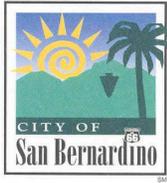


SECTION 5.8
CULTURAL RESOURCES



5.8 CULTURAL RESOURCES

This section describes cultural resources within the City of San Bernardino and evaluates potential impacts to cultural resources associated with the implementation of the proposed project. Cultural resources relate to archaeological remains, historic buildings, traditional customs, tangible artifacts, historical documents, and public records that make San Bernardino unique or significant. Mitigation measures to reduce the significance of impacts are recommended, as necessary. Information in this section is based on the *General Plan* Historical and Archaeological Resources Element and research conducted by ECORP Consulting. The research is contained in its entirety in Appendix E.

5.8.1 REGULATORY SETTING

The *California Environmental Quality Act (CEQA)* is the state law that applies to a project's impacts on cultural resources. A project is an activity that may cause a direct or indirect physical change in the environment and that is undertaken or funded by a state or local agency, or requires a permit, license, or lease from a state or local agency. *CEQA* requires that impacts to Historical Resources be identified and, if the impacts will be significant, that mitigation measures to reduce the impacts be applied.

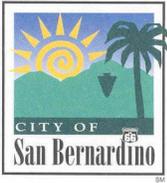
A Historical Resource is a resource that:

- 1) is listed in or has been determined eligible for listing in the California Register of Historical Resources (CRHR) by the State Historical Resources Commission, or has been determined historically significant by the CEQA lead agency because it meets the eligibility criteria for the CRHR,
- 2) is included in a local register of historical resources, as defined in Public Resources Code 5020.1(k), or
- 3) has been identified as significant in an historical resources survey, as defined in Public Resources Code 5024.1(g) [*CCR Title 14, Section 15064.5(a)*].

The eligibility criteria for the CRHR are as follows [*CCR Title 14, Section 4852(b)*]:

- 1) It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
- 2) It is associated with the lives of persons important to local, California, or national history.
- 3) It 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; 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, the resource should be at least 50 years old and must retain integrity. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association [*CCR Title 14, Section 4852(c)*].



Historical buildings and structures are evaluated using CRHR Criteria 1, 2, and 3. The results of historical research are used to determine if the building or structure is associated with important historical events or persons and architectural analysis is used to assess whether the building or structure embodies distinctive characteristics or possesses high artistic values. Archaeological sites are usually evaluated under Criterion 4, the potential to yield information important in prehistory or history. An archaeological test program may be necessary to determine whether the site has the potential to yield important data. The CEQA lead agency makes the determination of eligibility, usually by certifying the environmental document, if it contains the results of the evaluation.

Impacts to a Historical Resource (as defined by CEQA) are significant if the resource is demolished or destroyed or if the characteristics that made the resource eligible are materially impaired [CCR Title 14, Section 15064.5(a)].

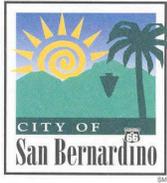
5.8.2 ENVIRONMENTAL SETTING

PREHISTORIC AND ETHNOGRAPHIC SETTING

The prehistory of the coastal area can be divided into three time periods, the Millingstone Period, the Intermediate Period, and the Late Prehistoric Period (Wallace 1955). The Millingstone Period (about 6500 B.C. to 1000 B.C.) represents a long period of time characterized by smaller, more mobile groups, compared to later time periods. These groups probably had a seasonal round of settlement, which included both inland and coastal residential bases (Mason, Koerper, and Langenwalter 1997). They relied on grass and sage seeds to provide calories and carbohydrates. Although fewer projectile points occur, compared to later periods, faunal data indicate the same animals were hunted in all time periods (Drover, Koerper, and Langenwalter 1983). Inland Millingstone Period sites are characterized by numerous manos, metates, core tools, and hammerstones (Goldberg and Arnold 1988), while shell middens are common along the coast. Quartz and rhyolite are more common than chert as the preferred materials for making chipped stone tools (Mason, Koerper, and Langenwalter 1997).

The period from 1000 B.C. to A.D. 650 is known archaeologically as the Intermediate Period. During this period mortars and pestles appear, indicating the beginning of acorn exploitation. Use of the acorn, a storable high calorie food source, probably allowed greater sedentism (living in one place year-round), especially in inland areas. Large projectile points indicate that the bow and arrow, characteristic of the Late Prehistoric Period, had not yet been introduced. Hunting was probably conducted using a spear thrower. Settlement patterns during this period are not well known. The semi-sedentary settlement pattern characteristic of the Late Prehistoric Period may have begun in coastal areas during the Intermediate Period, although lower population densities may have meant less territoriality. In the upper Santa Ana River drainage area, it has been suggested that the Milling Stone Period artifact assemblage (preponderance of manos and metates and core tools and few or no mortars and pestles) continued into the time period designated as Intermediate on the coast (Goldberg and Arnold 1988). This may indicate that intensive acorn use began later in inland areas compared to the coast.

