified economic pursuits that have continued to proliferate to this day (Beattie and Beattie 1974; Cleland 1941).

Local Sequence. The project site is located within the boundaries of the historic Rancho San Bernardino, a mission rancho originally associated with the nearby Spanish Asistencia. Rancho San Bernardino became the property of the Lugo family and Diego Sepulveda in 1842 as part of the secularization process, securing Mexico's local hegemony after official independence from Spain. When the United States annexed California after the Mexican-American War, the Lugo family and Diego Sepulveda received the official U.S. land patent for the property, via a claim filed under the authority of

Congress (U.S. Congress 1851, General Land Office 1865). Brigham Young's Mormon scouts subsequently bought Rancho San Bernardino from the Lugos and Sepulveda and erected a sawmill and irrigation system, splitting the land into a system of ranches and farms. The resulting economy soon necessitated a stage stop, and by 1855 the freight-hauling enterprise of Banning & Alexander was running a brisk service between San Bernardino and Los Angeles (Lavender 1972:230-231).

Although large tracts owned by the U.S. Government became available for homesteading during the 1860s, various pressures forced local Mormon pioneers to recede to Salt Lake City during this period. In the wake of the Mormon exodus, other settlers began to take advantage of new homestead opportunities. Agriculture (particularly citrus orchards) was central to the region's success, and by the early 20th century the City of San Bernardino's downtown took shape as the hub of economic activity. Spanish Colonial-style civic and commercial buildings predominated San Bernardino construction projects between the 1920s to the 1940s. While similar popular architectural styles were reflected in some residential neighborhoods, the gradual development of forms more typical of the California working class population became common (Donaldson 1991). These included 1920s Craftsman and Spanish Colonial Revival style bungalows, and the simple Minimal Traditional Style during the 1930s (ibid.).

Subsequent to World War II, southern California experienced an unprecedented land boom resulting from the local discharge of former military personnel. The railroad, U.S. Air Force (both civilian and military), and Kaiser Steel initially remained strong, and a revitalized construction industry formed due to new commercial, residential, and infrastructure developments. Although San Bernardino initially prospered during the post-war years, the eventual closures of Norton Air Force Base and Kaiser Steel in addition to the relocation of many railroad jobs punctuated a general economic downturn for San Bernardino's working class that has persisted since the 1980s (Osbourne 1996; Center for Land Use Interpretation 2013).

Valley Truck Farms Community. The subject property is located in the vicinity of the historic Valley Truck Farms community. In the 1920s, a population boom in Los Angeles led to growth in surrounding areas. Many Los Angeles residents moved away from the growing city seeking a more rural environment, including a group of African-American families from the Los Angeles Basin who settled in the area that would become Valley Truck Farms. The land partially includes the project site and was occupied by a handful of widely spaced ranches located southeast of the San Bernardino corporate boundaries of the day. Valley Truck Farms was bounded roughly by Mill Street to the North, Tippecanoe Avenue to the east, Washington Avenue to the west, and Dumas Street to the south. The Capital Company bought the land in 1926 and subdivided it into 1-acre parcels. Within a decade, the neighborhood developed into a community that was home to around 50 or 60 families and eventually joined the City of San Bernardino (San Bernardino County Sun [SBCS], 19 July 2010).

PERSONNEL

David Brunzell, M.A., RPA acted as the Project Manager and Principal Investigator for the current study, completed the records search at the South Central Coastal Information Center (SCCIC), compiled the Department of Park and Recreation (DPR) 523 forms, and authored the technical report. BCR Consulting Archaeological Crew Chief Nicholas Shepetuk, B.A. and Staff Historian and Archaeological Field Technician George Brentner, B.A., completed the pedestrian field survey. BCR Consulting Staff Archaeologist Douglas Kazmier completed the additional research, and contributed to the DPR 523 forms.

METHODS

This work was completed pursuant to CEQA, the Public Resources Code (PRC) Chapter 2.6, Section 21083.2, and California Code of Regulations (CCR) Title 14, Chapter 3, Article 5, Section 15064.5. The pedestrian cultural resources survey was intended to locate and document previously recorded or new cultural resources, including archaeological sites, features, isolates, and historic-period buildings, that exceed 45 years in age within defined project boundaries. The project site was examined using 15-meter transect intervals, where accessible.

This study is intended to determine whether cultural resources are located within the project boundaries, whether any cultural resources are significant pursuant to the above-referenced regulations and standards, and to develop specific mitigation measures that will address potential impacts to existing or potential resources. Tasks completed to achieve that end include:

- Cultural resources records search to review any studies conducted and the resulting cultural resources recorded within a half-mile radius of the project boundaries
- Systematic pedestrian survey of the entire project site
- California Register of Historical Resources (California Register) eligibility evaluation for any cultural resources discovered
- Development of recommendations and mitigation measures for cultural resources documented within the project boundaries, following CEQA
- Completion of DPR 523 forms for any discovered cultural resources
- Vertebrate paleontology resources report through the Western Science Center
- Sacred Lands File search with the Native American Heritage Commission.

Research

Records Search. Prior to the field survey a records search was conducted at the SCCIC at California State University, Fullerton. This archival research reviewed the status of all recorded historic and prehistoric cultural resources, and survey and excavation reports completed within one half-mile of the current project. Additional resources reviewed included the National Register, the California Register, and documents and inventories published by the California Office of Historic Preservation. These include the lists of California Historical Landmarks, California Points of Historical Interest, Listing of National Register Properties, and the Inventory of Historic Structures.

Additional Research. BCR Consulting performed additional research through records of the General Land Office Maintained by the Bureau of Land Management, the San Bernardino County Assessor, and through various Internet resources.

Field Survey

An intensive-level cultural resources field survey of the project site was conducted on June 17, 2022 and October 12, 2022. The survey was conducted by walking parallel transects spaced approximately 15 meters apart across 100 percent of the project site, where accessible. Cultural Resources were recorded on DPR 523 forms. Ground visibility averaged approximately 50 percent within project boundaries. Digital photographs were taken at various points within the project site. These included overviews as well as detail photographs of all cultural resources. Cultural resources were recorded per the California OHP *Instructions for Recording Historical Resources* in the field using:

- Detailed note taking for entry on DPR Forms (see Appendix B)
- Hand-held Garmin Global Positioning systems for mapping purposes
- Digital photography of all cultural resources (see Appendix B).

RESULTS

Research

Records Search. Data from the SCCIC revealed that 10 previous cultural resources studies have taken place, and five cultural resources have been recorded within one half-mile of the project site. Of the 10 previous studies, none have previously assessed the project site, and no cultural resources have been previously recorded within its boundaries. The records search is summarized in Table A and a complete records search bibliography is provided in Appendix A.

Table A. Cultural Resources and Reports Within One Half-Mile of the Project Site

USGS 7.5 Quad	Cultural Resources Within One Half-Mile	Studies Within One Half-Mile
San Bernardino South, California (1980)	P-36-6103: Historic-Period Railroad P-36-6847: Historic-Period Railroad P-36-7168: Historic-Period Gage Canal P-36-17813: Historic-Period Residence P-36-29448: Historic-Period Refuse Scatter	SB-331, 1133, 1134, 1808, 2260, 2784, 3009, 3228, 3286, 6331

Additional Research. Additional research was performed for the project site to provide the following context for the subject property (see also Field Survey Results, below). Please note that references for this section are provided in Appendix B.

24993 and 695 East Norman Road. The subject property is a residential property and contains three single-family residences. Residence 1 was built in 1922, and residences 2 and 3 were built in 1942. The doors, windows, and roofing materials have been replaced, but no permit records were available to date the modifications. Estelle F. Shaw and Erma N. Massey were the first recorded property owners and lived at the subject property since

at least 1956. The property was sold to Erma N. Gladden in 1994, and Jo Ann Curtis in 1996. Subsequent owners included Melvin Morphew, Refugio, Erick, and Euleteria Perez, Rita and Oscar Patino, Monica Gutierrez Patino, Maria Guadalupe, Patino Gutierrez, and lastly Gateway South 9 Development LLC who is the current owner. Research has shown that the individual owners and residents were ordinary working people that did not contribute significantly to U.S., California, or local history.

24551 East Norman Road. The subject property is occupied by a residence built in 1956. The roof, doors, and windows have been recently replaced. The earliest documented residents were Freddie C. and Jessie Mae Williams in 1967. Calvin and Robena Wesson owned the property from prior to 1975 until 1978. Jessie, John, and Consuella Pollard owned the property from 1978 until 1983. Francisco and Aurora Gonzales owned the property from 1983 until 2022, at which time Gateway South 9 Development LLC acquired the property. Research has shown that the individual owners and residents were ordinary working people that did not contribute significantly to U.S., California, or local history.

861 and 867 East Norman Road. The subject property is occupied by a residence built in 1952. Doors, windows, and roofing materials have been replaced, but no permit records were available to date the modifications. Robert and Ninnie McDade were the first recorded property owners, with no date of acquisition available. Robert was a maintenance man for the Harris Company, and along with his wife Ninnie, an active member of the Allen Chapel African Methodist Episcopal Church in San Bernardino. Robert died in 1975 and Ninnie sold the property to Dallas and Wilma J. Evans in 1984. Subsequent owners included John L. Evans, Indian Point Inc., Daniel Cavallo, Alexander M. Bell, and lastly Gateway South 9 Development LLC, who is the current owner. Research has shown that the individual owners and residents were ordinary working people that did not contribute significantly to U.S., California, or local history.

807 East Norman Road. The subject property is occupied by a residence built in in 1960. The doors and windows have since been replaced, but no permit records were available to date the modifications. Mary J. Cooper was the first recorded property owner and owned the property from 1953 prior to the construction of the residence. Mary was a minister at the Unity Center Church in San Bernardino. Charles R. Hudson was listed as a joint tenant during this time, but no records were available to indicate their relationship. Ownership passed to Edward G. Lee in 1997, and subsequent owners included Martha G. Wine, Erwin and Sandra Thomas, Dependable Corporation, Ten Four Corp., Thomas Williams and lastly Gateway South 9 Development LLC, who is the current owner. It is currently occupied by American Tow Group. Research has shown that the individual owners and residents were ordinary working people that did not contribute significantly to U.S., California, or local history.

787 East Norman Road. The subject property is occupied by a residence constructed in 1944. The windows were replaced and the siding was covered with stucco at an unknown date. Ola McDowell was the first recorded property owner and lived at the subject property prior to 1968 until her death in 1989. Ola was the Publicity Chairwoman for the General Mission Society of the St. Mark Baptist Church in San Bernardino. The property was acquired by Dorothy J. Ducksworth in December of 1989. Subsequent owners have

included Lawrence J. Prudholme Sr., Denise Ramirez, John A. Torres, Maria T. Mejia Navarro, and finally Gateway South 9 LLC who is the current owner. Research has shown that the individual owners and residents were ordinary working people that did not contribute significantly to U.S., California, or local history.

715 East Norman Road. The subject property is occupied by a residence constructed in 1922. An unpermitted addition was added to the rear prior to 2002. Stucco siding and composition shingles were added at an unknown date. Ernest Green was the first recorded property owner, with no date available for reference of acquisition. Ernest Green was a Deacon at the Carter Church of God in Christ in San Bernardino. Following Green's death in 1984, the property passed to the possession of his son Herman Green. Subsequent owners include Gary L. Miller, Jovita Morga, and Gateway South 9 Development LLC, which is the current owner. Research has shown that the individual owners and residents were ordinary working people that did not contribute significantly to U.S., California, or local history.

707 East Norman Road. The subject property is occupied by a residence built in 1946. The doors and windows are not original, but no permit records were available to date alterations. Ernest Green was the first recorded property owner and lived at the subject property since prior to 1971. Mr. Green also owned the property at 715 East Norman Road, next door to the east. Ernest was a Deacon at the Carter Church of God in Christ in San Bernardino. Following Green's death in 1984, the property passed to the possession of his children: Herman and Herbert Green, and Dorothy McMillen. Subsequent owners include Gary Miller, Felipe and Judith Donis, and Gateway South 9 Development LLC, which is the current owner. Research has shown that the individual owners and residents were ordinary working people that did not contribute significantly to U.S., California, or local history.

706 East Orange Show Road. The subject property is occupied by a residence built in 1956. The doors, windows, and roofing materials have been recently replaced, as well as stucco and stone accents added to the facades. Michael G. and Belinda L. Mills were the first recorded property owners, and lived there in 1980 following the death of their 23-month-old son Michael J. Mills, the year prior. No more information is available regarding the Mills, aside from having sold the property to Josif and Eileen Adams in July of 1980. Subsequent owners included Jerry and Angela Cole, Hunter Savings Assn., Charles and Sharon Carter, Mucio and Maria Lozoya, Lauro Properties LLC, and lastly Gateway South 9 Development LLC who is the current owner. Research has shown that the individual owners and residents were ordinary working people that did not contribute significantly to U.S., California, or local history.

684 East Orange Show Road. The subject property is occupied by a residence built in 1967. Doors and windows are missing, and the composite-shingled roof is not original, but no permit records were available to date modifications. The garage appears to be original and constructed at or near the same time as the residence according to aerial photographs. Sharon D. and James E. Webb were the first recorded property owners, and lived at the subject property since prior to 1973. James was a Navy Veteran employed by the San Bernardino Post Office, and Sharon was the Office Manager of the South San

Bernardino County Water District. Following James' death in 1990, Sharon married Clarence McZeal. In 2001 They sold the property to Julie and Joseph Caddel. The property was then passed to their son Joseph Jr. in 2009. Subsequent owners include Fernando and Ana Hernandez, and lastly Gateway South 9 Development LLC who is the current owner. Research has shown that the individual owners and residents were ordinary working people that did not contribute significantly to U.S., California, or local history.

668 East Orange Show Road. The subject property is occupied by a residence built in 1955. The roof was replaced in 2001. Fernando and Wendy Esponda were the first recorded property owners. They owned the subject property from prior to 1974, until selling to James and Barbara Cunningham in 1976, who sold to Eugene and Margarett Walker later the same year. Eugene died in 1982 and Margarett owned the property until selling to Wendell and Sheila Payton in 1982. The Wendells sold the property to Jeff T.F. Rose in 2008, who sold to Fernando and Ana Hernandez in 2021. Research has shown that the individual owners and residents were ordinary working people that did not contribute significantly to U.S., California, or local history.

652 East Orange Show Road. The subject property is occupied by a residence built in 1957. The roof has been replaced and the doors and windows have been removed at unknown dates. Preston and Jessie Hickambottom were the first recorded property owners. They owned the subject property from an unknown date until selling to Emmett and Frances Polee on April 19, 1985. The property was owned by the Polee Trust until John and Silvia Duran acquired it in 1994. The Durans sold to DHA Opportunity I LP in 2011, who sold it to Gateway South 9 Development LLC in 2022. Research has shown that the individual owners and residents were ordinary working people that did not contribute significantly to U.S., California, or local history.

646 East Orange Show Road and 24432 Pioneer Road. The subject property contains a residence built in 1959. A large porch addition was added at an unknown date. Doors and windows have been recently replaced. The earliest recorded owner was Marjorie Bruce, who owned the property from 1977 until 1988 after which Emmett and Frances B Polee acquired it. The Polees sold the property to Espiridion Gonzalez in 2000 and Mr. Gonzalez sold the property to Gateway South 9 Development LLC in 2022. Research has shown that the individual owners and residents were ordinary working people that did not contribute significantly to U.S., California, or local history. Confusingly, the San Bernardino County Assessor and Parcel Quest list this residence as 24432 Pioneer Avenue in Redlands, although mapping for both resources depict it at the northeast corner of Orange Show Road and Lena Road. Mailboxes in front of the residence indicate 646 East Orange Show Road, which is consistent with other addresses in the neighborhood. Research has shown that the individual owners and residents were ordinary working people that did not contribute significantly to U.S., California, or local history.

Field Survey

During the field survey Mr. Shepetuk and Mr. Brentner carefully inspected the project site and identified 12 properties containing historic-period buildings. Each of these resources is described below. No other cultural resources of any kind were identified. Overall surface

visibility was approximately 40 percent. Sediments, where visible, included highly disturbed silty sand with some gravels. Vegetation includes ornamental trees and bushes, landscaped lawns, and some seasonal grasses.

24993 and 695 East Norman Road. The subject property is a residential property and contains three single-family residences that are historic in age. Residence 1 is located on the northeastern portion of the subject property and is 1,062 square feet. The residence features wood frame construction, and a single-story floor plan and was built circa 1922. The house was constructed in the era of "Modern Houses", but changes make it difficult to connect with a particular architectural style. It exhibits elements of Minimal Traditional-style architecture although it pre-dates that style. It is fronted by a small yard and features a hipped roof with composite shingles and small front porch. Residence 2 is located to the west of residence 1 and is 753 square feet. The Post-War Minimal-Style residence exhibits wood frame construction, a front-gabled roof with composite shingles, and stucco siding. Residence 3 is 572 square feet, and is located to the southwest of residence 1 and exhibits wood frame construction, a front-gabled roof with composite shingles, and stucco siding. The doors and windows on all buildings have been replaced, but no permit records were available for these modifications, or the construction of residences 2 and 3. The original siding on residence 1 has been covered in stucco.

24551 East Norman Road. The subject property is a single-family residence that is historic in age. Residence 1 is located on the northwestern portion of the subject property. The Post-War Minimal-style residence features wood frame construction, and a single-story floor plan and was built in 1956. It is fronted by a small lawn with ornamental trees enclosed within a wrought iron fence. It contains a front-gabled roof and small front porch with composition roofing. The building is in good condition. The original windows and doors have been replaced.

861 and 867 East Norman Road. The subject property is a residential property and contains a 1,040 square foot single-family residence that is historic in age. The residence is located on the northwestern portion of the subject property. The Post-War Minimal-style residence features wood frame construction, hipped roof, and a single-story floor plan and was built circa 1952. It has a small front porch, and is fronted by a small yard. The original windows and front door have been replaced. The roof is topped with composite shingles, and the outer walls have been resurfaced with stucco.

807 East Norman Road. The subject property is a residential property occupied by American Tow Group and contains a 662 square foot single-family residence that is historic in age. The residence is located on the northeastern portion of the subject property. The Post-War Minimal-style residence features wood frame construction, a single-story floor plan and was built circa 1960. It is fronted by a small yard that has been leveled and paved. It features a hipped roof topped with newer composite shingles. The outer walls have been re-surfaced with light-colored stucco, and all windows and the front door have been replaced.

787 East Norman Road. The subject property is a residential property containing a 1,032 square foot single-family residence that is historic in age. The residence is located on the

northeastern portion of the subject property. The Post-War Minimal-style residence features wood frame construction, and a single-story floor plan and was built circa 1944. While construction was completed before the end of World War II the architectural characteristics fit with this style. The residence is fronted by a small yard and flanked by trees to the east and west. It contains a front-gabled roof and small front porch, and stucco on the outer walls which is not original. The roofing materials are composite, and the windows have all been replaced.

715 East Norman Road. The subject property is a residential property containing a 973 square foot single-family residence that is historic in age. The residence is located on the northern portion of the subject property. The building displays elements of the Craftsman style, but since its construction has been modified beyond recognition. It features wood frame construction, and a single-story floor plan and was built in 1922. It is fronted by a small yard with small trees obstructing much of the front façade from view. It features a front-gabled roof with composite shingles, a small covered front porch, and stucco siding. The building is in poor condition; the windows and doors are missing. The rear of the house features an unpermitted addition which is visible from aerial photographs beginning in 2002, also in poor condition.

707 East Norman Road. The subject property is a residential property containing an 896 square foot single-family residence that is historic in age. The residence is located on the northern portion of the subject property. The Post-War Minimal-style residence features wood frame construction, and a single-story floor plan and was built in 1946. It is fronted by a small enclosed porch structure and a small yard that has been covered with paving tiles. It features a front-gabled roof and stucco outer walls. Vinyl windows have since been added and the building is topped by composite roofing materials. The roof's eaves which provide moderate overhang are in poor condition.