During the Late Prehistoric Period (A.D. 650 to circa 1800) most people lived in villages of up to 200 people located near permanent water sources and a variety of food resources. The village was the center of a territory from which resources were gathered. Work parties left the village



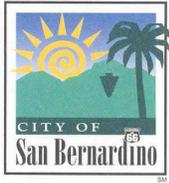
for short periods of time to hunt, fish, and gather plant foods within the territory. While away from the village they established temporary camps and resource processing locations. Archaeologically, such locations are indicated by manos and metates for seed processing, bedrock mortars for acorn processing, and lithic scatters indicating manufacturing or maintenance of stone tools (usually made of chert or other fine-grained lithic material) used in hunting or butchering. Overnight stays in field camps are indicated by fire-affected rock used in hearths. Resources from other territories were probably obtained through exchange. Coastal products, such as dried fish and shellfish, were exchanged for inland products such as acorns (Waugh 1986; Mason, Koerper, and Peterson 2002).

The Native American group that included the San Bernardino area in its territory at the time the Spanish arrived in the area was the Serrano. The Serrano occupied an area in and around the San Bernardino Mountains between approximately 1,500 and 11,000 feet above mean sea level. Their territory extended west along the north side of the San Gabriel Mountains to Soledad Pass (Earle, McKeehan, and Mason 1995), east as far as Twenty-nine Palms (Bean and Smith 1978), and south through Redlands and Yucaipa to the Lakeview Mountains (Cultural Systems Research 2005). The Serrano also lived along the Mojave River in the Mojave Desert, where they were known as Vanyume (Bean and Smith 1978). Serrano is a Takic language. The Takic languages form a group of related languages within the Uto-Aztecan language family (Golla 2007). The Serrano were mainly hunters and gatherers who also occasionally fished. Game animals included mountain sheep, deer, antelope, rabbits, small rodents, and various birds, particularly quail. Vegetable staples consisted of acorns, pinyon nuts, bulbs and tubers, shoots and roots, berries, mesquite, barrel cacti, and juniper seeds (Bean and Smith 1978).

A variety of materials were used for hunting, gathering, and processing food, as well as for shelter, clothing, and luxury items. Shells, wood, bone, stone, plant materials, and animal skins and feathers were used for making baskets, pottery, blankets, mats, nets, bags and pouches, cordage, awls, bows, arrows, drills, stone pipes, musical instruments, and clothing (Bean and Smith 1978).

The Serrano were loosely organized by patrilineal lineages and associated themselves with either the *Tukum* (wildcat) or the *Wahilyam* (coyote) moiety (Bean and Smith 1978). Settlement locations were determined by water availability, and most Serranos lived in small villages near water sources. Serrano villages in the San Bernardino area included *Yucaip'at* in the Yucaipa Valley, *Guaascha* near Redlands, and *Topumuna* at the east end of San Timoteo Canyon (Cultural Systems Research 2005).

Partly due to their mountainous inland territory, contact between Serrano and Euro-Americans was minimal prior to the early 1800s. In 1819, the San Bernardino Rancho Asistencia was established near present-day Redlands and was used to help to convert and relocate many Serrano to Mission San Gabriel. However, small groups of Serrano remained in the area northeast of the San Gorgonio Pass and were able to preserve some of their native culture. Today, most Serrano live either on the Morongo or San Manuel reservations (Bean and Smith 1978).



HISTORIC SETTING

The City of San Bernardino is located on a portion of the land known during the Mexican Period as Rancho San Bernardino, a land grant given to Jose del Carmen Lugo, his two brothers (Jose María and Vicente), and Diego Sepulveda (related to the Lugos by marriage) in 1842 by the Mexican governor of Alta California (Aviña 1976:91). In 1851, the Lugos sold a portion of the rancho to Mormon settlers from Salt Lake City who founded the town of San Bernardino. San Bernardino was established by 437 Mormons who arrived in 150 wagons from Salt Lake City in the spring of 1851. The Mormon settlement at San Bernardino served as a way station for Mormon immigrants travelling to Salt Lake City who arrived by ship in San Diego (Belden 1960). Wagon trains regularly carried immigrants and supplies along the Mormon Trail between Salt Lake City and San Bernardino. The Mormons erected Fort San Bernardino, also known as the Mormon Stockade, in 1851 around one of the Lugo's adobe houses (Stoebe 1986). The Fort was located along what is now Arrowhead Avenue from south of Third Street to Fourth Street (Shaw n.d.). The original one mile square town plan was laid out in 1853 and included 72 blocks extending from 1st Street (now Rialto Street) on the south to 10th Street on the north. The north-south streets had names of significance to the Mormons, which were later changed to letters (A through I Streets) (Shaw n.d.). A Street is now Sierra Way. Block 37 was reserved for a park (now Pioneer Park).

San Bernardino County was formed from Los Angeles County in 1853 and San Bernardino became the county seat (Gudde 1969:280). It was incorporated in 1854 (Shaw n.d.). The Mormons were recalled to Salt Lake City in 1857 and most of them left and sold their holdings at a loss. These included approximately 100 farms with vineyards and orchards (Cleland 1941:156). Many of the San Bernardino properties were bought by people from the settlement at El Monte which had been founded by people from Texas (Belden 1960).

After the Mormons left, San Bernardino lost over one-half its population and un-incorporated (Stoebe 1986). Dr. Ben Barton arrived in San Bernardino in 1858 and opened a drug store and doctor's office on the corner of 4th Street and C Street (now Arrowhead Avenue). The post office was located in the drug store and was operated by Barton's brother. Barton was also Superintendent of Schools and hired Mr. and Mrs. Ellison Robbins to teach in the two adobe schools which had been established by the Mormons. In addition to the two schools and drug store, San Bernardino had one hotel, three stores, and about 50 houses, most of which were made of adobe, but there were some wooden houses, built by the Mormons. The businesses were located along C Street between 3rd and 4th Streets and near C Street along 3rd and 4th Streets (Stoebe 1986). Four saloons were located at 3rd and D Streets (Belden 1960). A "red light district" was located on D Street south of 3rd Street. A major flood in 1862 washed away much of the topsoil around San Bernardino, reducing the agricultural productivity of the area. Land that had been used for pasture and agriculture east of town was replaced by the wide Santa Ana River wash. The flood also saturated many of the adobe houses in the town, causing them to collapse. After the flood, new houses were built of wood and commercial buildings were brick, rather than adobe (Belden 1960; Stoebe 1986).

San Bernardino re-incorporated as a town in 1868 (California Genealogy 2008). In 1870, there were two hotels and 20 stores in San Bernardino. During the 1870s Dr. J.C. Peacock replaced Dr. Barton as the doctor, druggist, and postmaster in San Bernardino. San Bernardino was the first stop in southern California for immigrants from the East who arrived by wagon train from

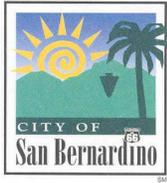


Salt Lake City via Cajon Pass. San Bernardino, connected by stage and freight wagons with Los Angeles, became a supply and transportation center (Stoebe 1986).

San Bernardino remained a small rural town until the arrival of two transcontinental railroads resulted in a real estate boom in the 1880s. The Southern Pacific Railroad built its line east from Los Angeles in 1875 (Petty and Mullaly 2002), but did not go through San Bernardino because San Bernardino refused to pay a subsidy to the Southern Pacific. The Southern Pacific instead built through the Slover Mountain Colony (later renamed Colton) which did pay a subsidy of one square mile of land (Dumke 1944:21). The Southern Pacific continued construction from Colton east through Yuma, making a transcontinental connection to an existing railroad in west Texas in 1881 (Dumke 1944:19). Further development of San Bernardino did not take place until the arrival of the California Southern Railroad, a subsidiary of the Atchison, Topeka, and Santa Fe (AT&SF) Railroad, in 1883. The California Southern Railroad built north from National City and San Diego through Riverside, arriving in Colton in 1882 and in San Bernardino in 1883 (Bryant 1974). The California Southern Railroad completed its line to Barstow, where it connected with the transcontinental AT&SF in 1885 (Bryant 1974). The AT&SF completed its line from San Bernardino to Los Angeles in 1887. A rate war between the AT&SF and the Southern Pacific reduced the transcontinental fare to \$1.00 in March of 1887 and, as a result, large numbers of immigrants arrived in southern California (Bryant 1974). The resulting real estate boom caused San Bernardino to expand with numerous new tracts and additions and construction of new business buildings downtown. Real estate assessments doubled in San Bernardino between 1885 and 1887 (Dumke 1944:120). San Bernardino was incorporated as a city in 1886 (Stoebe 1986). The 400-room Stewart Hotel was built during the real estate boom. After it was destroyed by fire, it was rebuilt in 1892 on the southeast corner of 3rd and E Streets. A stone court house replaced the previous adobe courthouse at E and Court Streets. The most elaborate opera house in southern California was built in San Bernardino on the east side of D Street between 3rd and 4th Streets in 1883. It seated 900 people and was expanded to seat up to 1400 people in 1912. Social Events and political rallies were held in the Pavilion, built in Pioneer Park (known as Lugo Park at that time) in 1891. The red light district on D Street south of 3rd was home to over 200 prostitutes during the 1890s and continued in operation until World War II. When the U.S. Army threatened to declare San Bernardino off limits to soldiers in 1941, the city closed the brothels (Stoebe 1986).