706 East Orange Show Road. The subject property is occupied by a 1,285 square-foot single-family residence that is historic in age (i.e. over 45 years old). It is located on the southeastern portion of the subject property. The Post-War Minimal style residence features wood frame construction, and a single-story floor plan and was built in 1956. It is fronted by a small yard and tree on the southwestern corner. It features a cross-gabled roof topped with composite shingles. Alterations include the shingles, vinyl window frames, and stone accents and stucco on the facades.

684 East Orange Show Road. The subject property contains a 1,850 square foot single-family residence that is historic in age (i.e. over 45 years old). The residence is located on the southern portion of the subject property. The Post-War Minimal-style residence features wood frame construction, and a single-story floor plan and was built circa 1967. It is fronted by a small yard and front porch. The residence features a hipped roof with composite shingles, and stucco siding. A concrete masonry unit wall is situated perpendicular to the house and connects to the façade. All doors and windows are missing from the building. To the rear of the residence is a detached garage of the same architectural style and built with the same materials. Both buildings are in poor condition.

668 East Orange Show Road. The subject property is occupied by an 804 square foot single-family residential home. The Post-War Minimal style residence features wood frame construction, and a single-story floor plan and was built in 1955. It is fronted by a small yard, concrete walkway, and trees. It features a cross-hipped roof, and stucco siding on the outer walls. The property is enclosed by a short chain-link fence to the west, a tall chain link fence to the east and a metal gate to the south. The roofing was replaced with composite shingles in 2001.

652 East Orange Show Road. The subject property is occupied by a 1,222 square foot single-family residence. The Post-War Minimal style residence features wood frame construction, and a single-story floor plan and was built in 1957. It is fronted by a small yard. It contains a hipped, composite roof which is not original, and corrugated roofing to the east used as a carport. The property is enclosed by a tall wooden fence on the west, a chain link fence to the east and a metal gate on the south. The windows and doors have been removed.

646 East Orange Show Road and 24432 Pioneer Road. The subject property contains a single-family residence that is historic in age. A large porch addition and tree obscure much of the main façade, but the layout is consistent with a Post-War Minimal architectural style. It features wood frame construction, and a single-story floor plan and was built in 1959. It contains a front-gabled roof (which appears to be part of the porch addition) and composition shingles. The original windows have been replaced with vinyl windows. The building is in good condition.

SIGNIFICANCE EVALUATIONS

During the field survey, 12 properties containing historic-period buildings were identified. CEQA calls for the evaluation and recordation of historic and archaeological resources. The criteria for determining the significance of impacts to cultural resources are based on Section 15064.5 of the *CEQA Guidelines* and Guidelines for the Nomination of Properties to the California Register. Properties eligible for listing in the California Register and subject to review under CEQA are those meeting the criteria for listing in the California Register, or designation under a local ordinance.

Significance Criteria

California Register of Historical Resources. The California Register criteria are based on National Register criteria. For a property to be eligible for inclusion on the California Register, one or more of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the U.S.;
2. It is associated with the lives of persons important to local, California, or U.S. history;

3. It embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of a master, possesses high artistic values; and/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.

In addition to meeting one or more of the above criteria, the California Register requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR 4852 [d][2]). The California Register also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

California Register Evaluations

24993 and 695 East Norman Road. Criterion 1: Substantial research has not indicated a close association between the subject property and any important events. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: Substantial research has failed to connect the subject property with the lives of persons important in California's past. It is therefore not eligible for the California Register under Criterion 2. Criterion 3: All three residences lack architectural distinction and do not display significant elements of the era during which they were constructed. None of the buildings significantly represents the work of an important creative individual or possesses high artistic values. Therefore, the subject property is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age buildings are therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

24551 East Norman Road. Criterion 1: Substantial research has not indicated a close association between the subject property and any important events. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: Substantial research has failed to connect the subject property with the lives of persons important in California's past. It is therefore not eligible for the California Register under Criterion 2. Criterion 3: The subject property lacks architectural distinction and does not display significant elements of the era during which it was constructed. The building does not significantly represent the work of an important creative individual or possesses high artistic values. Therefore, the subject property is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age building is therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

861 and 867 East Norman Road. Criterion 1: Substantial research has not indicated a close association between the subject property and any important events. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: Substantial research

has failed to connect the subject property with the lives of persons important in California's past. It is therefore not eligible for the California Register under Criterion 2. Criterion 3: The subject property lacks architectural distinction and does not display significant elements of the era during which it was constructed. The building does not significantly represent the work of an important creative individual or possesses high artistic values. Therefore, the subject property is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age building is therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

807 East Norman Road. Criterion 1: Substantial research has not indicated a close association between the subject property and any important events. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: Substantial research has failed to connect the subject property with the lives of persons important in California's past. It is therefore not eligible for the California Register under Criterion 2. Criterion 3: The subject property lacks architectural distinction and does not display significant elements of the era during which it was constructed. The building does not significantly represent the work of an important creative individual or possesses high artistic values. Therefore, the subject property is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age building is therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

787 East Norman Road. Criterion 1: Substantial research has not indicated a close association between the subject property and any important events. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: Substantial research has failed to connect the subject property with the lives of persons important in California's past. It is therefore not eligible for the California Register under Criterion 2. Criterion 3: The subject property lacks architectural distinction and does not display significant elements of the era during which it was constructed. The building does not significantly represent the work of an important creative individual or possesses high artistic values. Therefore, the subject property is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age building is therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

715 East Norman Road. Criterion 1: Substantial research has not indicated a close association between the subject property and any important events. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: Substantial research has failed to connect the subject property with the lives of persons important in California's past. It is therefore not eligible for the California Register under Criterion 2. Criterion 3:

The subject property lacks architectural distinction and does not display significant elements of the era during which it was constructed. The building does not significantly represent the work of an important creative individual or possesses high artistic values. Therefore, the subject property is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age building is therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

707 East Norman Road. Criterion 1: Substantial research has not indicated a close association between the subject property and any important events. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: Substantial research has failed to connect the subject property with the lives of persons important in California's past. It is therefore not eligible for the California Register under Criterion 2. Criterion 3: The subject property lacks architectural distinction and does not display significant elements of the era during which it was constructed. The building does not significantly represent the work of an important creative individual or possesses high artistic values. Therefore, the subject property is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age building is therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

706 East Orange Show Road. Criterion 1: Substantial research has not indicated a close association between the subject property and any important events. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: Substantial research has failed to connect the subject property with the lives of persons important in California's past. It is therefore not eligible for the California Register under Criterion 2. Criterion 3: The subject property lacks architectural distinction and does not display significant elements of the era during which it was constructed. The building does not significantly represent the work of an important creative individual or possesses high artistic values. Therefore, the subject property is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age building is therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

684 East Orange Show Road. Criterion 1: Substantial research has not indicated a close association between the subject property and any important events. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: Substantial research has failed to connect the subject property with the lives of persons important in California's past. It is therefore not eligible for the California Register under Criterion 2. Criterion 3: The subject property lacks architectural distinction and does not display significant elements of the era during which it was constructed. The building does not significantly

represent the work of an important creative individual or possesses high artistic values. Therefore, the subject property is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age building is therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

668 East Orange Show Road. Criterion 1: Substantial research has not indicated a close association between the subject property and any important events. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: Substantial research has failed to connect the subject property with the lives of persons important in California's past. It is therefore not eligible for the California Register under Criterion 2. Criterion 3: The subject property lacks architectural distinction and does not display significant elements of the era during which it was constructed. The building does not significantly represent the work of an important creative individual or possesses high artistic values. Therefore, the subject property is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age building is therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

652 East Orange Show Road. Criterion 1: Substantial research has not indicated a close association between the subject property and any important events. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: Substantial research has failed to connect the subject property with the lives of persons important in California's past. It is therefore not eligible for the California Register under Criterion 2. Criterion 3: The subject property lacks architectural distinction and does not display significant elements of the era during which it was constructed. The building does not significantly represent the work of an important creative individual or possesses high artistic values. Therefore, the subject property is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age building is therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

646 East Orange Show Road and 24432 Pioneer Road. Criterion 1: Substantial research has not indicated a close association between the subject property and any important events. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: Substantial research has failed to connect the subject property with the lives of persons important in California's past. It is therefore not eligible for the California Register under Criterion 2. Criterion 3: The subject property lacks architectural distinction and does not display significant elements of the era during which it was constructed. The building does not significantly represent the work of an important creative individual or possesses high artistic values. Therefore, the subject property is not eligible under Criterion 3.

Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age building is therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

RECOMMENDATIONS

Based on these results, BCR Consulting recommends that no additional cultural resources work or monitoring is necessary during proposed project activities associated with the Alliance GWS Building 9 Project. Therefore, no significant impact related to historical resources is anticipated and no further investigations are recommended unless:

- The proposed project is changed to include areas that have not been subject to this cultural resource assessment;
- Cultural materials are encountered during project activities.

The current study attempted to determine whether significant archaeological deposits were present on the proposed project site. Although none were yielded during the records search and field survey, ground-disturbing activities have the potential to reveal buried deposits not observed on the surface. Prior to the initiation of ground-disturbing activities, field personnel should be alerted to the possibility of buried prehistoric or historic cultural deposits. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register of Historic Places (National Register), plans for the treatment, evaluation, and mitigation of impacts to the find will need to be developed. Prehistoric or historic cultural materials that may be encountered during ground-disturbing activities include:

- historic-period artifacts such as glass bottles and fragments, cans, nails, ceramic and pottery fragments, and other metal objects;
- historic-period structural or building foundations, walkways, cisterns, pipes, privies, and other structural elements;
- prehistoric flaked-stone artifacts and debitage (waste material), consisting of obsidian, basalt, and or cryptocrystalline silicates;
- groundstone artifacts, including mortars, pestles, and grinding slabs;
- dark, greasy soil that may be associated with charcoal, ash, bone, shell, flaked stone, groundstone, and fire affected rocks;
- human remains.

Findings were positive during the Sacred Lands File search with the NAHC. The results of the Sacred Lands File search are provided in Appendix C. The Legislature added requirements regarding tribal cultural resources for CEQA in Assembly Bill 52 (AB 52) that took effect July 1, 2015. AB52 requires consultation with California Native American tribes and consideration of tribal cultural resources in the CEQA process. By including tribal cultural resources early in the CEQA process, the legislature intended to ensure that local

and Tribal governments, public agencies, and project proponents would have information available, early in the project planning process, to identify and address potential adverse impacts to tribal cultural resources. By taking this proactive approach, the legislature also intended to reduce the potential for delay and conflicts in the environmental review process. To help determine whether a project may have such an effect, the Public Resources Code requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a Proposed Project. Since the City will initiate and carry out the required AB52 Native American Consultation, the results of the consultation are not provided in this report. However, this report may be used during the consultation process, and BCR Consulting staff is available to answer questions and address concerns as necessary.

According to CEQA Guidelines, projects subject to CEQA must determine whether the project would "directly or indirectly destroy a unique paleontological resource". The Paleontological Overview provided in Appendix D has recommended that:

> The geologic units underlying the project area is mapped as Holocene alluvial fan deposits of gravel and sand (Dibblee and Minch, 2004). Holocene alluvial units are considered to be of high preservation value, but material found is unlikely to be fossil material due to the relatively modern associated dates of the deposits. However, if development requires any substantial depth of disturbance, the likelihood of reaching Pleistocene alluvial sediments would increase. The Western Science Center does not have localities within the project area or within a 1 mile radius.
>
> While the presence of any fossil material is unlikely, if excavation activity disturbs deeper sediment dating to the earliest parts of the Holocene or Late Pleistocene periods, the material would be scientifically significant. Excavation activity associated with the development of the project area is unlikely to be paleontologically sensitive, but caution during development should be observed.

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

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APPENDIX A

CULTURAL RESOURCE RECORDS SEARCH BIBLIOGRAPHY

Report List

KIM2213

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
SB-00331	NADB-R - 1060331; Voided - 76-4.16	1976	FRYMAN, JR., FRANK B.	AN ARCHAEOLOGICAL SURVEY OF THE PROPOSED PARK MOABI MOTORCYCLE RACE COURSE PROJECT AREA, SAN BERNARDINO COUNTY, CALIFORNIA	ARIZONA STATE UNIVERSITY	36-000219
SB-01133	NADB-R - 1061133; Voided - 81-6.1A	1981	LERCH, MICHAEL K.	CULTURAL RESOURCES ASSESSMENT OF THE TIPPECANOE AVENUE PROJECT, SAN BERNARDINO, CALIFORNIA	SAN BERNARDINO COUNTY MUSEUM ASSOCIATION	
SB-01134	NADB-R - 1061134; Voided - 81-6.1B	1981	LERCH, MICHAEL K.	ADDENDUM TO CULTURAL RESOURCES ASSESSMENT OF THE TIPPECANOE AVENUE PROJECT	SAN BERNARDINO COUNTY MUSEUM ASSOCIATION	
SB-01808	NADB-R - 1061808; Voided - 88-6.5	1988	HAMPSON, R. PAUL, JERREL SORENSEN, SUSAN K. GOLDBERG, MARK T. SWANSON, and JEANNE E. ARNOLD	CULTURAL RESOURCES SURVEY, UPPER SANTA ANA RIVER, CALIFORNIA	GREENWOOD & ASSOCIATES AND INFOTEC	36-000144, 36-001577, 36-006060, 36-006061, 36-006062, 36-006063, 36-006064, 36-006065, 36-006066, 36-006067, 36-006068, 36-006069, 36-006070, 36-006071, 36-006072, 36-006073, 36-006074, 36-006075, 36-006076, 36-006077, 36-006078, 36-006079, 36-006080, 36-006081, 36-006082, 36-006083, 36-006084, 36-006085, 36-006086, 36-006087, 36-006088, 36-006089, 36-006090, 36-006091, 36-006092, 36-006093, 36-006094, 36-006095, 36-006096, 36-006097, 36-006098, 36-006099, 36-006100, 36-006101, 36-006102, 36-006103, 36-060194, 36-060195, 36-060196, 36-060252
SB-02260	NADB-R - 1062260; Voided - 91-2.10	1991	CARMICHAEL, DAVID	DOCUMENTARY RESEARCH AND FIELD RECONNAISSANCE RELATING TO CULTURAL RESOURCES AT NORTON AIR FORCE BASE, CALIFORNIA	NORTON AIR FORCE BASE	36-006096
SB-02784	NADB-R - 1062784	1991	HALLARAN, KEVIN B. and CHRISTOPHER FOORD	THE GAGE CANAL (DRAFT COPY OF 2 CHAPTERS OF UNKNOWN PUBLICATION)		36-007168
SB-03009	NADB-R - 1063009	1994	LUKKARILA, DAVE WALTER	THE SUMMER OF 1861: ESTABLISHING A MILITARY CAMP IN SAN BERNARDINO AT THE CIVIL WAR'S BEGINNING; A REVIEW OF THE OFFICIAL WAR RECORDS	M.A., CA STATE UNIVERSITY, FULLERTON	
SB-03228	NADB-R - 1063228	1995	LERCH, MICHAEL K.	HISTORIC PROPERTY SURVEY REPORT: ORANGE SHOW ROAD EXTENSION, CITY OF SAN BERNARDINO, CA. 100PP	TOM DODSON & ASSOCIATES	36-006103, 36-007168, 36-017813

Report List

KIM2213

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
SB-03286	NADB-R - 1063286	1998	LOVE, BRUCE and BAI TOM TANG	HISTORIC SIGNIFICANCE EVALUATION OF BUILDINGS SCHEDULED FOR DEMOLITION DURING PHASE I OF MAYOR'S DEMOLITION INITIATIVE, CITY OF SAN BERNARDINO, CA. 16PP	CRM TECH	
SB-06331	NADB-R - 1066331	2009	Cannon, Amanda and Michael K. Lerch	Cultural Resources Assessment of the Riverside-Corona Realignment, San Bernardino and Riverside Counties, California.		

Resource List

KIM2213

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-36-006103	CA-SBR-006103H	Other - C-23; Resource Name - Atchison Topeka and Santa Fe Railroad Bridge	Structure	Historic	AH07; AH15	1987 (Greenwood & Associates)	SB-01808, SB-03228
P-36-006847	CA-SBR-006847H	Resource Name - Old Kite Route; Other - ATS&F Railroad; Other - SBRR-1; Other - Highlands Division of the ATS&F; Other - R-FEL/L #1; Resource Name - ATS&F/BNSF; Other - R-FEH/L #1; Other - PSBR-25H; Other - R-FEH/L #1; Other - R-FEH #9	Structure, Site	Historic	AH07; HP11; HP18; HP19	1990 (Romani, Gwen, Greenwood and Associates); 1990 (G. Romani et al, Greenwood & Associates); 1995 (F. Smith, Myra Frank & Associates); 1997 (B. Tang, CRM Tech); 1998 (M. Horne et al, Applied Earthworks); 2000 (M. Robinson, Applied Earthworks); 2008 (C. Harper, SWCA); 2010 (C. Tibbett, LSA); 2010 (E. Potter, ASM Affiliates); 2014 (M. DeCarlo & D. Mengers, ASM); 2016	SB-02796, SB-02853, SB-02917, SB-02918, SB-03287, SB-03392, SB-03575, SB-03591, SB-03746, SB-04337, SB-05971, SB-07260, SB-07451, SB-07528, SB-07955, SB-07963, SB-07964, SB-08097, SB-08130
P-36-007168	CA-SBR-007168H	Resource Name - Gage Canal; Other - MFA-1H; Other - ADOE-36-95-001-00	Structure, Site	Historic	AH06; HP20	1992 (Wlodarski); 1995; 2003; 2008; 2017 (Roberta Thomas, Applied EarthWorks, Inc)	SB-02784, SB-02889, SB-03228, SB-03605, SB-06291, SB-07955, SB-07963
P-36-017813		Resource Name - Marshall Residence; OHP Property Number - 097616	Building	Historic	HP02	1994 (Wayne Donaldson, FAIA)	SB-03228
P-36-029448	CA-SBR-029448H	Resource Name - Waterman-1	Site	Historic	AH04	2015 (S. Andrews, ASM)	

APPENDIX B

DEPARTMENT OF PARK AND RECREATION 523 FORMS

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 or #: 652 E. Orange Show Road

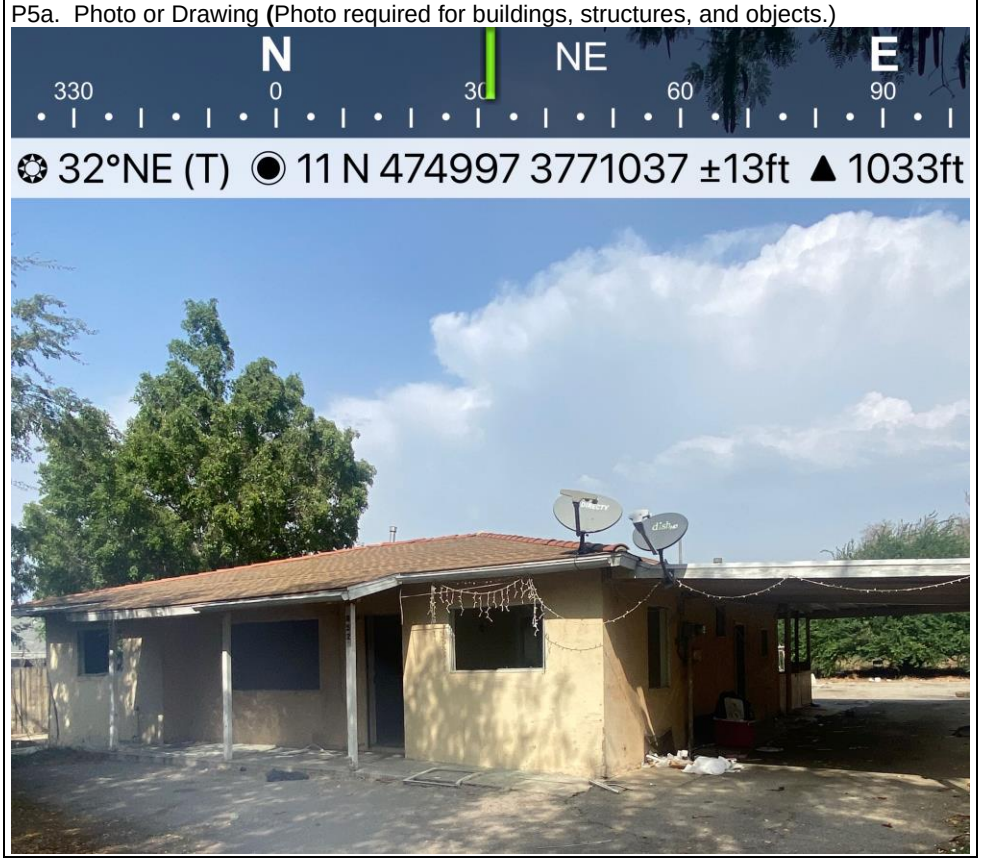
P1. Other Identifier:

***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:** San Bernardino South **Date:** 1980 **T**1S; **R**4W; Non-sectioned**;** SBBM
c. Address: 652 E. Orange Show Road City: San Bernardino Zip: 92408
d. UTM: Zone: N/A mE/ Elevation: 1033' AMSL
e. Other Locational Data: The subject property is located on the north side of Orange Show Road, east of Lena Road.