San Bernardino's Chinatown was located on 3rd Street east of C Street (Arrowhead Avenue). Over 600 Chinese lived in Chinatown in 1900. Most grew vegetables in the area east of Waterman Avenue known as "China Gardens." The Chinese moved out of Chinatown in the 1920s (Stoebe 1986).

The City doubled in population from 1900 to 1910 from 6,150 in 1900 to 12,779 in 1910. City Hall was built on the corner of 3rd and D Streets in 1901 and the public library was at 4th and D. The first high school was at E and 8th. The Harris dry goods store opened in downtown in 1905 and the Ramona Hospital was built on the northeast corner of 4th and Arrowhead in 1908. The Chamber of Commerce, organized in 1910, sponsored the first National Orange Show in 1911. It was held in a tent on the northwest corner of E and 4th Streets. The National Orange Show moved to its permanent home along E Street south of Mill Street in 1922. The Orange Show Exposition Building on the National Orange Show Grounds was constructed during the 1920s.



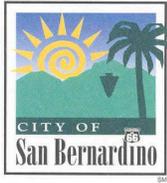
In 1919, the City purchased the Farmers Exchange Bank building at 426 W. 3rd Street for use as City Hall (Stoebe 1986). San Bernardino had a population of 18,000 in 1920. During the 1920s the City's residential area expanded north to Highland Avenue. The Anderson Building, Harris Company Department Store, the Antlers and California Hotels, the Fox Theatre and the California Theater, and a new courthouse were built during the 1920s. The new courthouse was built in 1927 on the site of Fort San Bernardino on Arrowhead Avenue in 1927. The Pavilion in Pioneer Park was destroyed by fire in 1913 and was replaced by the Municipal Auditorium in 1923. Valley College, one of the first junior colleges in southern California, opened in 1926. By 1930, the population was 50,000 (Stoebe 1986).

Like most southern California communities, San Bernardino suffered economic setbacks during the Great Depression of the 1930s. But, as happened in many areas throughout the country, the local economy was re-energized by the activities at military facilities during World War II. During the early years of the United States' involvement in the war, the San Bernardino area was made headquarters of the Western Defense Command. Its distance from the threat of an aircraft-carrier-based Japanese attack, as well as its position as a hub of the regional highway, railroad, and telephone networks, made it an ideal location. The U.S. Army Base General Depot, unofficially called Camp Ono, was built as a supply base by the Quartermaster Corps near Shandin Hills, northwest of San Bernardino. The U.S. Army Air Depot, which later became Norton Air Force Base, was laid out along the north side of the Santa Ana River between San Bernardino and Redlands (Belden 1963). Following the war, Norton Air Force Base continued to stimulate the economy in the San Bernardino Valley.

During the post-war expansion of the 1950s and 1960s new residential areas and shopping areas were added north and east of downtown (Stoebe 1986). By 1960 San Bernardino had a population of about 100,000 (Belden 1960). The first shopping mall in San Bernardino was the Inland Center, built south of downtown (west of E Street opposite the Orange Show grounds) in the late 1960s. The construction of the mall and local shopping areas suburban residential areas resulted in fewer people shopping downtown. An early city redevelopment project replaced older commercial buildings and former Chinatown buildings along East 3rd Street with newer buildings and Meadowbrook Park. More downtown commercial buildings were replaced by the Central City Mall which opened in 1973 west of E Street between 2nd and 4th Streets. Many of the older commercial buildings east of E Street were abandoned as businesses, including Harris Company, JC Penney, and Montgomery Ward, moved to the mall. The commercial buildings east of E Street were replaced by a new City Hall and convention center. The Municipal Auditorium in Pioneer Park was demolished in 1979. County and state government buildings were built around the 3rd Street and Arrowhead Avenue intersection. Part of the movement of commercial businesses away from downtown included the establishment of "Restaurant Row" along Hospitality Lane south of downtown near Interstate 10 in the 1970s (Stoebe 1986). Residential expansion and construction of shopping centers continued north and east of downtown during the 1970s (Stoebe 1986).

5.8.3 SIGNIFICANCE THRESHOLD CRITERIA

In accordance with *CEQA*, the effects of a project are evaluated to determine if they will result in a significant adverse impact on the environment. An EIR is required to focus on these effects and offer mitigation measures to reduce or avoid any significant impacts that are identified. The



criteria, or standards, used to determine the significance of impacts may vary depending on the nature of the project.