***P3a. Description:** The subject property is occupied by a 1,222 square foot single-family residence. The Post-War Minimal style residence features wood frame construction, and a single-story floor plan and was built in 1957. It is fronted by a small yard. It contains a hipped, composite roof which is not original, and corrugated roofing to the east used as a carport. The property is enclosed by a tall wooden fence on the west, a chain link fence to the east and a metal gate on the south. The windows and doors have been removed.

***P3b. Resource Attributes:** HP3. Single Family Residence

P5a. Photo or Drawing **(**Photo required for buildings, structures, and objects.)



***P4. Resources Present:**
☑ Building ☐Structure ☐Object
☐Site ☐District ☐Element of District
☐Other

P5b. Description of Photo: (View, date, accession #) Photo 1: Residence Overview (View North)

***P6. Date Constructed/ Age and Sources:** ☑Historic 1957 (see page 2) ☐Prehistoric ☐Both

***P7. Owner and Address:**
Gateway South 9 Development LLC
9800 Hillwood Pkwy #300, Fort Worth, TX 76177

***P8. Recorded by:**
George Brentner
BCR Consulting LLC
Claremont, California 91711

***P9. Date Recorded:** 10/12/22

***P10. Survey Type:** Intensive.

***P11. Report Citation:** *Cultural Resources Assessment of the Alliance GWS Building 9 Project, San Bernardino, San Bernardino County, California.* On File at BCR Consulting LLC.

***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 or #** (Assigned by recorder) 652 E. Orange Show Road

B1. Historic Name: N/A B2. Common Name: N/A
B3. Original Use: Residence B4. Present Use: Residence
***B5. Architectural Style:** Post-War Minimal
***B6. Construction History:** (Construction date, alterations, and date of alterations): Residence was built in 1957. The roof has been replaced and the doors and windows have been removed at unknown dates.

***B7. Moved?** ☑**No** ☐**Yes** ☐**Unknown** **Date:** N/A **Original Location:** N/A ***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme:** Mid-Century Community Development **Area:** San Bernardino **Applicable Criteria:** N/A

History

San Bernardino. The project site is located within the boundaries of the historic Rancho San Bernardino, a mission rancho originally associated with the nearby Spanish Asistencia. Rancho San Bernardino became the property of the Lugo family and Diego Sepulveda in 1842 as part of the secularization process, securing Mexico's local hegemony after official independence from Spain. When the United States annexed California after the Mexican-American War, the Lugo family and Diego Sepulveda received the official U.S. land patent for the property, via a claim filed under the authority of Congress (General Land Office 1865; U.S. Congress 1851). Brigham Young's Mormon scouts subsequently bought Rancho San Bernardino from the Lugos and Sepulveda and erected a sawmill and irrigation system, splitting the land into a system of ranches and farms. The resulting economy soon necessitated a stage stop, and by 1855 the freight-hauling enterprise of Banning & Alexander was running a brisk service between San Bernardino and Los Angeles (Lavender 1972:230-231).

Although large tracts owned by the U.S. Government became available for homesteading during the 1860s, various pressures forced local Mormon pioneers to recede to Salt Lake City during this period. In the wake of the Mormon exodus, other settlers began to take advantage of new homestead opportunities. Agriculture (particularly citrus orchards) was central to the region's success, and by the early 20th century the City of San Bernardino's downtown took shape as the hub of economic activity. [Continued on page 3]

Period of Significance: Early Post World War II **Property Type:** Residential
Applicable Criteria: N/A B11. Additional Resource Attributes N/A

***B12. References:**

Donaldson, Milford Wayne AIA, Inc.1991. *Historic Resources Reconnaissance Survey, San Bernardino.* On File at the City of San Bernardino Planning Department.
General Land Office 1865. BLM Records of the GLO. Electronic Document: glorecords.blm.gov. Accessed Multiple Dates
Lavender, David. 1972. *California Land of New Beginnings.* Harper and Row, Publishers. New York.
Osbourne, Richard. 1996. *World War II Sites in the United States a Directory and Tour Guide.* Riebel-Roque Publishing Company. Madison, Wisconsin.
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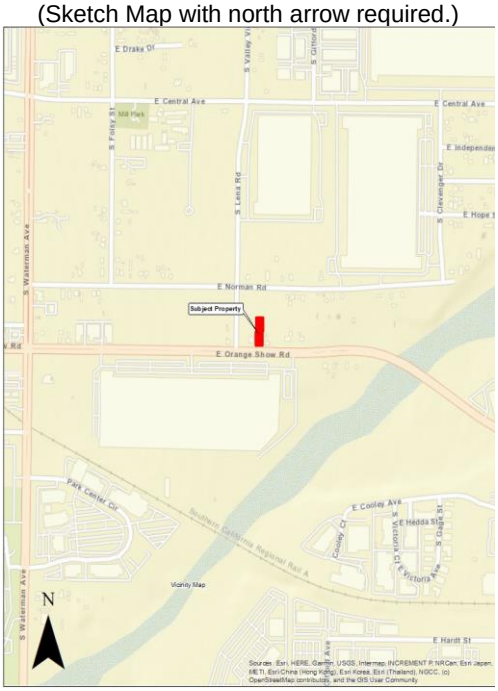
U.S. Public Records Index 1995. Electronic Document. Ancestry.com. Accessed 08/22/22.

(Sketch Map with north arrow required.)



***B14. Evaluators:** David Brunzell, George Brentner, Doug Kazmier BCR Consulting, Claremont, California
***Date of Evaluation** 12/13/2022

B10. Significance [Continued from page 2]:
Spanish Colonial-style civic and commercial buildings predominated San Bernardino construction projects between the 1920s to the 1940s. While similar popular architectural styles were reflected in some residential neighborhoods, the gradual development of forms more typical of the California working class population became common (Donaldson 1991). These included 1920s Craftsman and Spanish Colonial Revival style bungalows, and the simple Minimal Traditional Style during the 1930s (ibid.). Subsequent to World War II, southern California experienced an unprecedented land boom resulting from the local discharge of former military personnel. The railroad, U.S. Air Force (both civilian and military), and Kaiser Steel initially remained strong, and a revitalized construction industry formed due to new commercial, residential, and infrastructure developments. Although San Bernardino initially prospered during the post-war years, the eventual closures of Norton Air Force Base and Kaiser Steel in addition to the relocation of many railroad jobs punctuated a general economic downturn for San Bernardino's working class that has persisted since the 1980s (Osbourne 1996).

Valley Truck Farms Community. The subject property is located in the vicinity of the historic Valley Truck Farms community. In the 1920s, a population boom in Los Angeles led to growth in surrounding areas. Many Los Angeles residents moved away from the growing city seeking a more rural environment, including a group of African-American families from the Los Angeles Basin who settled in the area that would become Valley Truck Farms. The land partially includes the project site and was occupied by a handful of widely spaced ranches located southeast of the San Bernardino corporate boundaries of the day. Valley Truck Farms was bounded roughly by Mill Street to the North, Tippecanoe Avenue to the east, Washington Avenue to the west, and Dumas Street to the south. The Capital Company bought the land in 1926 and subdivided it into 1-acre parcels. Within a decade, the neighborhood developed into a community that was home to around 50 or 60 families and eventually joined the City of San Bernardino (San Bernardino County Sun [SBCS], 19 July 2010).

Property History. Preston and Jessie Hickambottom were the first recorded property owners, they owned the subject property from an unknown date until selling to Emmett and Frances Polee on April 19, 1985. The property was owned by the Polee Trust until John and Silvia Duran acquired it in 1994. The Durans sold to DHA Opportunity I LP in 2011, who sold it to Gateway South 9 Development LLC in 2022 (San Bernardino County Property Information Management System 2022; SBCS 26 November 1950, 7 August 1960, 19 November 1961, 31 December 1967, 6 April 1968, 22 August 1969, 22 September 1977, 10 May 1984; U.S. Federal Census 1950, U.S. Grave Index 1987, 1990, U.S. Public Records Index 1995).

Evaluation
Criterion 1: Substantial research has not indicated a close association between the subject property and any important events. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: Substantial research has failed to connect the subject property with the lives of persons important in California's past. It is therefore not eligible for the California Register under Criterion 2. Criterion 3: The residence lacks architectural distinction and do not display significant elements of the era during which they were constructed. The building does not significantly represent the work of an important creative individual or possesses high artistic values. Therefore, the subject property is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age building is therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

Integrity. As the building remains in its original position and is still in use as a residential property, it retains integrity of location, setting, and association. Alterations have diminished integrity of design, materials, workmanship, and feeling.

State of California — The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI #**

PRIMARY RECORD

Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 *__Resource Name or #:__ 668 E. Orange Show Road

P1. Other Identifier:

***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:** San Bernardino South **Date:** 1980 **T**1S; **R**4W; Non-sectioned**;** SBBM

c. Address: 668 E. Orange Show Road City: San Bernardino Zip: 92408

d. UTM: Zone: N/A mE/ Elevation: 1035' AMSL

e. Other Locational Data: The subject property is located on the north side of Orange Show Road, east of Lena Road.

***P3a. Description:** The subject property is occupied by an 804 square foot single-family residential home. The Post-War Minimal style residence features wood frame construction, and a single-story floor plan and was built in 1955. It is fronted by a small yard, concrete walkway, and trees. It features a cross-hipped roof, and stucco siding on the outer walls. The property is enclosed by a short chain-link fence to the west, a tall chain link fence to the east and a metal gate to the south. The roofing was replaced with composite shingles in 2001.

***P3b. Resource Attributes:** HP3. Single Family Residence

P5a. Photo or Drawing **(**Photo required for buildings, structures, and objects.)

***P4. Resources Present:**
☑ Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5b. Description of Photo: (View, date, accession #)
Photo 1: Residence Overview (View South)

***P6. Date Constructed/ Age and Sources:** ☑Historic 1955(see page 2) ☐Prehistoric ☐Both

***P7. Owner and Address:**
Fernando & Ana Hernandez
668 E Orange Show Road,
San Bernardino, CA 92408

***P8. Recorded by:**
George Brentner
BCR Consulting LLC
Claremont, California 91711

***P9. Date Recorded:**
10/12/22

***P10. Survey Type:** Intensive.

***P11. Report Citation:** *Cultural Resources Assessment of the Gateway 9 Project, San Bernardino, San Bernardino County, California.*

***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 or #** (Assigned by recorder) 668 E. Orange Show Road

B1. Historic Name: N/A B2. Common Name: N/A
B3. Original Use: Residence B4. Present Use: Residence
***B5. Architectural Style:** Post-War Minimal
***B6. Construction History:** (Construction date, alterations, and date of alterations): Residence was built in 1955. The roof was replaced in 2001.

***B7. Moved?** ☑**No** ☐**Yes** ☐**Unknown** **Date:** N/A **Original Location:** N/A ***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme:** Mid-Century Community Development **Area:** San Bernardino **Applicable Criteria:** N/A

History

San Bernardino. The project site is located within the boundaries of the historic Rancho San Bernardino, a mission rancho originally associated with the nearby Spanish Asistencia. Rancho San Bernardino became the property of the Lugo family and Diego Sepulveda in 1842 as part of the secularization process, securing Mexico's local hegemony after official independence from Spain. When the United States annexed California after the Mexican-American War, the Lugo family and Diego Sepulveda received the official U.S. land patent for the property, via a claim filed under the authority of Congress (General Land Office 1865; U.S. Congress 1851). Brigham Young's Mormon scouts subsequently bought Rancho San Bernardino from the Lugos and Sepulveda and erected a sawmill and irrigation system, splitting the land into a system of ranches and farms. The resulting economy soon necessitated a stage stop, and by 1855 the freight-hauling enterprise of Banning & Alexander was running a brisk service between San Bernardino and Los Angeles (Lavender 1972:230-231).

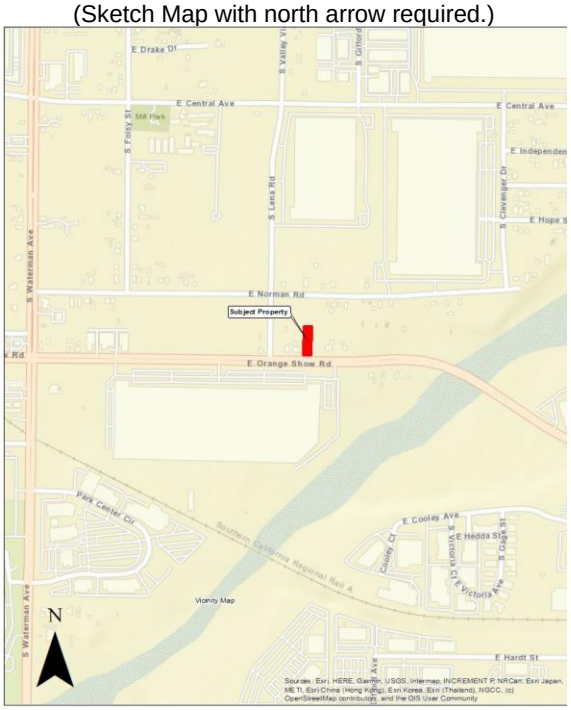
Although large tracts owned by the U.S. Government became available for homesteading during the 1860s, various pressures forced local Mormon pioneers to recede to Salt Lake City during this period. In the wake of the Mormon exodus, other settlers began to take advantage of new homestead opportunities. Agriculture (particularly citrus orchards) was central to the region's success, and by the early 20th century the City of San Bernardino's downtown took shape as the hub of economic activity. [Continued on page 3]

Theme: Mid-Century Community Development **Area:** San Bernardino
Period of Significance: Early Post World War II **Property Type:** Residential
Applicable Criteria: N/A B11. Additional Resource Attributes N/A

***B12. References:**

Donaldson, Milford Wayne AIA, Inc.1991. *Historic Resources Reconnaissance Survey, San Bernardino.* On File at the City of San Bernardino Planning Department.
General Land Office 1865. BLM Records of the GLO. Electronic Document: glorecords.blm.gov. Accessed Multiple Dates
Lavender, David. 1972. *California Land of New Beginnings.* Harper and Row, Publishers. New York.
Osbourne, Richard. 1996. *World War II Sites in the United States a Directory and Tour Guide.* Riebel-Roque Publishing Company. Madison, Wisconsin.
San Bernardino County. Property Information Management Systems [PIMS] – "Property Characteristics and Ownership History for Parcel 0280-172-01." Online Database. Accessed Multiple Dates.
San Bernardino County Sun (San Bernardino, California) [SBCS]. Multiple years. "[Assorted articles and editorials]." Multiple dates. San Bernardino, California. Electronic Database: via newspapers.com. Accessed multiple dates.
United States Congress. 1851. *An Act to Ascertain and Settle Private Land Claims in the State of California.* Records on File at the Bancroft Library; Land Case Files 1852-1892.
U.S. Federal Census 1950. Electronic Document. Ancestry.com. Accessed 08/22/22.
U.S. Grave Index 1982, 2013. Electronic Document. Ancestry.com. Accessed 08/22/22.
U.S. Public Records Index 2013, 2020. Electronic Document. Ancestry.com. Accessed 08/22/22.

(Sketch Map with north arrow required.)



***B14. Evaluators:** David Brunzell, Doug Kazmier BCR Consulting, Claremont, California
***Date of Evaluation** 12/12/22

B10. Significance [Continued from page 2]:
Spanish Colonial-style civic and commercial buildings predominated San Bernardino construction projects between the 1920s to the 1940s. While similar popular architectural styles were reflected in some residential neighborhoods, the gradual development of forms more typical of the California working class population became common (Donaldson 1991). These included 1920s Craftsman and Spanish Colonial Revival style bungalows, and the simple Minimal Traditional Style during the 1930s (ibid.). Subsequent to World War II, southern California experienced an unprecedented land boom resulting from the local discharge of former military personnel. The railroad, U.S. Air Force (both civilian and military), and Kaiser Steel initially remained strong, and a revitalized construction industry formed due to new commercial, residential, and infrastructure developments. Although San Bernardino initially prospered during the post-war years, the eventual closures of Norton Air Force Base and Kaiser Steel in addition to the relocation of many railroad jobs punctuated a general economic downturn for San Bernardino's working class that has persisted since the 1980s (Osbourne 1996).

Valley Truck Farms Community. The subject property is located in the vicinity of the historic Valley Truck Farms community. In the 1920s, a population boom in Los Angeles led to growth in surrounding areas. Many Los Angeles residents moved away from the growing city seeking a more rural environment, including a group of African-American families from the Los Angeles Basin who settled in the area that would become Valley Truck Farms. The land partially includes the project site and was occupied by a handful of widely spaced ranches located southeast of the San Bernardino corporate boundaries of the day. Valley Truck Farms was bounded roughly by Mill Street to the North, Tippecanoe Avenue to the east, Washington Avenue to the west, and Dumas Street to the south. The Capital Company bought the land in 1926 and subdivided it into 1-acre parcels. Within a decade, the neighborhood developed into a community that was home to around 50 or 60 families and eventually joined the City of San Bernardino (San Bernardino County Sun [SBCS], 19 July 2010).

Property History. Fernando Esponda and his wife Wendy were the first recorded property owners. They owned the subject property from prior to 1974, until selling to James and Barbara Cunningham in 1976, who sold to Eugene and Margarett Walker later the same year. Eugene died in 1982 and Margarett owned the property until selling to Wendell and Sheila Payton in 1982. The Wendells sold the property to Jeff T.F. Rose in 2008, who sold to Fernando and Ana Hernandez in 2021 (San Bernardino County Property Information Management System 2022; SBCS 13 July 1961, 8 October 1975; U.S. Federal Census 1950, U.S. Grave Index 1982, 2013, U.S. Public Records Index 2013, 2020).

Evaluation
Criterion 1: Substantial research has not indicated a close association between the subject property and any important events. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: Substantial research has failed to connect the subject property with the lives of persons important in California's past. It is therefore not eligible for the California Register under Criterion 2. Criterion 3: The residence lacks architectural distinction and does not display significant elements of the era during which they were constructed. The building does not significantly represent the work of an important creative individual or possesses high artistic values. Therefore, the subject property is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age building is therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

Integrity. As the building remains in its original position and is still in use as a residential property, it retains integrity of location, setting, and association. Alterations have diminished integrity of design, materials, workmanship, and feeling.