CEQA Guidelines Section 15064.5 includes provisions for significance criteria related to archaeological and historical resources. A significant archaeological or historical resource is defined as one that meets the criteria of the California Register of Historical Resources, is included in a local register of historic resources, or is determined by the lead agency to be historically significant. A significant impact is characterized as a "*substantial adverse change in the significance of a historical resource.*"

Public Resource Code Section 5024.1 authorizes the establishment of the California Register. Any identified cultural resources must, therefore, be evaluated against the California Register criteria. In order to be determined eligible for the California Register, a property must be significant at the local, state, or national level under one or more of the following four criteria, modeled after the National Register of Historic Places criteria:

- It is associated with events or patterns of events that have made a significant contribution to the broad patterns of the history and cultural heritage of California and the United States;
- It is associated with the lives of persons important to the nation or to California's past;
- It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- It has yielded, or may be likely to yield, information important to the prehistory or history of the state and the nation.

In addition to meeting any one of the above criteria, a significant property must exhibit a measure of integrity. Properties eligible for listing in the California Register must retain enough of their historic character or appearance to be recognizable as historic properties and to convey the reasons for their significance. Integrity is judged in relation to location, design, setting, materials, workmanship, feeling, and association.

Public Resource Code Section 21083.2 governs the treatment of unique archaeological resources, defined as "*an archaeological artifact, object, or site about which it can be clearly demonstrated*" as meeting any of the following criteria:

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



If it can be demonstrated that a project will cause damage to a unique archaeological resource, appropriate mitigation measures shall be required to preserve the resource in-place, in an undisturbed state. Mitigation measures may include, but are not limited to a) planning construction to avoid the site, b) deeding conservation easements, or c) capping the site prior to construction. If a resource is determined to be a “non-unique archaeological resource” no further consideration of the resource by the lead agency is necessary.

Based on the above considerations, the following evaluation criteria have been established for use in assessing the proposed project’s potential impacts on cultural and historic resources. Cultural impacts resulting from the implementation of the proposed project could be considered significant if they cause any of the following results:

- Be developed in a sensitive archaeological area as identified in the City’s *General Plan*.
- Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of CEQA.
- Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of CEQA.
- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.
- Disturb any human remains, including those interred outside of formal cemeteries.

Based on these significance standards, the effects of the proposed project have been categorized as either “no impact”, a “less than significant impact”, or a “potentially significant impact.” Mitigation measures are recommended for potentially significant impacts. If a potentially significant impact cannot be reduced to a less than significant level through the application of mitigation, it is categorized as a significant unavoidable impact.

5.8.4 PROJECT IMPACTS AND MITIGATION MEASURES

PREHISTORIC ARCHAEOLOGICAL SITES

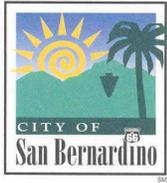
◆ IMPLEMENTATION OF THE PROPOSED PROJECT COULD RESULT IN THE DESTRUCTION OR ALTERATION OF PREHISTORIC ARCHAEOLOGICAL SITES.

Level of Significance Before Mitigation: Potentially Significant Impact.

Impact Analysis:

Distribution of Prehistoric Resources

A records search carried out at the San Bernardino Archaeological Information Center shows that only two prehistoric archaeological sites have been recorded in the seven Project Areas. P36-01419 is a prehistoric archaeological site that was recorded based on the reported collection of artifacts near Urbita Springs in 1939. The site has been destroyed and was located on the edge of the Central City South Project Area. The other prehistoric site is also based on



the reported presence of artifacts in 1938. It has also been destroyed and was located in the South Valle Project Area.

There are two reasons for the dearth of recorded prehistoric resources in the San Bernardino area. Much of San Bernardino developed prior to laws requiring cultural resources investigations be conducted prior to development were passed in 1966 (National Historic Preservation Act) and 1971 (California Environmental Quality Act). Because no archaeological surveys were conducted prior to development, prehistoric archaeological sites, if present, were not identified prior to their destruction by development. In addition, the San Bernardino area is underlain by fluvial sediments from the Santa Ana River, Lytle Creek, Warm Creek, and San Timoteo Wash. Throughout the Holocene sediments were both deposited and eroded during floods in the river and creeks. The present Santa Ana Wash east of San Bernardino was created by massive erosion during the flood of 1862 (Stoebe 1986). Deposition would have buried archaeological sites and erosion would have washed them away. In addition, it is likely that the prehistoric inhabitants of the area knew of the flood danger and only established residential sites on higher ground within the area subject to flooding.

All of the seven Project Areas have a low potential for prehistoric cultural resources as a result of previous development and/or flood episodes.

Impact Conclusion

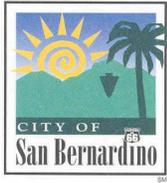
Although few prehistoric archaeological sites have been recorded in the Project Area, there is a potential for ground disturbing activities to significantly impact CRHR-eligible prehistoric archaeological sites unless they are identified, evaluated, and if eligible, mitigation measures are applied. Through implementation of the *General Plan* goals and policies, and Mitigation Measures CR-1 and CR-2, impacts would be mitigated to a less than significant level.