State of California — The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI #**

PRIMARY RECORD

Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 *__Resource Name or #:__ 684 E. Orange Show Road

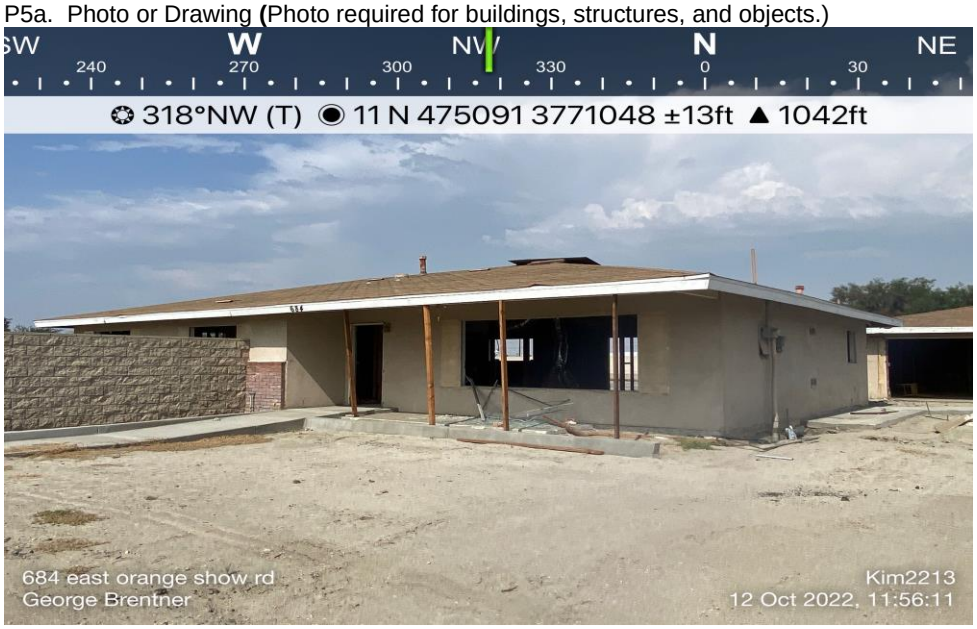
P1. Other Identifier:

***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:** San Bernardino South **Date:** 1980 **T**1S; **R**4W; Non-sectioned**;** SBBM
c. Address: 684 E. Orange Show Road City: San Bernardino Zip: 92408
d. UTM: Zone: N/A mE/ Elevation: 1042' AMSL
e. Other Locational Data: The subject property is located on the north side of Orange Show Road, east of Lena Road.

***P3a. Description:** The subject property contains a 1,850 square foot single-family residence that is historic in age (i.e. over 45 years old). The residence is located on the southern portion of the subject property. The Post-War Minimal-style residence features wood frame construction, and a single-story floor plan and was built circa 1967. It is fronted by a small yard and front porch. The residence features a hipped roof with composite shingles, and stucco siding. A concrete masonry unit wall is situated perpendicular to the house and connects to the façade. All doors and windows are missing from the building. To the rear of the residence is a detached garage of the same architectural style and built with the same materials. Both buildings are in poor condition.

***P3b. Resource Attributes:** HP3. Single Family Residence

P5a. Photo or Drawing **(**Photo required for buildings, structures, and objects.)



***P4. Resources Present:**
☑ Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5b. Description of Photo: (View, date, accession #) Photo 1: Residence Overview (View Northwest)

***P6. Date Constructed/ Age and Sources:** ☑Historic 1967(see page 2) ☐Prehistoric ☐Both

***P7. Owner and Address:**
Gateway South 9 Development LLC
9800 Hillwood Pkwy #300, Fort Worth, TX 76177

***P8. Recorded by:**
George Brentner
BCR Consulting LLC
Claremont, California 91711

***P9. Date Recorded:** 10/12/2022

***P10. Survey Type:** Intensive.

***P11. Report Citation:** *Cultural Resources Assessment of the Gateway 9 Project, San Bernardino, San Bernardino County, California.*

***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):

B1. Historic Name: N/A **B2. Common Name:** N/A
B3. Original Use: Residence **B4. Present Use:** Residence
***B5. Architectural Style:** Post-War Minimal
***B6. Construction History:** (Construction date, alterations, and date of alterations): The residence was built in 1967. Doors and windows are missing, and the composite-shingled roof is not original, but no permit records were available to date modifications. The garage appears to be original and constructed at or near the same time as the residence according to aerial photographs.

***B7. Moved?** ☑**No** ☐**Yes** ☐**Unknown** **Date:** N/A **Original Location:** N/A ***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme:** Mid-Century Community Development **Area:** San Bernardino **Applicable Criteria:** N/A

History

San Bernardino. The project site is located within the boundaries of the historic Rancho San Bernardino, a mission rancho originally associated with the nearby Spanish Asistencia. Rancho San Bernardino became the property of the Lugo family and Diego Sepulveda in 1842 as part of the secularization process, securing Mexico's local hegemony after official independence from Spain. When the United States annexed California after the Mexican-American War, the Lugo family and Diego Sepulveda received the official U.S. land patent for the property, via a claim filed under the authority of Congress (General Land Office 1865; U.S. Congress 1851). Brigham Young's Mormon scouts subsequently bought Rancho San Bernardino from the Lugos and Sepulveda and erected a sawmill and irrigation system, splitting the land into a system of ranches and farms. The resulting economy soon necessitated a stage stop, and by 1855 the freight-hauling enterprise of Banning & Alexander was running a brisk service between San Bernardino and Los Angeles (Lavender 1972:230-231).

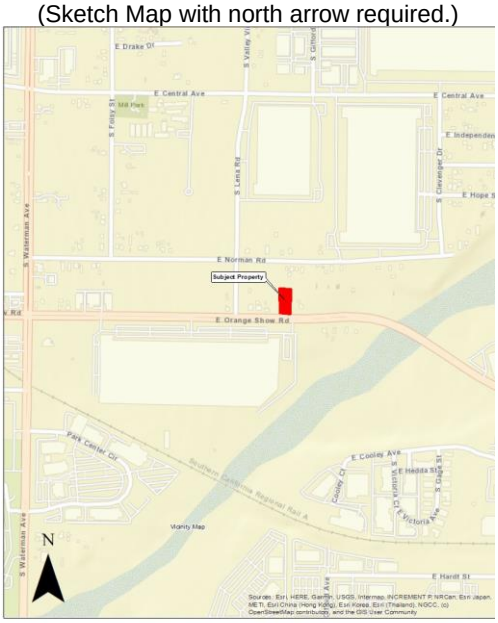
Although large tracts owned by the U.S. Government became available for homesteading during the 1860s, various pressures forced local Mormon pioneers to recede to Salt Lake City during this period. In the wake of the Mormon exodus, other settlers began to take advantage of new homestead opportunities. Agriculture (particularly citrus orchards) was central to the region's success, and by the early 20th century the City of San Bernardino's downtown took shape as the hub of economic activity. [Continued on page 3]

Period of Significance: Early Post World War II **Property Type:** Residential
Applicable Criteria: N/A B11. Additional Resource Attributes N/A

***B12. References:**

Donaldson, Milford Wayne AIA, Inc.1991. *Historic Resources Reconnaissance Survey, San Bernardino.* On File at the City of San Bernardino Planning Department.
General Land Office 1865. BLM Records of the GLO. Electronic Document: glorecords.blm.gov. Accessed Multiple Dates
Lavender, David. 1972. *California Land of New Beginnings.* Harper and Row, Publishers. New York.
Osbourne, Richard. 1996. *World War II Sites in the United States a Directory and Tour Guide.* Riebel-Roque Publishing Company. Madison, Wisconsin.
San Bernardino County. Property Information Management Systems [PIMS] – "Property Characteristics and Ownership History for Parcel 0280-192-18." Online Database. Accessed Multiple Dates.
San Bernardino County Sun (San Bernardino, California) [SBCS]. Multiple years. "[Assorted articles and editorials]." Multiple dates. San Bernardino, California. Electronic Database: via newspapers.com. Accessed multiple dates.
United States Congress. 1851. *An Act to Ascertain and Settle Private Land Claims in the State of California.* Records on File at the Bancroft Library; Land Case Files 1852-1892.
California, U.S., Death Index, 1940-1997 [database on-line]. Ancestry.com. Accessed October 27, 2022.
U.S., Find a Grave Index, 1600s-Current [database on-line]. Ancestry.com. Accessed October 27, 2022.

(Sketch Map with north arrow required.)



***B14. Evaluators:** David Brunzell, Doug Kazmier, BCR Consulting, Claremont, California
***Date of Evaluation** 12/13/22

B10. Significance [Continued from page 2]:
Spanish Colonial-style civic and commercial buildings predominated San Bernardino construction projects between the 1920s to the 1940s. While similar popular architectural styles were reflected in some residential neighborhoods, the gradual development of forms more typical of the California working class population became common (Donaldson 1991). These included 1920s Craftsman and Spanish Colonial Revival style bungalows, and the simple Minimal Traditional Style during the 1930s (ibid.). Subsequent to World War II, southern California experienced an unprecedented land boom resulting from the local discharge of former military personnel. The railroad, U.S. Air Force (both civilian and military), and Kaiser Steel initially remained strong, and a revitalized construction industry formed due to new commercial, residential, and infrastructure developments. Although San Bernardino initially prospered during the post-war years, the eventual closures of Norton Air Force Base and Kaiser Steel in addition to the relocation of many railroad jobs punctuated a general economic downturn for San Bernardino's working class that has persisted since the 1980s (Osbourne 1996).

Valley Truck Farms Community. The subject property is located in the vicinity of the historic Valley Truck Farms community. In the 1920s, a population boom in Los Angeles led to growth in surrounding areas. Many Los Angeles residents moved away from the growing city seeking a more rural environment, including a group of African-American families from the Los Angeles Basin who settled in the area that would become Valley Truck Farms. The land partially includes the project site and was occupied by a handful of widely spaced ranches located southeast of the San Bernardino corporate boundaries of the day. Valley Truck Farms was bounded roughly by Mill Street to the North, Tippecanoe Avenue to the east, Washington Avenue to the west, and Dumas Street to the south. The Capital Company bought the land in 1926 and subdivided it into 1-acre parcels. Within a decade, the neighborhood developed into a community that was home to around 50 or 60 families and eventually joined the City of San Bernardino (San Bernardino County Sun [SBCS], 19 July 2010).

Property History. Sharon D. and James E. Webb were the first recorded property owners, and lived at the subject property since at prior to 1973. James was a Navy Veteran employed by the San Bernardino Post Office, and Sharon was the Office Manager of the South San Bernardino County Water District. Following James' death in 1990, Sharon married Clarence McZeal. In 2001 They sold the property to Julie and Joseph Caddel. The property was then passed to their son Joseph Jr. in 2009. Subsequent owners include Fernando and Ana Hernandez, and lastly Gateway South 9 Development LLC who is the current owner (San Bernardino County [PIMS] 2022; [SBCS] 26 Feb. 1961, 27 Aug. 1971; California, U.S., Death Index 1940-1997)

Evaluation
Criterion 1: Substantial research has not indicated a close association between the subject property and any important events. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: Substantial research has failed to connect the subject property with the lives of persons important in California's past. It is therefore not eligible for the California Register under Criterion 2. Criterion 3: The residence lacks architectural distinction and does not display significant elements of the era during which it was constructed. The building does not significantly represent the work of an important creative individual or possesses high artistic values. Therefore, the subject property is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age building is therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

Integrity. As the building remains in its original position and is still in use as a residential property, it retains integrity of location, setting, and association. Alterations have diminished integrity of design, materials, workmanship, and feeling.

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 or #:__ 706 E. Orange Show Road

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted**
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***a. County:** San Bernardino

***b. USGS 7.5' Quad:** San Bernardino South **Date:** 1980 **T**1S; **R**4W; Non-sectioned**;** SBBM

c. Address: 706 E. Orange Show Road City: San Bernardino Zip: 92408

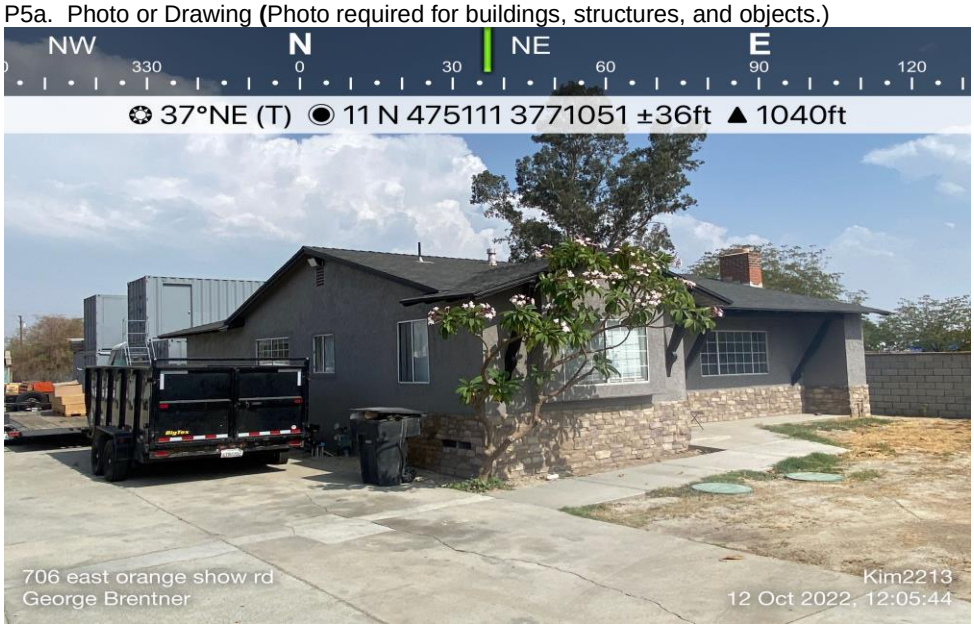
d. UTM: Zone: N/A mE/ Elevation: 1040' AMSL

e. Other Locational Data: The subject property is located on the north side of Orange Show Road, east of S Lena Road.

***P3a. Description:** The subject property is occupied by a 1,285 square-foot single-family residence that is historic in age (i.e. over 45 years old). It is located on the southeastern portion of the subject property. The Post-War Minimal style residence features wood frame construction, and a single-story floor plan and was built in 1956. It is fronted by a small yard and tree on the southwestern corner. It features a cross-gabled roof topped with composite shingles. Alterations include the shingles, vinyl window frames, and stone accents and stucco on the facades.

***P3b. Resource Attributes:** HP3. Single Family Residence

P5a. Photo or Drawing **(**Photo required for buildings, structures, and objects.)



***P4. Resources Present:**
☑ Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5b. Description of Photo: (View, date, accession #) Photo 1: Residence Overview (View Northeast)

***P6. Date Constructed/ Age and Sources:** ☑Historic 1956 (see page 2) ☐Prehistoric ☐Both

***P7. Owner and Address:**
Gateway South 9 Development LLC
9800 Hillwood Pkwy #300 Fort Worth, TX 76177

***P8. Recorded by:**
George Brentner
BCR Consulting LLC
Claremont, California 91711

***P9. Date Recorded:** 10/12/2022

***P10. Survey Type:** Intensive.

***P11. Report Citation:** *Cultural Resources Assessment of the Gateway 9 Project, San Bernardino, San Bernardino County, California.*

***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):

B1. Historic Name: N/A B2. Common Name: N/A
B3. Original Use: Residence B4. Present Use: Residence
***B5. Architectural Style:** Post-War Minimal
***B6. Construction History:** (Construction date, alterations, and date of alterations): Residence was built in 1956. The doors, windows, and roofing materials have been recently replaced, as well as stucco and stone accents added to the facades.

***B7. Moved?** ☑**No** ☐**Yes** ☐**Unknown** **Date:** N/A **Original Location:** N/A ***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme:** Mid-Century Community Development **Area:** San Bernardino

History

San Bernardino. The project site is located within the boundaries of the historic Rancho San Bernardino, a mission rancho originally associated with the nearby Spanish Asistencia. Rancho San Bernardino became the property of the Lugo family and Diego Sepulveda in 1842 as part of the secularization process, securing Mexico's local hegemony after official independence from Spain. When the United States annexed California after the Mexican-American War, the Lugo family and Diego Sepulveda received the official U.S. land patent for the property, via a claim filed under the authority of Congress (General Land Office 1865; U.S. Congress 1851). Brigham Young's Mormon scouts subsequently bought Rancho San Bernardino from the Lugos and Sepulveda and erected a sawmill and irrigation system, splitting the land into a system of ranches and farms. The resulting economy soon necessitated a stage stop, and by 1855 the freight-hauling enterprise of Banning & Alexander was running a brisk service between San Bernardino and Los Angeles (Lavender 1972:230-231).

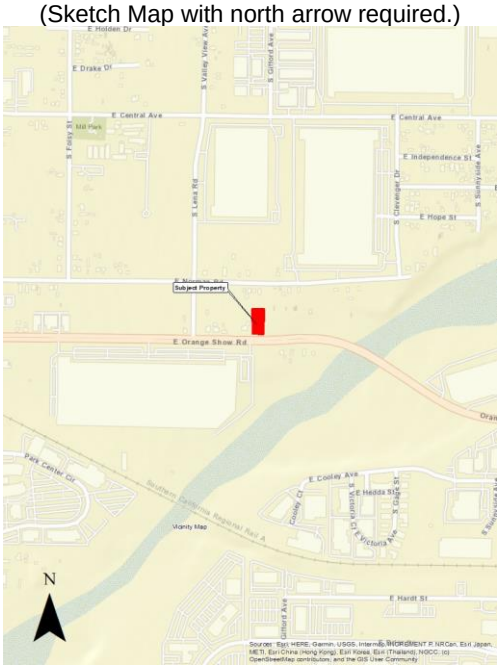
Although large tracts owned by the U.S. Government became available for homesteading during the 1860s, various pressures forced local Mormon pioneers to recede to Salt Lake City during this period. In the wake of the Mormon exodus, other settlers began to take advantage of new homestead opportunities. Agriculture (particularly citrus orchards) was central to the region's success, and by the early 20th century the City of San Bernardino's downtown took shape as the hub of economic activity. [Continued on page 3]

Period of Significance: Early Post World War II **Property Type:** Residential
Applicable Criteria: N/A
B11. Additional Resource Attributes N/A

***B12. References:**

Donaldson, Milford Wayne AIA, Inc.1991. *Historic Resources Reconnaissance Survey, San Bernardino.* On File at the City of San Bernardino Planning Department.
General Land Office 1865. BLM Records of the GLO. Electronic Document: glorecords.blm.gov. Accessed Multiple Dates
Lavender, David. 1972. *California Land of New Beginnings.* Harper and Row, Publishers. New York.
Osbourne, Richard. 1996. *World War II Sites in the United States a Directory and Tour Guide.* Riebel-Roque Publishing Company. Madison, Wisconsin.
San Bernardino County. Property Information Management Systems [PIMS] – "Property Characteristics and Ownership History for Parcel 0280-192-21." Online Database. Accessed Multiple Dates.
San Bernardino County Sun (San Bernardino, California) [SBCS]. Multiple years. "[Assorted articles and editorials]." Multiple dates. San Bernardino, California. Electronic Database: via newspapers.com. Accessed multiple dates.
United States Congress. 1851. *An Act to Ascertain and Settle Private Land Claims in the State of California.* Records on File at the Bancroft Library; Land Case Files 1852-1892.

(Sketch Map with north arrow required.)