General Plan Goals and Policies:

Goal 11.1 Develop a program to protect, preserve, and restore the sites, buildings and districts that have architectural, historical, archaeological, and/or cultural significance.

Policy 11.1.1 Develop a comprehensive historic preservation plan that includes:

- Adoption of a Preservation Ordinance that authorizes the City to designate resources deemed to be of significance as a City Historical landmark or district.
- Establishment of a Historic Resources Commission that will review and recommend preservation ordinances, design standards, and historical designations of resources.
- Adoption of the Secretary of Interior Standards for Historic Rehabilitation and the standards and guidelines as prescribed by the State Office of Historic Preservation as design standards for alterations to historic resources.



- Establishment of a design review process for potential development projects in or adjacent to Historic Preservation Overlay Zones.

Policy 11.1.2 Maintain and update the Historic Resources Reconnaissance Survey database files of historic, architectural, and cultural resources conducted in 1991, and integrate it into the City's ordinance and environmental review process.

Policy 11.1.3 Consider, within the environmental review process, properties that may have become historically significant since completion of the survey in 1991.

Policy 11.1.4 Compile and maintain an inventory, based on the survey, of the Planning Area's significant historic, architectural, and cultural resources.

Policy 11.1.5 Continue to adopt historic district and overlay zone ordinances as described in the Historic Resources Reconnaissance Survey Report. Consider the designation of Historic Districts and Historic Overlay Zones as described in the Historic Resources Reconnaissance Survey Report.

Policy 11.1.6 Consider the need for a comprehensive survey for Downtown as well as establishing priorities for future intensive-level surveys.

Policy 11.1.7 Require that all City-owned properties containing or adjacent to historic resources be maintained in a manner that is aesthetically and/or functionally compatible with such resources.

Policy 11.1.8 Continue to develop design standards for commercial areas, similar to those in the Main Street Overlay District, which promotes the removal of tacked-on facades and inappropriate signage, the restoration of original facades, and designs that complement the historic pattern.

Policy 11.1.9 Require that an environmental review be conducted on all applications (e.g. grading, building, and demolition) for resources designated or potentially designated as significant in order to ensure that these sites are preserved and protected. (LU-1)

Goal 11.2 Provide incentives that can be used to preserve our historic and cultural resources.

Policy 11.2.1 Encourage owners of historic income-producing properties to use the tax benefits provided by the 1981 Tax Revenue Act or as may be amended.

Policy 11.2.2 Encourage the use of the Historic Building Code in order to provide flexibility in building code requirements for the rehabilitation of historic buildings.

Policy 11.2.3 Provide for the purchase of facade easements from private property owners; allow private nonprofit preservation groups to purchase facade easements. A historic easement would include any easement, restriction, covenant or



condition running with the land designed to preserve or maintain the significant features of such landmarks or buildings.

Policy 11.2.4 Adopt the Mills Act program to allow for a reduction in property taxes for historic properties.

Goal 11.3 Promote community appreciation for our history and cultural resources.

Policy 11.3.1 Promote the formation and maintenance of neighborhood organizations and foster neighborhood conservation programs, giving special attention to transitional areas.

Policy 11.3.2 Develop brochures to accommodate pedestrian and vehicular tours of historic buildings, landmarks, neighborhoods and other points of historical interest in the San Bernardino area.

Policy 11.3.3 Cooperate with local historic preservation organizations doing preservation work and serve as liaison for such groups.

Policy 11.3.4 Encourage the involvement of San Bernardino City Unified School District, private schools, adult education classes, California State University at San Bernardino, the San Bernardino County Museum, San Bernardino Valley College in preservation programs and activities.

Goal 11.4 Protect and enhance our historic and cultural resources.

Policy 11.4.1 Encourage the preservation, maintenance, enhancement, and reuse of existing buildings in redevelopment and commercial areas; the retention and renovation of existing residential buildings; and the relocation of existing residential buildings when retention on-site is deemed not to be feasible.

Policy 11.4.2 Consider creating a program to relocate reusable older buildings from or into redevelopment projects as a means of historic preservation.

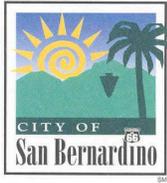
Policy 11.4.3 Utilize the Redevelopment Agency as a vehicle for preservation activity. The Agency is currently empowered to acquire, hold, restore, and resell buildings.

Goal 11.5 Protect and enhance our archaeological resources.

Policy 11.5.1 Complete an inventory of areas of archaeological sensitivity in the planning area.

Policy 11.5.2 Develop mitigation measures for projects located in archaeologically sensitive areas to protect such locations, remove artifacts, and retain them for educational display.

Policy 11.5.3 Seek to educate the general public about San Bernardino's archaeological heritage through written brochures, maps, and reference materials.



Mitigation Measures:

- CR-1 Complete Archaeological Surveys of Undeveloped Properties. Prior to initiating any ground disturbing activities on undeveloped (not covered by buildings, pavement, or landscaping) properties, parcels, or city streets subject to redevelopment activities, an archaeological records search and a field survey using transects no more than 15 meters apart shall be completed. The results shall be provided to the City Redevelopment Agency in a technical report.
- CR-2 Complete Archaeological Test Program and Data Recovery. If a potentially eligible archaeological site is identified as a result of the survey, an archaeological test program shall be completed in order to provide information necessary to evaluate the site for eligibility for the CRHR. The results of the test program and the evaluation shall be provided to the City Redevelopment Agency in a technical report. If evaluated as eligible and the City determines that the site is eligible, an archaeological data recovery program, consisting of hand excavated units, identification and cataloging of recovered material, and a report, shall be completed for the portion of the site that will be impacted, unless project plans can be changed to avoid impacts to the site.

Level of Significance After Mitigation: Less Than Significant Impact.

HISTORIC ARCHAEOLOGICAL SITES

- ◆ **IMPLEMENTATION OF THE PROPOSED PROJECT COULD RESULT IN THE DESTRUCTION OR ALTERATION OF HISTORIC ARCHAEOLOGICAL SITES.**

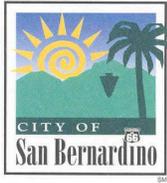
Level of Significance Before Mitigation: Potentially Significant Impact.

Impact Analysis:

Distribution of Historic Resources

The original town platted by the Mormons in 1853 extended from 1st Street (now Rialto Avenue) north to 10th Street and from A Street (now Sierra Avenue) west to I Street. The original town falls within the Meadowbrook/Central City, Central City North, and Central City East Project Areas. The southwestern three blocks of the original town are in the northern part of the Central City South Project Area. In the early 1890s, the original town south of 5th Street was densely built with both commercial and residential buildings. The area north of 5th Street was low to medium density residential (many of the lots had no houses). There were also dispersed buildings (probably houses) along E Street, Mill Street, and Inland Center Drive south of the original town in the Central City South Project Area. The other Project Areas were not yet developed in the early 1890s.

The 1898 USGS San Bernardino quad (surveyed 1893-94) and the 1891 Sanborn's Fire Insurance Maps show that the original central core of San Bernardino was located between 2nd and 5th Streets and between C (now Arrowhead Avenue) and G Street. There were buildings on almost every lot on 3rd, Court, and 4th Streets between C and G Streets and along the south side

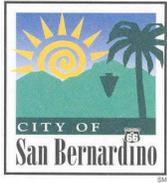


of 5th Street from D to G Streets. The north-south streets, D, E, and F, had buildings on most lots from 3rd to 5th Street. Occupied lots continued south on E Street almost to 1st Street. Within this densely built area, commercial buildings lined 3rd Street from C to F Streets and half-way to G Street. Commercial buildings were also located on 3rd Street on the first few lots east of C Street, but the rest of the block is labeled “Chinese dwellings” and laundries on the Sanborn’s maps. Court Street had commercial buildings in the east half of the block between D and E Streets. The county courthouse was located on the southeast corner of Court and E Streets. Commercial buildings also were present along D Street from 3rd Street north to 4th Street and extending part-way to 5th Street. Between 2nd and 3rd Streets there was a mix of commercial and residential buildings on D Street. E Street had commercial buildings from Court Street south to 3rd Street. There was a mix of commercial and residential buildings on E Street between 2nd and 3rd Streets. Single-family dwellings occupied most of the rest of the lots in the central core. Exceptions were lumber yards located west and southwest of the commercial core and a gas plant on the west side of C Street north of 2nd Street.

The rest of the original town (north of 5th Street between A and I Streets) had dispersed single-family dwellings (ranging from 2 to 7 houses per block) and churches. The Catholic Church had church, convent, and school buildings on the north side of 5th Street between E and F Streets. To the south, there were only three buildings on 1st Street (now Rialto Avenue) between H and I Streets. Beyond the original town to the south there were dispersed buildings (probably houses) along E Street from 1st Street to Mill Street and along Inland Center Drive toward Colton. There were also a few buildings on the north side of Mill Street west of E Street.