***B14. Evaluators:** David Brunzell, Doug Kazmier, BCR Consulting, Claremont, California

***Date of Evaluation** 12/12/22

B10. Significance [Continued from page 2]:
Spanish Colonial-style civic and commercial buildings predominated San Bernardino construction projects between the 1920s to the 1940s. While similar popular architectural styles were reflected in some residential neighborhoods, the gradual development of forms more typical of the California working class population became common (Donaldson 1991). These included 1920s Craftsman and Spanish Colonial Revival style bungalows, and the simple Minimal Traditional Style during the 1930s (ibid.). Following World War II, southern California experienced an unprecedented land boom resulting from the local discharge of former military personnel. The railroad, U.S. Air Force (both civilian and military), and Kaiser Steel initially remained strong, and a revitalized construction industry formed due to new commercial, residential, and infrastructure developments. Although San Bernardino initially prospered during the post-war years, the eventual closures of Norton Air Force Base and Kaiser Steel in addition to the relocation of many railroad jobs punctuated a general economic downturn for San Bernardino's working class that has persisted since the 1980s (Osbourne 1996).

Valley Truck Farms Community. The subject property is located in the vicinity of the historic Valley Truck Farms community. In the 1920s, a population boom in Los Angeles led to growth in surrounding areas. Many Los Angeles residents moved away from the growing city seeking a more rural environment, including a group of African-American families from the Los Angeles Basin who settled in the area that would become Valley Truck Farms. The land partially includes the project site and was occupied by a handful of widely spaced ranches located southeast of the San Bernardino corporate boundaries of the day. Valley Truck Farms was bounded roughly by Mill Street to the North, Tippecanoe Avenue to the east, Washington Avenue to the west, and Dumas Street to the south. The Capital Company bought the land in 1926 and subdivided it into 1-acre parcels. Within a decade, the neighborhood developed into a community that was home to around 50 or 60 families and eventually joined the City of San Bernardino (San Bernardino County Sun [SBCS], 19 July 2010).

Property History. Michael G. and Belinda L. Mills were the first recorded property owners, and lived at the subject property in 1980 following the death of their 23-month-old son Michael J. Mills, the year prior. No more information is available regarding the Mills, aside from having sold the property to Josif and Eileen Adams in July of 1980. Subsequent owners included Jerry and Angela Cole, Hunter Savings Assn., Charles and Sharon Carter, Mucio and Maria Lozoya, Lauro Properties LLC, and lastly Gateway South 9 Development LLC who is the current owner ("Property Characteristics and Ownership History for Parcel 0280-192-21.", San Bernardino County 2022; [SBCS] 13 April 1979).

Evaluation
Criterion 1: Substantial research has not indicated a close association between the subject property and any important events. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: Substantial research has failed to connect the subject property with the lives of persons important in California's past. It is therefore not eligible for the California Register under Criterion 2. Criterion 3: The residence lacks architectural distinction and does not display significant elements of the era during which it was constructed. It does not significantly represent the work of an important creative individual or possesses high artistic values. Therefore, the subject property is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age building is therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

Integrity. As the building remains in its original position and is still in use as a residential property, it retains integrity of location, setting, and association. Alterations have diminished integrity of design, materials, workmanship, and feeling.

State of California — The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI #**

PRIMARY RECORD

Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 *__Resource Name or #:__ 707 E. Norman Road

P1. Other Identifier:

***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:** San Bernardino South **Date:** 1980 **T**1S; **R**4W; Non-sectioned**;** SBBM

c. Address: 707 E. Norman Road City: San Bernardino Zip: 92408

d. UTM: Zone: N/A mE/ Elevation: 1042' AMSL

e. Other Locational Data: The subject property is located on the south side of Norman Road, east of Lena Road.

***P3a. Description:** The subject property is a residential property containing an 896 square foot single-family residence that is historic in age (i.e. over 45 years old). The residence is located on the northern portion of the subject property. The Post-War Minimal-style residence features wood frame construction, and a single-story floor plan and was built in 1946. It is fronted by a small enclosed porch structure and a small yard that has been covered with paving tiles. It features a front-gabled roof and stucco outer walls. Vinyl windows have since been added and the building is topped by composite roofing materials. The roof's eaves which provide moderate overhang are in poor condition.

***P3b. Resource Attributes:** HP3. Single Family Residence

P5a. Photo or Drawing **(**Photo required for buildings, structures, and objects.)

***P4. Resources Present:**
☑ Building ☐Structure ☐Object
☐Site ☐District ☐Element of District
☐Other

P5b. Description of Photo: (View, date, accession #) Photo 1: Residence Overview (View South)

***P6. Date Constructed/ Age and Sources:** ☑Historic 1946 (see page 2)
☐Prehistoric ☐Both

***P7. Owner and Address:**
Gateway South 9 Development LLC
9800 Hillwood Pkwy #300 Fort Worth, TX 76177

***P8. Recorded by:**
George Brentner
BCR Consulting LLC
Claremont, California 91711

***P9. Date Recorded:** 10/12/2021

***P10. Survey Type:** Intensive.

***P11. Report Citation:** *Cultural Resources Assessment of the Gateway 9 Project, San Bernardino, San Bernardino County, California.*

***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):

B1. Historic Name: N/A B2. Common Name: N/A
B3. Original Use: Residence B4. Present Use: Residence
***B5. Architectural Style:** Post-War Minimal
***B6. Construction History:** (Construction date, alterations, and date of alterations): The residence was built in 1946. The doors and windows are not original, but no permit records were available to date alterations.

***B7. Moved?** ☑**No** ☐**Yes** ☐**Unknown** **Date:** N/A **Original Location:** N/A ***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme:** Mid-Century Community Development **Area:** San Bernardino **Applicable Criteria:** N/A
History

San Bernardino. The project site is located within the boundaries of the historic Rancho San Bernardino, a mission rancho originally associated with the nearby Spanish Asistencia. Rancho San Bernardino became the property of the Lugo family and Diego Sepulveda in 1842 as part of the secularization process, securing Mexico's local hegemony after official independence from Spain. When the United States annexed California after the Mexican-American War, the Lugo family and Diego Sepulveda received the official U.S. land patent for the property, via a claim filed under the authority of Congress (General Land Office 1865; U.S. Congress 1851). Brigham Young's Mormon scouts subsequently bought Rancho San Bernardino from the Lugos and Sepulveda and erected a sawmill and irrigation system, splitting the land into a system of ranches and farms. The resulting economy soon necessitated a stage stop, and by 1855 the freight-hauling enterprise of Banning & Alexander was running a brisk service between San Bernardino and Los Angeles (Lavender 1972:230-231).

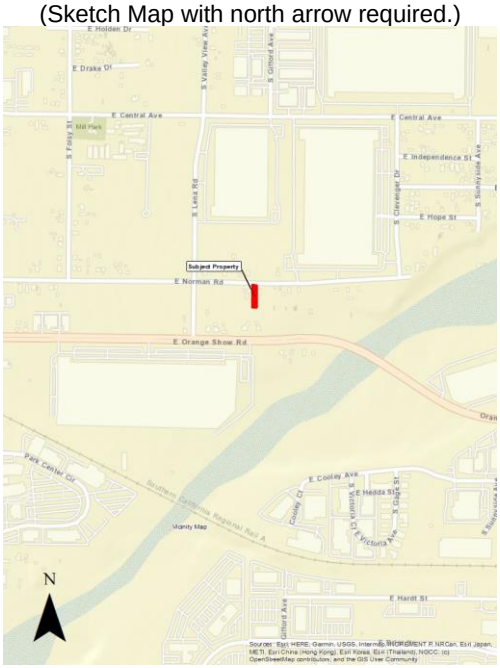
Although large tracts owned by the U.S. Government became available for homesteading during the 1860s, various pressures forced local Mormon pioneers to recede to Salt Lake City during this period. In the wake of the Mormon exodus, other settlers began to take advantage of new homestead opportunities. Agriculture (particularly citrus orchards) was central to the region's success, and by the early 20th century the City of San Bernardino's downtown took shape as the hub of economic activity. [Continued on page 3]

Theme: Mid-Century Community Development **Area:** San Bernardino
Period of Significance: Early Post World War II **Property Type:** Residential
Applicable Criteria: N/A B11. Additional Resource Attributes N/A
***B12. References:**

Donaldson, Milford Wayne AIA, Inc.1991. *Historic Resources Reconnaissance Survey, San Bernardino.* On File at the City of San Bernardino Planning Department.
General Land Office 1865. BLM Records of the GLO. Electronic Document: glorecords.blm.gov. Accessed Multiple Dates
Lavender, David. 1972. *California Land of New Beginnings.* Harper and Row, Publishers. New York.
Osbourne, Richard. 1996. *World War II Sites in the United States a Directory and Tour Guide.* Riebel-Roque Publishing Company. Madison, Wisconsin.
San Bernardino County. Property Information Management Systems [PIMS] – "Property Characteristics and Ownership History for Parcel 0280-192-20." Online Database. Accessed October 25, 2022.
San Bernardino County Sun (San Bernardino, California) [SBCS]. Multiple years. "[Assorted articles and editorials]." Multiple dates. San Bernardino, California. Electronic Database: via newspapers.com. Accessed multiple dates.
United States Congress. 1851. *An Act to Ascertain and Settle Private Land Claims in the State of California.* Records on File at the Bancroft Library; Land Case Files 1852-1892.

***B14. Evaluators:** David Brunzell, Doug Kazmier, BCR Consulting, Claremont, California
***Date of Evaluation** 12/13/22

(Sketch Map with north arrow required.)



B10. Significance [Continued from page 2]:
Spanish Colonial-style civic and commercial buildings predominated San Bernardino construction projects between the 1920s to the 1940s. While similar popular architectural styles were reflected in some residential neighborhoods, the gradual development of forms more typical of the California working class population became common (Donaldson 1991). These included 1920s Craftsman and Spanish Colonial Revival style bungalows, and the simple Minimal Traditional Style during the 1930s (ibid.). Following World War II, southern California experienced an unprecedented land boom resulting from the local discharge of former military personnel. The railroad, U.S. Air Force (both civilian and military), and Kaiser Steel initially remained strong, and a revitalized construction industry formed due to new commercial, residential, and infrastructure developments. Although San Bernardino initially prospered during the post-war years, the eventual closures of Norton Air Force Base and Kaiser Steel in addition to the relocation of many railroad jobs punctuated a general economic downturn for San Bernardino's working class that has persisted since the 1980s (Osbourne 1996).

Valley Truck Farms Community. The subject property is located in the vicinity of the historic Valley Truck Farms community. In the 1920s, a population boom in Los Angeles led to growth in surrounding areas. Many Los Angeles residents moved away from the growing city seeking a more rural environment, including a group of African-American families from the Los Angeles Basin who settled in the area that would become Valley Truck Farms. The land partially includes the project site and was occupied by a handful of widely spaced ranches located southeast of the San Bernardino corporate boundaries of the day. Valley Truck Farms was bounded roughly by Mill Street to the North, Tippecanoe Avenue to the east, Washington Avenue to the west, and Dumas Street to the south. The Capital Company bought the land in 1926 and subdivided it into 1-acre parcels. Within a decade, the neighborhood developed into a community that was home to around 50 or 60 families and eventually joined the City of San Bernardino (San Bernardino County Sun [SBCS], 19 July 2010).

Property History. Ernest Green was the first recorded property owner and lived at the subject property since at least 1971. Ernest was a Deacon at the Carter Church of God in Christ in San Bernardino. Following Green's death in 1984, the property passed to the possession of his children: Herman and Herbert Green, and Dorothy McMillen. Subsequent owners include Gary Miller, Felipe and Judith Donis, and Gateway South 9 Development LLC, which is the current owner (San Bernardino County [PIMS] 2022; [SBCS] 17 May 1984).

Evaluation
Criterion 1: Substantial research has not indicated a close association between the subject property and any important events. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: Substantial research has failed to connect the subject property with the lives of persons important in California's past. It is therefore not eligible for the California Register under Criterion 2. Criterion 3: The residence lacks architectural distinction and does not display significant elements of the era during which it was constructed. It does not significantly represent the work of an important creative individual or possess high artistic values. Therefore, the subject property is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age building is therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

Integrity. As the building remains in its original position and is still in use as a residential property, it retains integrity of location, setting, and association. Alterations have diminished integrity of design, materials, workmanship, and feeling.

State of California — The Resources Agency	**Primary #**
DEPARTMENT OF PARKS AND RECREATION	**HRI #**
PRIMARY RECORD	**Trinomial**
	NRHP Status Code 6Z
Other Listings	
Review Code	**Reviewer** **Date**

P1. Other Identifier:

***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:** San Bernardino South **Date:** 1980 **T**1S; **R**4W; Non-sectioned**;** SBBM

c. Address: 715 E. Norman Road City: San Bernardino Zip: 92408

d. UTM: Zone: N/A mE/ Elevation: 1042' AMSL

e. Other Locational Data: The subject property is located on the south side of Norman Road, east of Lena Road.

***P3a. Description:** The subject property is a residential property containing a 973 square foot single-family residence that is historic in age (i.e. over 45 years old). The residence is located on the northern portion of the subject property. The building displays elements of the Craftsman style, but since its construction has been modified beyond recognition. It features wood frame construction, and a single-story floor plan and was built in 1922. It is fronted by a small yard with small trees obstructing much of the front façade from view. It features a front-gabled roof with composite shingles, a small covered front porch, and stucco siding. The building is in poor condition; the windows and doors are missing. The rear of the house features an unpermitted addition which is visible from aerial photographs beginning in 2002, also in poor condition.

***P3b. Resource Attributes:** HP3. Single Family Residence

P5a. Photo or Drawing **(**Photo required for buildings, structures, and objects.)

***P4. Resources Present:**
☑ Building ☐Structure ☐Object
☐Site ☐District ☐Element of District
☐Other

P5b. Description of Photo: (View, date, accession #) Photo 1: Residence Overview (View South)

***P6. Date Constructed/ Age and Sources:** ☑Historic 1922 (see page 2)
☐Prehistoric ☐Both

***P7. Owner and Address:**
Gateway South 9 Development LLC
9800 Hillwood Pkwy #300 Fort Worth, TX 76177

***P8. Recorded by:**
George Brentner
BCR Consulting LLC
Claremont, California 91711

***P9. Date Recorded:** 10/12/2021

***P10. Survey Type:** Intensive.

***P11. Report Citation:** *Cultural Resources Assessment of the Gateway 9 Project, San Bernardino, San Bernardino County, California.*

***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):

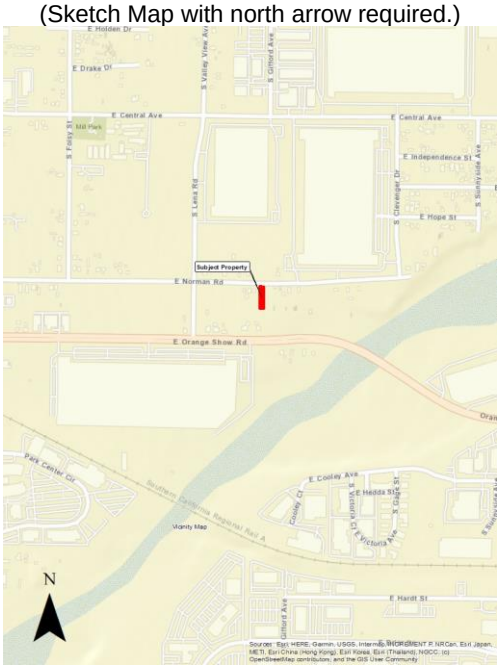
B1. Historic Name: N/A B2. Common Name: N/A
B3. Original Use: Residence B4. Present Use: Residence
***B5. Architectural Style:** Craftsman
***B6. Construction History:** (Construction date, alterations, and date of alterations): The residence was originally constructed in 1922, and an unpermitted addition was added to the rear prior to 2002. Stucco siding and composition shingles were added at an unknown date.

***B7. Moved?** ☑**No** ☐**Yes** ☐**Unknown** **Date:** N/A **Original Location:** N/A ***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme:** 1920s Community Development **Area:** San Bernardino **Applicable Criteria:** N/A
History
San Bernardino. The project site is located within the boundaries of the historic Rancho San Bernardino, a mission rancho originally associated with the nearby Spanish Asistencia. Rancho San Bernardino became the property of the Lugo family and Diego Sepulveda in 1842 as part of the secularization process, securing Mexico's local hegemony after official independence from Spain. When the United States annexed California after the Mexican-American War, the Lugo family and Diego Sepulveda received the official U.S. land patent for the property, via a claim filed under the authority of Congress (General Land Office 1865; U.S. Congress 1851). Brigham Young's Mormon scouts subsequently bought Rancho San Bernardino from the Lugos and Sepulveda and erected a sawmill and irrigation system, splitting the land into a system of ranches and farms. The resulting economy soon necessitated a stage stop, and by 1855 the freight-hauling enterprise of Banning & Alexander was running a brisk service between San Bernardino and Los Angeles (Lavender 1972: 230-231).

Although large tracts owned by the U.S. Government became available for homesteading during the 1860s, various pressures forced local Mormon pioneers to recede to Salt Lake City during this period. In the wake of the Mormon exodus, other settlers began to take advantage of new homestead opportunities. Agriculture (particularly citrus orchards) was central to the region's success, and by the early 20th century the City of San Bernardino's downtown took shape as the hub of economic activity. [Continued on page 3]

Period of Significance: 1920s **Property Type:** Residential
Applicable Criteria: N/A B11. Additional Resource Attributes N/A
***B12. References:**
Donaldson, Milford Wayne AIA, Inc.1991. *Historic Resources Reconnaissance Survey, San Bernardino.* On File at the City of San Bernardino Planning Department.
General Land Office 1865. BLM Records of the GLO. Electronic Document: glorecords.blm.gov. Accessed Multiple Dates
Lavender, David. 1972. *California Land of New Beginnings.* Harper and Row, Publishers. New York.
Osbourne, Richard. 1996. *World War II Sites in the United States a Directory and Tour Guide.* Riebel-Roque Publishing Company. Madison, Wisconsin.
San Bernardino County. Property Information Management Systems [PIMS] – "Property Characteristics and Ownership History for Parcel 0280-192-19." Online Database. Accessed Multiple Dates.
San Bernardino County Sun (San Bernardino, California) [SBCS]. Multiple years. "[Assorted articles and editorials]." Multiple dates. San Bernardino, California. Electronic Database: via newspapers.com. Accessed multiple dates.
United States Congress. 1851. *An Act to Ascertain and Settle Private Land Claims in the State of California.* Records on File at the Bancroft Library; Land Case Files 1852-1892.

(Sketch Map with north arrow required.)



***B14. Evaluators:** David Brunzell, BCR Consulting, Claremont, California
***Date of Evaluation** 12/11/22

B10. Significance [Continued from page 2]:
Spanish Colonial-style civic and commercial buildings predominated San Bernardino construction projects between the 1920s to the 1940s. While similar popular architectural styles were reflected in some residential neighborhoods, the gradual development of forms more typical of the California working class population became common (Donaldson 1991). These included 1920s Craftsman and Spanish Colonial Revival style bungalows, and the simple Minimal Traditional Style during the 1930s (ibid.). Following World War II, southern California experienced an unprecedented land boom resulting from the local discharge of former military personnel. The railroad, U.S. Air Force (both civilian and military), and Kaiser Steel initially remained strong, and a revitalized construction industry formed due to new commercial, residential, and infrastructure developments. Although San Bernardino initially prospered during the post-war years, the eventual closures of Norton Air Force Base and Kaiser Steel in addition to the relocation of many railroad jobs punctuated a general economic downturn for San Bernardino's working class that has persisted since the 1980s (Osbourne 1996).

Valley Truck Farms Community. The subject property is located in the vicinity of the historic Valley Truck Farms community. In the 1920s, a population boom in Los Angeles led to growth in surrounding areas. Many Los Angeles residents moved away from the growing city seeking a more rural environment, including a group of African-American families from the Los Angeles Basin who settled in the area that would become Valley Truck Farms. The land partially includes the project site and was occupied by a handful of widely spaced ranches located southeast of the San Bernardino corporate boundaries of the day. Valley Truck Farms was bounded roughly by Mill Street to the North, Tippecanoe Avenue to the east, Washington Avenue to the west, and Dumas Street to the south. The Capital Company bought the land in 1926 and subdivided it into 1-acre parcels. Within a decade, the neighborhood developed into a community that was home to around 50 or 60 families and eventually joined the City of San Bernardino (San Bernardino County Sun [SBCS], 19 July 2010).

Property History. Ernest Green was the first recorded property owner, with no date available for reference of acquisition. Ernest Green was a Deacon at the Carter Church of God in Christ in San Bernardino. Following Green's death in 1984, the property passed to the possession of his son Herman Green. Subsequent owners include Gary L. Miller, Jovita Morga, and Gateway South 9 Development LLC, which is the current owner (San Bernardino County [PIMS] 2022; [SBCS] 17 May 1984).

Evaluation
Criterion 1: Substantial research has not indicated a close association between the subject property and any important events. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: Substantial research has failed to connect the subject property with the lives of persons important in California's past. It is therefore not eligible for the California Register under Criterion 2. Criterion 3: The residence lacks architectural distinction and does not display significant elements of the era during which it was constructed. It does not significantly represent the work of an important creative individual or possesses high artistic values. Therefore, the subject property is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age building is therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

Integrity. As the building remains in its original position it retains integrity of location. It is not currently used as a residence, diminishing integrity of setting and association. A lack of maintenance has diminished integrity of design, materials, workmanship, and feeling.

State of California — The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI #**

PRIMARY RECORD

Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 *__Resource Name or #:__ 787 E. Norman Road

P1. Other Identifier:

***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:** San Bernardino South **Date:** 1980 **T**1S; **R**4W; Non-sectioned**;** SBBM
c. Address: 787 E. Norman Road City: San Bernardino Zip: 92408
d. UTM: Zone: N/A mE/ Elevation: 924' AMSL
e. Other Locational Data: The subject property is located on the south side of Norman Road, east of Lena Road.

***P3a. Description:** The subject property is a residential property containing a 1,032 square foot single-family residence that is historic in age (i.e. over 45 years old). The residence is located on the northeastern portion of the subject property. The Post-War Minimal-style residence features wood frame construction, and a single-story floor plan and was built circa 1944. While construction was completed before the end of World War II the architectural characteristics fit with this style. The residence is fronted by a small yard and flanked by trees to the east and west. It contains a front-gabled roof and small front porch, and stucco on the outer walls which is not original. The roofing materials are composite, and the windows have all been replaced.

***P3b. Resource Attributes:** HP3. Single Family Residence

P5a. Photo or Drawing **(**Photo required for buildings, structures, and objects.)

***P4. Resources Present:**
☑ Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5b. Description of Photo: (View, date, accession #) Photo 1: North Elevation Overview (View South)

***P6. Date Constructed/ Age and Sources:** ☑Historic 1944(see page 2) ☐Prehistoric ☐Both

***P7. Owner and Address:**
Gateway South 9 Development LLC
9800 Hillwood Pkwy #300 Fort Worth, TX 76177

***P8. Recorded by:**
George Brentner
BCR Consulting LLC
Claremont, California 91711

***P9. Date Recorded:** 10/12/2022

***P10. Survey Type:** Intensive.

***P11. Report Citation:** *Cultural Resources Assessment of the Gateway 9 Project, San Bernardino, San Bernardino County, California.*

***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):

B1. Historic Name: N/A B2. Common Name: N/A
B3. Original Use: Residence B4. Present Use: Residence
***B5. Architectural Style:** Post-War Minimal
***B6. Construction History:** (Construction date, alterations, and date of alterations): This residence was constructed circa 1944. The windows were replaced and the siding was covered with stucco at an unknown date.

***B7. Moved?** ☑**No** ☐**Yes** ☐**Unknown** **Date:** N/A **Original Location:** N/A ***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme:** Mid-Century Community Development **Area:** San Bernardino **Applicable Criteria:** N/A

History

San Bernardino. The project site is located within the boundaries of the historic Rancho San Bernardino, a mission rancho originally associated with the nearby Spanish Asistencia. Rancho San Bernardino became the property of the Lugo family and Diego Sepulveda in 1842 as part of the secularization process, securing Mexico's local hegemony after official independence from Spain. When the United States annexed California after the Mexican-American War, the Lugo family and Diego Sepulveda received the official U.S. land patent for the property, via a claim filed under the authority of Congress (General Land Office 1865; U.S. Congress 1851). Brigham Young's Mormon scouts subsequently bought Rancho San Bernardino from the Lugos and Sepulveda and erected a sawmill and irrigation system, splitting the land into a system of ranches and farms. The resulting economy soon necessitated a stage stop, and by 1855 the freight-hauling enterprise of Banning & Alexander was running a brisk service between San Bernardino and Los Angeles (Lavender 1972:230-231).

Although large tracts owned by the U.S. Government became available for homesteading during the 1860s, various pressures forced local Mormon pioneers to recede to Salt Lake City during this period. In the wake of the Mormon exodus, other settlers began to take advantage of new homestead opportunities. Agriculture (particularly citrus orchards) was central to the region's success, and by the early 20th century the City of San Bernardino's downtown took shape as the hub of economic activity. [Continued on page 3]

Theme: Mid-Century Community Development **Area:** San Bernardino
Period of Significance: Early Post World War II **Property Type:** Residential
Applicable Criteria: N/A B11. Additional Resource Attributes N/A
***B12. References:**

Donaldson, Milford Wayne AIA, Inc.1991. *Historic Resources Reconnaissance Survey, San Bernardino.* On File at the City of San Bernardino Planning Department.
General Land Office 1865. BLM Records of the GLO. Electronic Document: glorecords.blm.gov. Accessed Multiple Dates
Lavender, David. 1972. *California Land of New Beginnings.* Harper and Row, Publishers. New York.
Osbourne, Richard. 1996. *World War II Sites in the United States a Directory and Tour Guide.* Riebel-Roque Publishing Company. Madison, Wisconsin.
San Bernardino County. Property Information Management Systems [PIMS] – "Property Characteristics and Ownership History for Parcel 0280-192-07." Online Database. Accessed Multiple Dates.
San Bernardino County Sun (San Bernardino, California) [SBCS]. Multiple years. "[Assorted articles and editorials]." Multiple dates. San Bernardino, California. Electronic Database: via newspapers.com. Accessed multiple dates.
United States Congress. 1851. *An Act to Ascertain and Settle Private Land Claims in the State of California.* Records on File at the Bancroft Library; Land Case Files 1852-1892.

***B14. Evaluators:** David Brunzell, Doug Kazmier, BCR Consulting, Claremont, California
***Date of Evaluation** 12/12/2022

(Sketch Map with north arrow required.)

B10. Significance [Continued from page 2]:
Spanish Colonial-style civic and commercial buildings predominated San Bernardino construction projects between the 1920s to the 1940s. While similar popular architectural styles were reflected in some residential neighborhoods, the gradual development of forms more typical of the California working class population became common (Donaldson 1991). These included 1920s Craftsman and Spanish Colonial Revival style bungalows, and the simple Minimal Traditional Style during the 1930s (ibid.). Following World War II, southern California experienced an unprecedented land boom resulting from the local discharge of former military personnel. The railroad, U.S. Air Force (both civilian and military), and Kaiser Steel initially remained strong, and a revitalized construction industry formed due to new commercial, residential, and infrastructure developments. Although San Bernardino initially prospered during the post-war years, the eventual closures of Norton Air Force Base and Kaiser Steel in addition to the relocation of many railroad jobs punctuated a general economic downturn for San Bernardino's working class that has persisted since the 1980s (Osbourne 1996).

Valley Truck Farms Community. The subject property is located in the vicinity of the historic Valley Truck Farms community. In the 1920s, a population boom in Los Angeles led to growth in surrounding areas. Many Los Angeles residents moved away from the growing city seeking a more rural environment, including a group of African-American families from the Los Angeles Basin who settled in the area that would become Valley Truck Farms. The land partially includes the project site and was occupied by a handful of widely spaced ranches located southeast of the San Bernardino corporate boundaries of the day. Valley Truck Farms was bounded roughly by Mill Street to the North, Tippecanoe Avenue to the east, Washington Avenue to the west, and Dumas Street to the south. The Capital Company bought the land in 1926 and subdivided it into 1-acre parcels. Within a decade, the neighborhood developed into a community that was home to around 50 or 60 families and eventually joined the City of San Bernardino (San Bernardino County Sun [SBCS], 19 July 2010).

Property History. Ola McDowell was the first recorded property owner and lived at the subject property prior to 1968 until her death in 1989. Ola was the Publicity Chairwoman for the General Mission Society of the St. Mark Baptist Church in San Bernardino. The property was acquired by Dorothy J. Ducksworth in December of 1989. Subsequent owners have included Lawrence J. Prudholme Sr., Denise Ramirez, John A. Torres, Maria T. Mejia Navarro, and finally Gateway South 9 LLC who is the current owner (San Bernardino County [PIMS] 2022; [SBCS] 23 Dec. 1989).

Evaluation
Criterion 1: Substantial research has not indicated a close association between the subject property and any important events. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: Substantial research has failed to connect the subject property with the lives of persons important in California's past. It is therefore not eligible for the California Register under Criterion 2. Criterion 3: The residence lacks architectural distinction and does not display significant elements of the era during which it was constructed. significantly represent the work of an important creative individual or possesses high artistic values. Therefore, the subject property is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age building is therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

Integrity. As the building remains in its original position and is still in use as a residential property, it retains integrity of location, setting, and association. Alterations have diminished integrity of design, materials, workmanship, and feeling.

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 or #:__ 807 E. Norman Road

P1. Other Identifier:

***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:** San Bernardino South **Date:** 1980 **T**1S; **R**4W; Non-sectioned**;** SBBM

c. Address: 807 E. Norman Road City: San Bernardino Zip: 92408

d. UTM: Zone: N/A mE/ Elevation: 951' AMSL

e. Other Locational Data: The subject property is located on the south side of Norman Road, east of Lena Road.

***P3a. Description:** The subject property is a residential property occupied by American Tow Group and contains a 662 square foot single-family residence that is historic in age (i.e. over 45 years old). The residence is located on the northeastern portion of the subject property. The Post-War Minimal-style residence features wood frame construction, a single-story floor plan and was built circa 1960. It is fronted by a small yard that has been leveled and paved. It features a hipped roof topped with newer composite shingles. The outer walls have been re-surfaced with light-colored stucco, and all windows and the front door have been replaced.

***P3b. Resource Attributes:** HP3. Single Family Residence

P5a. Photo or Drawing **(**Photo required for buildings, structures, and objects.)

***P4. Resources Present:**
☑ Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5b. Description of Photo: (View, date, accession #) Photo 1: Residence Overview (View Southeast)

***P6. Date Constructed/ Age and Sources:** ☑Historic 1960 (see page 2) ☐Prehistoric ☐Both

***P7. Owner and Address:**
Gateway South 9 Development LLC
9800 Hillwood Pkwy #300 Fort Worth, TX 76177

***P8. Recorded by:**
George Brentner
BCR Consulting LLC
Claremont, California 91711

***P9. Date Recorded:** 10/12/2022

***P10. Survey Type:** Intensive.

***P11. Report Citation:** *Cultural Resources Assessment of the Gateway 9 Project, San Bernardino, San Bernardino County, California.*

***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):

B1. Historic Name: N/A B2. Common Name: N/A
B3. Original Use: Residence B4. Present Use: Industrial
***B5. Architectural Style:** Residence 1 Post-War Minimal; Residence 2: Post-War Minimal
***B6. Construction History:** (Construction date, alterations, and date of alterations): The residence was built in in 1960. The doors and windows have since been replaced, but no permit records were available to date the modifications.

***B7. Moved?** ☑**No** ☐**Yes** ☐**Unknown** **Date:** N/A **Original Location:** N/A ***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme:** Mid-Century Community Development **Area:** San Bernardino **Applicable Criteria:** N/A

History

San Bernardino. The project site is located within the boundaries of the historic Rancho San Bernardino, a mission rancho originally associated with the nearby Spanish Asistencia. Rancho San Bernardino became the property of the Lugo family and Diego Sepulveda in 1842 as part of the secularization process, securing Mexico's local hegemony after official independence from Spain. When the United States annexed California after the Mexican-American War, the Lugo family and Diego Sepulveda received the official U.S. land patent for the property, via a claim filed under the authority of Congress (General Land Office 1865; U.S. Congress 1851). Brigham Young's Mormon scouts subsequently bought Rancho San Bernardino from the Lugos and Sepulveda and erected a sawmill and irrigation system, splitting the land into a system of ranches and farms. The resulting economy soon necessitated a stage stop, and by 1855 the freight-hauling enterprise of Banning & Alexander was running a brisk service between San Bernardino and Los Angeles (Lavender 1972:230-231).

Although large tracts owned by the U.S. Government became available for homesteading during the 1860s, various pressures forced local Mormon pioneers to recede to Salt Lake City during this period. In the wake of the Mormon exodus, other settlers began to take advantage of new homestead opportunities. Agriculture (particularly citrus orchards) was central to the region's success, and by the early 20th century the City of San Bernardino's downtown took shape as the hub of economic activity. [Continued on page 3]

Theme: Mid-Century Community Development **Area:** San Bernardino
Period of Significance: Early Post World War II **Property Type:** Residential
Applicable Criteria: N/A B11. Additional Resource Attributes N/A
***B12. References:**

Donaldson, Milford Wayne AIA, Inc.1991. *Historic Resources Reconnaissance Survey, San Bernardino.* On File at the City of San Bernardino Planning Department.
General Land Office 1865. BLM Records of the GLO. Electronic Document: glorecords.blm.gov. Accessed Multiple Dates
Lavender, David. 1972. *California Land of New Beginnings.* Harper and Row, Publishers. New York.
Osbourne, Richard. 1996. *World War II Sites in the United States a Directory and Tour Guide.* Riebel-Roque Publishing Company. Madison, Wisconsin.
San Bernardino County. Property Information Management Systems [PIMS] – "Property Characteristics and Ownership History for Parcel 0280-202-07." Online Database. Accessed Multiple Dates.
San Bernardino County Sun (San Bernardino, California) [SBCS]. Multiple years. "[Assorted articles and editorials]." Multiple dates. San Bernardino, California. Electronic Database: via newspapers.com. Accessed multiple dates.
United States Congress. 1851. *An Act to Ascertain and Settle Private Land Claims in the State of California.* Records on File at the Bancroft Library; Land Case Files 1852-1892.

(Sketch Map with north arrow required.)

***B14. Evaluators:** David Brunzell, BCR Consulting, Claremont, California
***Date of Evaluation** 12/12/2022

B10. Significance [Continued from page 2]:
Spanish Colonial-style civic and commercial buildings predominated San Bernardino construction projects between the 1920s to the 1940s. While similar popular architectural styles were reflected in some residential neighborhoods, the gradual development of forms more typical of the California working class population became common (Donaldson 1991). These included 1920s Craftsman and Spanish Colonial Revival style bungalows, and the simple Minimal Traditional Style during the 1930s (ibid.). Following World War II, southern California experienced an unprecedented land boom resulting from the local discharge of former military personnel. The railroad, U.S. Air Force (both civilian and military), and Kaiser Steel initially remained strong, and a revitalized construction industry formed due to new commercial, residential, and infrastructure developments. Although San Bernardino initially prospered during the post-war years, the eventual closures of Norton Air Force Base and Kaiser Steel in addition to the relocation of many railroad jobs punctuated a general economic downturn for San Bernardino's working class that has persisted since the 1980s (Osbourne 1996).

Valley Truck Farms Community. The subject property is located in the vicinity of the historic Valley Truck Farms community. In the 1920s, a population boom in Los Angeles led to growth in surrounding areas. Many Los Angeles residents moved away from the growing city seeking a more rural environment, including a group of African-American families from the Los Angeles Basin who settled in the area that would become Valley Truck Farms. The land partially includes the project site and was occupied by a handful of widely spaced ranches located southeast of the San Bernardino corporate boundaries of the day. Valley Truck Farms was bounded roughly by Mill Street to the North, Tippecanoe Avenue to the east, Washington Avenue to the west, and Dumas Street to the south. The Capital Company bought the land in 1926 and subdivided it into 1-acre parcels. Within a decade, the neighborhood developed into a community that was home to around 50 or 60 families and eventually joined the City of San Bernardino (San Bernardino County Sun [SBCS], 19 July 2010).

Property History. Mary J. Cooper was the first recorded property owner and owned the property from 1953 prior to the construction of the residence. Mary was a minister at the Unity Center Church in San Bernardino. Charles R. Hudson was listed as a joint tenant during this time, but no records were available to substantiate their relationship. Ownership passed to Edward G. Lee in 1997, and subsequent owners included Martha G. Wine, Erwin and Sandra Thomas, Dependaple Corporation, Ten Four Corp., Thomas Williams and lastly Gateway South 9 Development LLC, who is the current owner (San Bernardino County 2022 [PIMS]; [SBCS] 28 Aug. 1968, 28 Nov. 1962, 2 Nov. 1963)

Evaluation
Criterion 1: Substantial research has not indicated a close association between the subject property and any important events. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: Substantial research has failed to connect the subject property with the lives of persons important in California's past. It is therefore not eligible for the California Register under Criterion 2. Criterion 3: The residence lacks architectural distinction and does not display significant elements of the era during which it was constructed. The building significantly represents the work of an important creative individual or possesses high artistic values. Therefore, the subject property is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age building is therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

Integrity. As the building remains in its original position and is still in use as a residential property, it retains integrity of location, setting, and association. Alterations have diminished integrity of design, materials, workmanship, and feeling.

State of California — The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI #**

PRIMARY RECORD

Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 *__Resource Name or #:__ 867 E. Norman Road

P1. Other Identifier: 861 E. Norman Road

***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:** San Bernardino South **Date:** 1980 **T**1S; **R**4W; Non-sectioned**;** SBBM

c. Address: 867 E. Norman Road City: San Bernardino Zip: 92408

d. UTM: Zone: N/A mE/ Elevation: 920' AMSL

e. Other Locational Data: The subject property is located on the south side of Norman Road, east of Lena Road.

***P3a. Description:** The subject property is a residential property and contains a 1,040 square foot single-family residence that is historic in age (i.e. over 45 years old). The residence is located on the northwestern portion of the subject property. The Post-War Minimal-style residence features wood frame construction, hipped roof, and a single-story floor plan and was built circa 1952. It has a small front porch, and is fronted by a small yard. The original windows and front door have been replaced. The roof is topped with composite shingles, and the outer walls have been resurfaced with stucco.

***P3b. Resource Attributes:** HP3. Single Family Residence

P5a. Photo or Drawing **(**Photo required for buildings, structures, and objects.)

***P4. Resources Present:**
☑ Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5b. Description of Photo: (View, date, accession #) North Elevation Overview (View South)

***P6. Date Constructed/ Age and Sources:** ☑Historic 1952 (see page 2) ☐Prehistoric ☐Both

***P7. Owner and Address:**
Gateway South 9 Development LLC
9800 Hillwood Pkwy #300 Fort Worth, TX 76177

***P8. Recorded by:**
Nick Shepetuk and Fabian Reyes-Martinez
BCR Consulting LLC
Claremont, California 91711

***P9. Date Recorded:** 10/12/2022

***P10. Survey Type:** Intensive.

***P11. Report Citation:** *Cultural Resources Assessment of the Gateway 9 Project, San Bernardino, San Bernardino County, California.*

***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):

B1. Historic Name: N/A B2. Common Name: N/A
B3. Original Use: Residence B4. Present Use: Residence
***B5. Architectural Style:** Post-War Minimal
***B6. Construction History:** (Construction date, alterations, and date of alterations): The residence was built in 1952. Doors, windows, and roofing materials have been replaced, but no permit records were available to date the modifications.

***B7. Moved?** ☑**No** ☐**Yes** ☐**Unknown** **Date:** N/A **Original Location:** N/A ***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme:** Mid-Century Community Development **Area:** San Bernardino **Applicable Criteria:** N/A
History

San Bernardino. The project site is located within the boundaries of the historic Rancho San Bernardino, a mission rancho originally associated with the nearby Spanish Asistencia. Rancho San Bernardino became the property of the Lugo family and Diego Sepulveda in 1842 as part of the secularization process, securing Mexico's local hegemony after official independence from Spain. When the United States annexed California after the Mexican-American War, the Lugo family and Diego Sepulveda received the official U.S. land patent for the property, via a claim filed under the authority of Congress (General Land Office 1865; U.S. Congress 1851). Brigham Young's Mormon scouts subsequently bought Rancho San Bernardino from the Lugos and Sepulveda and erected a sawmill and irrigation system, splitting the land into a system of ranches and farms. The resulting economy soon necessitated a stage stop, and by 1855 the freight-hauling enterprise of Banning & Alexander was running a brisk service between San Bernardino and Los Angeles (Lavender 1972:230-231).

Although large tracts owned by the U.S. Government became available for homesteading during the 1860s, various pressures forced local Mormon pioneers to recede to Salt Lake City during this period. In the wake of the Mormon exodus, other settlers began to take advantage of new homestead opportunities. Agriculture (particularly citrus orchards) was central to the region's success, and by the early 20th century the City of San Bernardino's downtown took shape as the hub of economic activity. [Continued on page 3]

Theme: Mid-Century Community Development **Area:** San Bernardino
Period of Significance: Early Post World War II **Property Type:** Residential
Applicable Criteria: N/A B11. Additional Resource Attributes N/A
***B12. References:**

Donaldson, Milford Wayne AIA, Inc.1991. *Historic Resources Reconnaissance Survey, San Bernardino.* On File at the City of San Bernardino Planning Department.
General Land Office 1865. BLM Records of the GLO. Electronic Document: glorecords.blm.gov. Accessed Multiple Dates
Lavender, David. 1972. *California Land of New Beginnings.* Harper and Row, Publishers. New York.
Osbourne, Richard. 1996. *World War II Sites in the United States a Directory and Tour Guide.* Riebel-Roque Publishing Company. Madison, Wisconsin.
San Bernardino County. Property Information Management Systems [PIMS] – "Property Characteristics and Ownership History for Parcel 0280-202-09." Online Database. Accessed October 26, 2022.
San Bernardino County Sun (San Bernardino, California) [SBCS]. Multiple years. "[Assorted articles and editorials]." Multiple dates. San Bernardino, California. Electronic Database: via newspapers.com. Accessed multiple dates.
United States Congress. 1851. *An Act to Ascertain and Settle Private Land Claims in the State of California.* Records on File at the Bancroft Library; Land Case Files 1852-1892.

(Sketch Map with north arrow required.)

***B14. Evaluators:** David Brunzell, BCR Consulting, Claremont, California
***Date of Evaluation** 12/12/22

B10. Significance [Continued from page 2]:
Spanish Colonial-style civic and commercial buildings predominated San Bernardino construction projects between the 1920s to the 1940s. While similar popular architectural styles were reflected in some residential neighborhoods, the gradual development of forms more typical of the California working class population became common (Donaldson 1991). These included 1920s Craftsman and Spanish Colonial Revival style bungalows, and the simple Minimal Traditional Style during the 1930s (ibid.). Subsequent to World War II, southern California experienced an unprecedented land boom resulting from the local discharge of former military personnel. The railroad, U.S. Air Force (both civilian and military), and Kaiser Steel initially remained strong, and a revitalized construction industry formed due to new commercial, residential, and infrastructure developments. Although San Bernardino initially prospered during the post-war years, the eventual closures of Norton Air Force Base and Kaiser Steel in addition to the relocation of many railroad jobs punctuated a general economic downturn for San Bernardino's working class that has persisted since the 1980s (Osbourne 1996).

Valley Truck Farms Community. The subject property is located in the vicinity of the historic Valley Truck Farms community. In the 1920s, a population boom in Los Angeles led to growth in surrounding areas. Many Los Angeles residents moved away from the growing city seeking a more rural environment, including a group of African-American families from the Los Angeles Basin who settled in the area that would become Valley Truck Farms. The land partially includes the project site and was occupied by a handful of widely spaced ranches located southeast of the San Bernardino corporate boundaries of the day. Valley Truck Farms was bounded roughly by Mill Street to the North, Tippecanoe Avenue to the east, Washington Avenue to the west, and Dumas Street to the south. The Capital Company bought the land in 1926 and subdivided it into 1-acre parcels. Within a decade, the neighborhood developed into a community that was home to around 50 or 60 families and eventually joined the City of San Bernardino (San Bernardino County Sun [SBCS], 19 July 2010).

Property History. Robert and Ninnie McDade were the first recorded property owners, with no date of acquisition available. Robert was a maintenance man for the Harris Company, and along with his wife Ninnie, an active member of the Allen Chapel African Methodist Episcopal Church in San Bernardino. Robert died in 1975 and Ninnie sold the property to Dallas and Wilma J. Evans in 1984. Subsequent owners included John L. Evans, Indian Point Inc., Daniel Cavallo, Alexander M. Bell, and lastly Gateway South 9 Development LLC, who is the current owner (San Bernardino County [PIMS] 2022; [SBCS] 21 July 1963, 9 Oct. 1975).

Evaluation
Criterion 1: Substantial research has not indicated a close association between the subject property and any important events. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: Substantial research has failed to connect the subject property with the lives of persons important in California's past. It is therefore not eligible for the California Register under Criterion 2. Criterion 3: The residence lacks architectural distinction and does not display significant elements of the era during which it was constructed. The building does not significantly represent the work of an important creative individual or possesses high artistic values. Therefore, the subject property is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age building are therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

Integrity. As the building remains in its original position and is still in use as a residential property, it retains integrity of location, setting, and association. Alterations have diminished integrity of design, materials, workmanship, and feeling.

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 or #: 24551 E. Norman Road

P1. Other Identifier: 755 East Norman Road

***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:** San Bernardino South **Date:** 1980 **T**1S; **R**4W; Non-sectioned**;** SBBM

c. Address: 24551 E. Norman Road City: San Bernardino Zip: 92408

d. UTM: Zone: N/A mE/ Elevation: 1030' AMSL

e. Other Locational Data: The subject property is located on the south side of Norman Road, east of Lena Road.

***P3a. Description:** The subject property is a single-family residence that is historic in age (i.e. over 45 years old). Residence 1 is located on the northwestern portion of the subject property. The Post-War Minimal-style residence features wood frame construction, and a single-story floor plan and was built in 1956. It is fronted by a small lawn with ornamental trees enclosed within a wrought iron fence. It contains a front-gabled roof and small front porch with composition roofing. The building is in good condition. The original windows and doors have been replaced.

***P3b. Resource Attributes:** HP3. Single Family Residence

P5a. Photo or Drawing **(**Photo required for buildings, structures, and objects.)

***P4. Resources Present:**
☑ Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5b. Description of Photo: (View, date, accession #)
Photo 1: Residence 1 Overview (View SE)

***P6. Date Constructed/ Age and Sources:** ☑Historic 1956 (see page 2) ☐Prehistoric ☐Both

***P7. Owner and Address:**
Gateway South 9 Development LLC
9800 Hillwood Pkwy #300 Fort Worth, TX 96177

***P8. Recorded by:**
George Brentner
BCR Consulting LLC
Claremont, California 91711

***P9. Date Recorded:**
10/12/2022

***P10. Survey Type:** Intensive.

***P11. Report Citation:** *Cultural Resources Assessment of the Gateway 9 Project, San Bernardino, San Bernardino County, California.*

***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

B1. Historic Name: N/A B2. Common Name: N/A
B3. Original Use: Residence B4. Present Use: Residence
***B5. Architectural Style:** Post-War Minimal
***B6. Construction History:** (Construction date, alterations, and date of alterations): The residence was built in 1956. The roof, doors, and windows have been recently replaced.

***B7. Moved?** ☑**No** ☐**Yes** ☐**Unknown** **Date:** N/A **Original Location:** N/A ***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme:** Mid-Century Community Development **Area:** San Bernardino **Applicable Criteria:** N/A

History

San Bernardino. The project site is located within the boundaries of the historic Rancho San Bernardino, a mission rancho originally associated with the nearby Spanish Asistencia. Rancho San Bernardino became the property of the Lugo family and Diego Sepulveda in 1842 as part of the secularization process, securing Mexico's local hegemony after official independence from Spain. When the United States annexed California after the Mexican-American War, the Lugo family and Diego Sepulveda received the official U.S. land patent for the property, via a claim filed under the authority of Congress (General Land Office 1865; U.S. Congress 1851). Brigham Young's Mormon scouts subsequently bought Rancho San Bernardino from the Lugos and Sepulveda and erected a sawmill and irrigation system, splitting the land into a system of ranches and farms. The resulting economy soon necessitated a stage stop, and by 1855 the freight-hauling enterprise of Banning & Alexander was running a brisk service between San Bernardino and Los Angeles (Lavender 1972:230-231).

Although large tracts owned by the U.S. Government became available for homesteading during the 1860s, various pressures forced local Mormon pioneers to recede to Salt Lake City during this period. In the wake of the Mormon exodus, other settlers began to take advantage of new homestead opportunities. Agriculture (particularly citrus orchards) was central to the region's success, and by the early 20th century the City of San Bernardino's downtown took shape as the hub of economic activity. [Continued on page 3]

Theme: Mid-Century Community Development **Area:** San Bernardino
Period of Significance: Early Post World War II **Property Type:** Residential
Applicable Criteria: N/A B11. Additional Resource Attributes N/A
***B12. References:**

Donaldson, Milford Wayne AIA, Inc.1991. *Historic Resources Reconnaissance Survey, San Bernardino.* On File at the City of San Bernardino Planning Department.
General Land Office 1865. BLM Records of the GLO. Electronic Document: glorecords.blm.gov. Accessed Multiple Dates
Lavender, David. 1972. *California Land of New Beginnings.* Harper and Row, Publishers. New York.
Osbourne, Richard. 1996. *World War II Sites in the United States a Directory and Tour Guide.* Riebel-Roque Publishing Company. Madison, Wisconsin.
San Bernardino County. Property Information Management Systems [PIMS] – "Property Characteristics and Ownership History for Parcel 0280-192-06." Online Database. Accessed Multiple Dates.
San Bernardino County Sun (San Bernardino, California) [SBCS]. Multiple years. "[Assorted articles and editorials]." Multiple dates. San Bernardino, California. Electronic Database: via newspapers.com. Accessed multiple dates.
United States Congress. 1851. *An Act to Ascertain and Settle Private Land Claims in the State of California.* Records on File at the Bancroft Library; Land Case Files 1852-1892.

***B14. Evaluators:** David Brunzell, BCR Consulting, Claremont, California
***Date of Evaluation** 12/12/2022

(Sketch Map with north arrow required.)

B10. Significance [Continued from page 2]:
Spanish Colonial-style civic and commercial buildings predominated San Bernardino construction projects between the 1920s to the 1940s. While similar popular architectural styles were reflected in some residential neighborhoods, the gradual development of forms more typical of the California working class population became common (Donaldson 1991). These included 1920s Craftsman and Spanish Colonial Revival style bungalows, and the simple Minimal Traditional Style during the 1930s (ibid.). Subsequent to World War II, southern California experienced an unprecedented land boom resulting from the local discharge of former military personnel. The railroad, U.S. Air Force (both civilian and military), and Kaiser Steel initially remained strong, and a revitalized construction industry formed due to new commercial, residential, and infrastructure developments. Although San Bernardino initially prospered during the post-war years, the eventual closures of Norton Air Force Base and Kaiser Steel in addition to the relocation of many railroad jobs punctuated a general economic downturn for San Bernardino's working class that has persisted since the 1980s (Osbourne 1996).

Valley Truck Farms Community. The subject property is located in the vicinity of the historic Valley Truck Farms community. In the 1920s, a population boom in Los Angeles led to growth in surrounding areas. Many Los Angeles residents moved away from the growing city seeking a more rural environment, including a group of African-American families from the Los Angeles Basin who settled in the area that would become Valley Truck Farms. The land partially includes the project site and was occupied by a handful of widely spaced ranches located southeast of the San Bernardino corporate boundaries of the day. Valley Truck Farms was bounded roughly by Mill Street to the North, Tippecanoe Avenue to the east, Washington Avenue to the west, and Dumas Street to the south. The Capital Company bought the land in 1926 and subdivided it into 1-acre parcels. Within a decade, the neighborhood developed into a community that was home to around 50 or 60 families and eventually joined the City of San Bernardino (San Bernardino County Sun [SBCS], 19 July 2010).

Property History. The subject residence was constructed in 1956 by unknown builders. The earliest documented residents were Freddie C. and Jessie Mae Williams in 1967 (SBCS 18 January 1967). Calvin and Robena Wesson owned the property from prior to 1975 until 1978. Jessie, John, and Consuella Pollard owned the property from 1978 until 1983. Francisco and Aurora Gonzales owned the property from 1983 until 2022, by which time Gateway South 9 Development LLC acquired the property. Research has shown that the individual owners and residents were ordinary working people that did not contribute significantly to U.S., California, or local history.

Evaluation
Criterion 1: Substantial research has not indicated a close association between the subject property and any important events. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: Substantial research has failed to connect the subject property with the lives of persons important in California's past. It is therefore not eligible for the California Register under Criterion 2. Criterion 3: The subject property lacks architectural distinction and does not display significant elements of the era during which it was constructed. The building does not significantly represent the work of an important creative individual or possesses high artistic values. Therefore, the subject property is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age building is therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

Integrity. As the building remains in its original position and is still in use as a residential property, it retains integrity of location, setting, and association. Alterations have diminished integrity of design, materials, workmanship, and feeling.

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 or #:__ 695 E. Norman Road

P1. Other Identifier: 685 E. Norman Road, 685 ½ E. Norman Road
***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:** San Bernardino South **Date:** 1980 **T**1S; **R**4W; Non-sectioned**;** SBBM
c. Address: 695 E. Norman Road City: San Bernardino Zip: 92408
d. UTM: Zone: N/A mE/ Elevation: 930' AMSL
e. Other Locational Data: The subject property is located on the south side of Norman Road, east of Lena Road.

***P3a. Description:** The subject property is a residential property and contains three single-family residences that are historic in age (i.e. over 45 years old). Residence 1 is located on the northeastern portion of the subject property and is 1,062 square feet. The residence features wood frame construction, and a single-story floor plan and was built circa 1922. The house was constructed in the era of "Modern Houses", but changes make it difficult to connect with a particular architectural style (McAlester 2017). It exhibits elements of Minimal Traditional-style architecture although it pre-dates that style. It is fronted by a small yard and features a hipped roof with composite shingles and small front porch. Residence 2 is located to the west of residence 1 and is 753 square feet. The Post-War Minimal-Style residence exhibits wood frame construction, a front-gabled roof with composite shingles, and stucco siding. Residence 3 is 572 square feet, and is located to the southwest of residence 1 and exhibits wood frame construction, a front-gabled roof with composite shingles, and stucco siding. The doors and windows on all buildings have been replaced, but no permit records were available for these modifications, or the construction of residences 2 and 3. The original siding on residence 1 has been covered in stucco.

***P3b. Resource Attributes:** HP3. Single Family Residence

P5a. Photo or Drawing **(**Photo required for buildings, structures, and objects.)

***P4. Resources Present:**
☑ Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5b. Description of Photo: (View, date, accession #) Residence 1: N/W Elevations Overview. Residence 2: Partial North Elevation (View South)

***P6. Date Constructed/ Age and Sources:** ☑Historic 1922(see page 2) ☐Prehistoric ☐Both

***P7. Owner and Address:**
Gateway South 9 Development LLC
9800 Hillwood Pkwy #300 Fort Worth, TX 96177

***P8. Recorded by:**
George Brentner
BCR Consulting LLC
Claremont, California 91711

***P9. Date Recorded:** 10/12/2022

***P10. Survey Type:** Intensive.

***P11. Report Citation:** *Cultural Resources Assessment of the Gateway 9 Project, San Bernardino, San Bernardino County, California.*

***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 or #** (Assigned by recorder) 695 E. Norman Road

B1. Historic Name: N/A B2. Common Name: N/A
B3. Original Use: Residence B4. Present Use: Residence
***B5. Architectural Style:** Residence 1: None Discernible Due to Alterations; Residence 2: Post-War Minimal 3: Post-War Minimal
***B6. Construction History:** (Construction date, alterations, and date of alterations): Residence 1 was built in 1922, and residences 2 and 3 were built in 1942. The doors, windows, and roofing materials have been replaced, but no permit records were available to date the modifications.

***B7. Moved?** ☑**No** ☐**Yes** ☐**Unknown** **Date:** N/A **Original Location:** N/A ***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme:** Mid-Century Community Development **Area:** San Bernardino **Applicable Criteria:** N/A

History

San Bernardino. The project site is located within the boundaries of the historic Rancho San Bernardino, a mission rancho originally associated with the nearby Spanish Asistencia. Rancho San Bernardino became the property of the Lugo family and Diego Sepulveda in 1842 as part of the secularization process, securing Mexico's local hegemony after official independence from Spain. When the United States annexed California after the Mexican-American War, the Lugo family and Diego Sepulveda received the official U.S. land patent for the property, via a claim filed under the authority of Congress (General Land Office 1865; U.S. Congress 1851). Brigham Young's Mormon scouts subsequently bought Rancho San Bernardino from the Lugos and Sepulveda and erected a sawmill and irrigation system, splitting the land into a system of ranches and farms. The resulting economy soon necessitated a stage stop, and by 1855 the freight-hauling enterprise of Banning & Alexander was running a brisk service between San Bernardino and Los Angeles (Lavender 1972:230-231).

Although large tracts owned by the U.S. Government became available for homesteading during the 1860s, various pressures forced local Mormon pioneers to recede to Salt Lake City during this period. In the wake of the Mormon exodus, other settlers began to take advantage of new homestead opportunities. Agriculture (particularly citrus orchards) was central to the region's success, and by the early 20th century the City of San Bernardino's downtown took shape as the hub of economic activity. [Continued on page 3]

Theme: Mid-Century Community Development **Area:** San Bernardino
Period of Significance: Early Post World War II **Property Type:** Residential
Applicable Criteria: N/A B11. Additional Resource Attributes N/A
***B12. References:**

Donaldson, Milford Wayne AIA, Inc.1991. *Historic Resources Reconnaissance Survey, San Bernardino.* On File at the City of San Bernardino Planning Department.
General Land Office 1865. BLM Records of the GLO. Electronic Document: glorecords.blm.gov. Accessed Multiple Dates
Lavender, David. 1972. *California Land of New Beginnings.* Harper and Row, Publishers. New York.
McAlester, Virginia Savage. *A Field Guide to American Houses.* Alfred A. Knopf. New York.
Osbourne, Richard. 1996. *World War II Sites in the United States a Directory and Tour Guide.* Riebel-Roque Publishing Company. Madison, Wisconsin.
San Bernardino County. Property Information Management Systems [PIMS] – "Property Characteristics and Ownership History for Parcel 0280-192-02." Online Database. Accessed Multiple Dates.
San Bernardino County Sun (San Bernardino, California) [SBCS]. Multiple years. "[Assorted articles and editorials]." Multiple dates. San Bernardino, California. Electronic Database: via newspapers.com. Accessed multiple dates.
United States Congress. 1851. *An Act to Ascertain and Settle Private Land Claims in the State of California.* Records on File at the Bancroft Library; Land Case Files 1852-1892.

(Sketch Map with north arrow required.)

***B14. Evaluators:** David Brunzell, Doug Kazmier, BCR Consulting, Claremont, California
***Date of Evaluation** 10/28/22

B10. Significance [Continued from page 2]:
Spanish Colonial-style civic and commercial buildings predominated San Bernardino construction projects between the 1920s to the 1940s. While similar popular architectural styles were reflected in some residential neighborhoods, the gradual development of forms more typical of the California working class population became common (Donaldson 1991). These included 1920s Craftsman and Spanish Colonial Revival style bungalows, and the simple Minimal Traditional Style during the 1930s (ibid.). Subsequent to World War II, southern California experienced an unprecedented land boom resulting from the local discharge of former military personnel. The railroad, U.S. Air Force (both civilian and military), and Kaiser Steel initially remained strong, and a revitalized construction industry formed due to new commercial, residential, and infrastructure developments. Although San Bernardino initially prospered during the post-war years, the eventual closures of Norton Air Force Base and Kaiser Steel in addition to the relocation of many railroad jobs punctuated a general economic downturn for San Bernardino's working class that has persisted since the 1980s (Osbourne 1996).

Valley Truck Farms Community. The subject property is located in the vicinity of the historic Valley Truck Farms community. In the 1920s, a population boom in Los Angeles led to growth in surrounding areas. Many Los Angeles residents moved away from the growing city seeking a more rural environment, including a group of African-American families from the Los Angeles Basin who settled in the area that would become Valley Truck Farms. The land partially includes the project site and was occupied by a handful of widely spaced ranches located southeast of the San Bernardino corporate boundaries of the day. Valley Truck Farms was bounded roughly by Mill Street to the North, Tippecanoe Avenue to the east, Washington Avenue to the west, and Dumas Street to the south. The Capital Company bought the land in 1926 and subdivided it into 1-acre parcels. Within a decade, the neighborhood developed into a community that was home to around 50 or 60 families and eventually joined the City of San Bernardino (San Bernardino County Sun [SBCS], 19 July 2010).

Property History. Estelle F. Shaw and Erma N. Massey were the first recorded property owners and lived at the subject property since at least 1956. Estelle was the Assistant Secretary of the Unity Women's Club of San Bernardino, and Erma was a leader for the Mill School group of Campfire Girls. The property was sold to Erma N. Gladden in 1994, and Jo Ann Curtis in 1996. Subsequent owners included Melvin Morphew, Refugio, Erick, and Euleteria Perez, Rita and Oscar Patino, Monica Gutierrez Patino, Maria Guadalupe, Patino Gutierrez, and lastly Gateway South 9 Development LLC who is the current owner (San Bernardino County [PIMS] 2022; [SBCS] 21 Jan. 1951, 1 March 1956).

Evaluation
Criterion 1: Substantial research has not indicated a close association between the subject property and any important events. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: Substantial research has failed to connect the subject property with the lives of persons important in California's past. It is therefore not eligible for the California Register under Criterion 2. Criterion 3: All three residences lack architectural distinction and do not display significant elements of the era during which they were constructed. None of the buildings significantly represents the work of an important creative individual or possesses high artistic values. Therefore, the subject property is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age buildings are therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

Integrity. As the buildings remain in their original positions and are still in use as a residences, it retains integrity of location, setting, and association. Alterations have diminished integrity of design, materials, workmanship, and feeling.


Residence 2 Overview

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 or #: 24432 Pioneer Road

P1. Other Identifier: 646 East Orange Show Road

***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:** San Bernardino South **Date:** 1980 **T**1S; **R**4W; Non-sectioned**;** SBBM

c. Address: 24432 Pioneer Road City: San Bernardino Zip: 92408

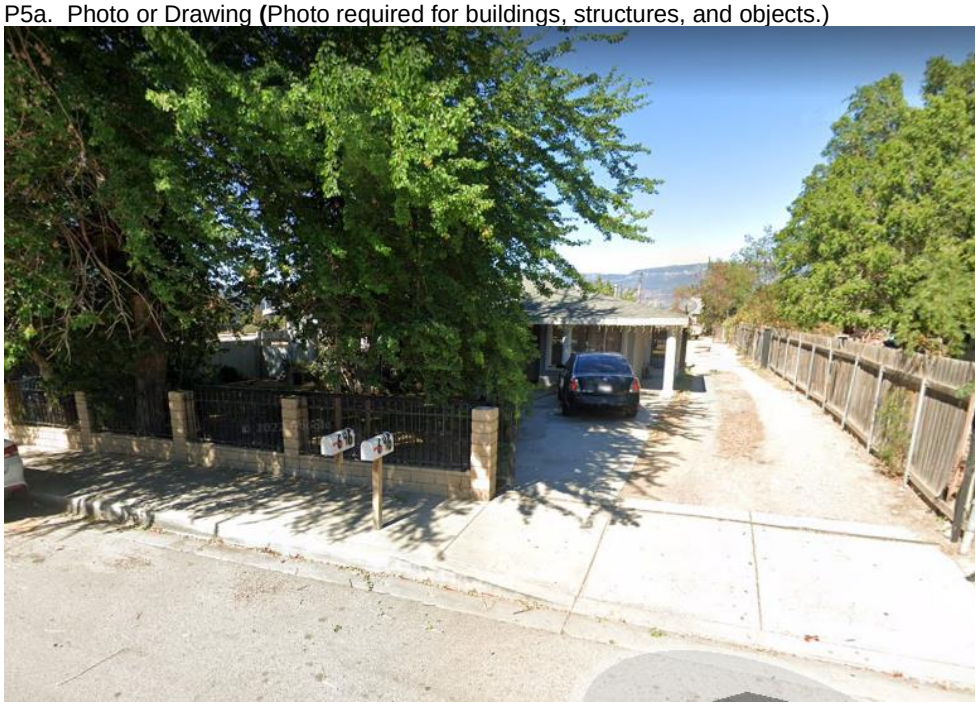
d. UTM: Zone: N/A mE/ Elevation: 1020' AMSL

e. Other Locational Data: The subject property is located on the northeast corner of Orange Show Road and Lena Road. Confusingly, the San Bernardino County Assessor and Parcel Quest list this residence as 24432 Pioneer Avenue in Redlands, although mapping for both resources depict it at the northeast corner of Orange Show Road and Lena Road. Mailboxes in front of the residence indicate 646 East Orange Show Road.

***P3a. Description:** The subject property contains a single-family residence that is historic in age (i.e. over 45 years old). A large porch addition and tree obscure much of the main façade, but the layout is consistent with a Post-War Minimal architectural style. It features wood frame construction, and a single-story floor plan and was built in 1959. It contains a front-gabled roof (which appears to be part of the porch addition) and composition shingles. The original windows have been replaced with vinyl windows. The building is in good condition.

***P3b. Resource Attributes:** HP3. Single Family Residence

P5a. Photo or Drawing **(**Photo required for buildings, structures, and objects.)



***P4. Resources Present:**
☑ Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5b. Description of Photo: (View, date, accession #) Photo 1: Residence 1 Overview (View North)

***P6. Date Constructed/ Age and Sources:** ☑Historic 1959 (see page 2) ☐Prehistoric ☐Both

***P7. Owner and Address:**
Gateway South 9 Development LLC
9800 Hillwood Pkwy #300 Fort Worth, TX 96177

***P8. Recorded by:**
BCR Consulting LLC
Claremont, California 91711

***P8. Recorded by:**
George Brentner
BCR Consulting LLC
Claremont, California 91711

***P9. Date Recorded:** 10/12/2022

***P10. Survey Type:** Intensive.

***P11. Report Citation:** *Cultural Resources Assessment of the Gateway 9 Project, San Bernardino, San Bernardino County, California.*

***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 or #** (Assigned by recorder) 24432 Pioneer Road

B1. Historic Name: N/A B2. Common Name: N/A
B3. Original Use: Residence B4. Present Use: Residence
***B5. Architectural Style:** Post-War Minimal

***B6. Construction History:** (Construction date, alterations, and date of alterations): The residence was built in 1959. A large porch addition was added at an unknown date. Doors and windows have been recently replaced.

***B7. Moved?** ☑**No** ☐**Yes** ☐**Unknown** **Date:** N/A **Original Location:** N/A ***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme:** Mid-Century Community Development **Area:** San Bernardino **Applicable Criteria:** N/A

History

San Bernardino. The project site is located within the boundaries of the historic Rancho San Bernardino, a mission rancho originally associated with the nearby Spanish Asistencia. Rancho San Bernardino became the property of the Lugo family and Diego Sepulveda in 1842 as part of the secularization process, securing Mexico's local hegemony after official independence from Spain. When the United States annexed California after the Mexican-American War, the Lugo family and Diego Sepulveda received the official U.S. land patent for the property, via a claim filed under the authority of Congress (General Land Office 1865; U.S. Congress 1851). Brigham Young's Mormon scouts subsequently bought Rancho San Bernardino from the Lugos and Sepulveda and erected a sawmill and irrigation system, splitting the land into a system of ranches and farms. The resulting economy soon necessitated a stage stop, and by 1855 the freight-hauling enterprise of Banning & Alexander was running a brisk service between San Bernardino and Los Angeles (Lavender 1972:230-231).

Although large tracts owned by the U.S. Government became available for homesteading during the 1860s, various pressures forced local Mormon pioneers to recede to Salt Lake City during this period. In the wake of the Mormon exodus, other settlers began to take advantage of new homestead opportunities. Agriculture (particularly citrus orchards) was central to the region's success, and by the early 20th century the City of San Bernardino's downtown took shape as the hub of economic activity. [Continued on page 3]

Theme: Mid-Century Community Development **Area:** San Bernardino
Period of Significance: Early Post World War II **Property Type:** Residential
Applicable Criteria: N/A B11. Additional Resource Attributes N/A
***B12. References:**

Donaldson, Milford Wayne AIA, Inc.1991. *Historic Resources Reconnaissance Survey, San Bernardino.* On File at the City of San Bernardino Planning Department.

General Land Office 1865. BLM Records of the GLO. Electronic Document: glorecords.blm.gov. Accessed Multiple Dates

Lavender, David. 1972. *California Land of New Beginnings.* Harper and Row, Publishers. New York.

Osbourne, Richard. 1996. *World War II Sites in the United States a Directory and Tour Guide.* Riebel-Roque Publishing Company. Madison, Wisconsin.

San Bernardino County. Property Information Management Systems [PIMS] – "Property Characteristics and Ownership History for Parcel 0280-172-19." Online Database. Accessed December 12, 2022.

San Bernardino County Sun (San Bernardino, California) [SBCS]. Multiple years. "[Assorted articles and editorials]." Multiple dates. San Bernardino, California. Electronic Database: via newspapers.com. Accessed multiple dates.

United States Congress. 1851. *An Act to Ascertain and Settle Private Land Claims in the State of California.* Records on File at the Bancroft Library; Land Case Files 1852-1892.

***B14. Evaluators:** David Brunzell, BCR Consulting, Claremont, California
***Date of Evaluation** 12/12/21

(Sketch Map with north arrow required.)

B10. Significance [Continued from page 2]:
Spanish Colonial-style civic and commercial buildings predominated San Bernardino construction projects between the 1920s to the 1940s. While similar popular architectural styles were reflected in some residential neighborhoods, the gradual development of forms more typical of the California working class population became common (Donaldson 1991). These included 1920s Craftsman and Spanish Colonial Revival style bungalows, and the simple Minimal Traditional Style during the 1930s (ibid.). Subsequent to World War II, southern California experienced an unprecedented land boom resulting from the local discharge of former military personnel. The railroad, U.S. Air Force (both civilian and military), and Kaiser Steel initially remained strong, and a revitalized construction industry formed due to new commercial, residential, and infrastructure developments. Although San Bernardino initially prospered during the post-war years, the eventual closures of Norton Air Force Base and Kaiser Steel in addition to the relocation of many railroad jobs punctuated a general economic downturn for San Bernardino's working class that has persisted since the 1980s (Osbourne 1996).

Valley Truck Farms Community. The subject property is located in the vicinity of the historic Valley Truck Farms community. In the 1920s, a population boom in Los Angeles led to growth in surrounding areas. Many Los Angeles residents moved away from the growing city seeking a more rural environment, including a group of African-American families from the Los Angeles Basin who settled in the area that would become Valley Truck Farms. The land partially includes the project site and was occupied by a handful of widely spaced ranches located southeast of the San Bernardino corporate boundaries of the day. Valley Truck Farms was bounded roughly by Mill Street to the North, Tippecanoe Avenue to the east, Washington Avenue to the west, and Dumas Street to the south. The Capital Company bought the land in 1926 and subdivided it into 1-acre parcels. Within a decade, the neighborhood developed into a community that was home to around 50 or 60 families and eventually joined the City of San Bernardino (San Bernardino County Sun [SBCS], 19 July 2010).

Property History. The earliest recorded owner was Marjorie Bruce, who owned the property from 1977 until 1988 after which Emmett and Frances B Polee acquired it. The Polees sold the property to Espiridion Gonzalez in 2000 and Mr. Gonzalez sold the property to Gateway South 9 Development LLC in 2022 (San Bernardino County 2022). Research has shown that the individual owners and residents were ordinary working people that did not contribute significantly to U.S., California, or local history.

Evaluation
Criterion 1: Substantial research has not indicated a close association between the subject property and any important events. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: Substantial research has failed to connect the subject property with the lives of persons important in California's past. It is therefore not eligible for the California Register under Criterion 2. Criterion 3: The subject property lacks architectural distinction and does not display significant elements of the era during which it was constructed. The building does not significantly represent the work of an important creative individual or possesses high artistic values. Therefore, the subject property is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age building is therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

Integrity. As the building remains in its original position and is still in use as a residential property, it retains integrity of location, setting, and association. Alterations have diminished integrity of design, materials, workmanship, and feeling.


Residence Overview (View NE)

APPENDIX C

NAHC SACRED LANDS FILE SEARCH

NATIVE AMERICAN HERITAGE COMMISSION

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

June 23, 2022

David Brunzell
BCR Consulting, LLC

Via Email to: bcrllc2008@gmail.com

Re: Hillwood Building 9 (KIM2213) Project, San Bernardino County

Dear Mr. Brunzell:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information submitted for the above referenced project. The results were positive. Please contact the San Manuel Band of Mission Indians on the attached list for information. Please note that tribes do not always record their sacred sites in the SLF, nor are they required to do so. A SLF search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with a project's geographic area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites, such as the appropriate regional California Historical Research Information System (CHRIS) archaeological Information Center for the presence of recorded archaeological sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. Please contact all of those listed; if they cannot supply information, they may recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Native American Contact List
San Bernardino County
6/23/2022

Agua Caliente Band of Cahuilla Indians
Reid Milanovich, Chairperson
5401 Dinah Shore Drive — Cahuilla
Palm Springs, CA, 92264
Phone: (760) 699 - 6800
Fax: (760) 699-6919
laviles@aguacaliente.net

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

Gabrieleno Band of Mission Indians - Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393 — Gabrieleno
Covina, CA, 91723
Phone: (626) 926 - 4131
admin@gabrielenoindians.org

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693 — Gabrieleno
San Gabriel, CA, 91778
Phone: (626) 483 - 3564
Fax: (626) 286-1262
GTTribalcouncil@aol.com

Gabrielino /Tongva Nation
Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St., #231 — Gabrielino
Los Angeles, CA, 90012
Phone: (951) 807 - 0479
sgoad@gabrielino-tongva.com

Gabrielino Tongva Indians of California Tribal Council
Robert Dorame, Chairperson
P.O. Box 490 — Gabrielino
Bellflower, CA, 90707
Phone: (562) 761 - 6417
Fax: (562) 761-6417
gtongva@gmail.com

Gabrielino Tongva Indians of California Tribal Council
Christina Conley, Tribal Consultant and Administrator
P.O. Box 941078 — Gabrielino
Simi Valley, CA, 93094
Phone: (626) 407 - 8761
christina.marsden@alumni.usc.edu

Gabrielino-Tongva Tribe
Charles Alvarez,
23454 Vanowen Street — Gabrielino
West Hills, CA, 91307
Phone: (310) 403 - 6048
roadkingcharles@aol.com

Morongo Band of Mission Indians
Ann Brierty, THPO
12700 Pumarra Road — Cahuilla, Serrano
Banning, CA, 92220
Phone: (951) 755 - 5259
Fax: (951) 572-6004
abrierty@morongo-nsn.gov

Morongo Band of Mission Indians
Robert Martin, Chairperson
12700 Pumarra Road — Cahuilla, Serrano
Banning, CA, 92220
Phone: (951) 755 - 5110
Fax: (951) 755-5177
abrierty@morongo-nsn.gov

Quechan Tribe of the Fort Yuma Reservation
Jill McCormick, Historic Preservation Officer
P.O. Box 1899 — Quechan
Yuma, AZ, 85366
Phone: (760) 572 - 2423
historicpreservation@quechantribe.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 Hillwood Building 9 (KIM2213) Project, San Bernardino County.

Native American Heritage Commission
Native American Contact List
San Bernardino County
6/23/2022

Quechan Tribe of the Fort Yuma Reservation
Manfred Scott, Acting Chairman
Kw'ts'an Cultural Committee
P.O. Box 1899 — Quechan
Yuma, AZ, 85366
Phone: (928) 750 - 2516
scottmanfred@yahoo.com

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

Santa Rosa Band of Cahuilla Indians
Lovina Redner, Tribal Chair
P.O. Box 391820 — Cahuilla
Anza, CA, 92539
Phone: (951) 659 - 2700
Fax: (951) 659-2228
lsaul@santarosa-nsn.gov

Serrano Nation of Mission Indians
Mark Cochrane, Co-Chairperson
P. O. Box 343 — Serrano
Patton, CA, 92369
Phone: (909) 528 - 9032
serranonation1@gmail.com

Serrano Nation of Mission Indians
Wayne Walker, Co-Chairperson
P. O. Box 343 — Serrano
Patton, CA, 92369
Phone: (253) 370 - 0167
serranonation1@gmail.com

Soboba Band of Luiseno Indians
Isaiah Vivanco, Chairperson
P. O. Box 487 — Cahuilla
San Jacinto, CA, 92581 — Luiseno
Phone: (951) 654 - 5544
Fax: (951) 654-4198
ivivanco@soboba-nsn.gov

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

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This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Hillwood Building 9 (KIM2213) Project, San Bernardino County.

APPENDIX D

PALEONTOLOGICAL OVERVIEW

WESTERN SCIENCE CENTER

June 21, 2022

BCR Consulting, LLC
Joseph Orozco
505 W. 8th St.
Claremont, CA 91711

Dear Mr. Orozco,

This letter presents the results of a record search conducted for the Hillwood Building 9 Project located in the City of San Bernardino, San Bernardino County, CA. The project site is located north of E. Orange Show Road, south of E. Norman Road, and east of Lena Road in Township 1 South, Range 4 West, in a unsectioned portion of the *San Bernardino South, CA* USGS 7.5 minute quadrangle.

The geologic units underlying the project area is mapped as Holocene alluvial fan deposits of gravel and sand (Dibblee and Minch, 2004). Holocene alluvial units are considered to be of high preservation value, but material found is unlikely to be fossil material due to the relatively modern associated dates of the deposits. However, if development requires any substantial depth of disturbance, the likelihood of reaching Pleistocene alluvial sediments would increase. The Western Science Center does not have localities within the project area or within a 1 mile radius.

While the presence of any fossil material is unlikely, if excavation activity disturbs deeper sediment dating to the earliest parts of the Holocene or Late Pleistocene periods, the material would be scientifically significant. Excavation activity associated with the development of the project area is unlikely to be paleontologically sensitive, but caution during development should be observed.

If you have any questions, or would like further information, please feel free to contact me at bstoneburg@westerncentermuseum.org.

Sincerely,

Brittney Elizabeth Stoneburg
Collections Technician