The 1906 Sanborn’s maps show that the original town was almost entirely built out. Most houses that were present in the central core in the early 1890s had been replaced by commercial buildings. North of 5th Street, most lots now had houses on them. The area south of 2nd Street had commercial and industrial buildings. The only area outside the original town shown on the 1906 Sanborn’s maps is located north and south of 5th Street east of Sierra Avenue in the Central City East Project Area. There were subdivisions in this area in 1887 (Cypress Subdivision and Wozencraft Place Subdivision) and another in 1909 (Amended Baldrige Subdivision) (Assessor’s Map Books and County Records Map Books). The Brown and Waterman Subdivision in 1906 indicates development south of the original town in the Central City South Project Area.

The 1942 U.S. Army Map Service quad shows that development had extended south of the original town to Congress Street between E and I Streets and to Mill Street between E and Arrowhead Avenue in the Central City South Project Area. South of Mill Street there was one large building on the National Orange Show Grounds on the southeast corner of Mill Street E Street. The only other buildings shown on the 1942 map in the Central City South Project Area south of Mill Street were dispersed buildings along E Street and Arrowhead Avenue. The Southeast Industrial Park Project Area (both eastern and western subareas) was almost entirely undeveloped in 1942. The Tri-City Project Area (southern Tri-City subarea) was occupied by the Tri-City Airport and a few buildings along Tippecanoe Avenue. In the South Valle Project Area, there were numerous buildings along Redlands Boulevard, Caroline Street, and the segment of Gardena Street between Redlands Boulevard and Caroline Street. These buildings were single-family residences in a subdivision that was developed in the late 1930s (DataQuick 2009). The rest of the South Valle Project Area remained undeveloped in 1942. The Tri-City Project Area (northern subarea) had no buildings in 1942. The 1954 USGS San Bernardino



South Quad (based on airphotos from 1952) shows few changes compared to the 1942 map. New buildings shown on the 1954 map that were not present earlier were located in the South Valle Project Area on Gardena and Artesia Streets south of Caroline Street. New buildings were also present in the Tri-City Project Area in the triangle formed by Redlands Boulevard, Waterman Avenue, and San Timoteo Wash. These buildings are no longer extant and appear to have been demolished during construction of the Interstate 10 freeway in the 1960s.

The Historic Property Data File for San Bernardino County (HPDF 2009) lists 57 properties that have buildings more than 50 years old or formerly had buildings more than 50 years old in the original town (between Sierra Way and I Street and between Rialto Avenue and 10th Street) and within the Central City North, Meadowbrook/Central City, and Central City East Project Areas. In addition, there are 16 buildings or building sites more than 50 years old outside of the original town and within the Central City South Project Area and three buildings or building sites more than 50 years old outside of the original town and within the Central City East Project Area listed in the HPDF.

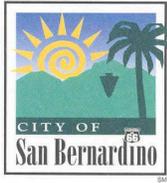
A records search carried out at the San Bernardino Archaeological Information Center shows that 20 historic buildings (more than 50 years old) or sites of historic buildings have been recorded in the Central City North Project Area, all of which is within the original town. In the Central City East Project Area, two historic buildings or building sites have been recorded within the original town and one has been recorded east of the original town. One historic building or former historic building has been recorded in the Meadowbrook/Central City Project Area. The National Orange Show Grounds has been recorded in the Central City South Project Area. The route of the San Bernardino-Sonora Road and the site of Fort Benson have been recorded in the South Valle Project Area. No historic buildings have been recorded in the Southeast Industrial Park and Tri-City Project Areas. In addition, 17 “pending” resources from the historic period have been identified within the original town. Pending resources have been identified on historic maps, but have not been verified on the ground.

The records search indicates that 12 historic archaeological sites containing building foundations and/or refuse from the historical period have been recorded in the Central City North Project Area.

One historic archaeological site is recorded in the Meadowbrook/Central City Project Area and six have been recorded in the Central City East Project Area. One of the sites in the Central City East Project Area is the site of San Bernardino Chinatown. The route of the San Bernardino, Arrowhead & Waterman Railroad (also known as the Highlands Motor Line), an interurban line, crosses the Meadowbrook/Central City and Central City East Project Areas.

Two historical archaeological sites, the Riverside Motor Branch of the Southern Pacific Railway, and the AT&SF Railway from San Bernardino to Redlands have been recorded in the Central City South Project Area. The AT&SF Railway also crosses the Southeast Industrial Park (eastern subarea) Project Area.

One historical archaeological site has been recorded in the Southeast Industrial Park Project Area (western subarea). The route of the Gage Canal crosses the South Valle, Tri-City (airport), and Southeast Industrial Park (eastern subarea) Project Areas. The Southern Pacific Railroad crosses the South Valle Project Area.



Three historic archaeological sites have been recorded in the Tri-City (northern subarea) Project Area.

Based on the history of development of San Bernardino, historic maps, and the records search results, historic buildings, and historic archaeological sites that are potentially eligible for the California Register of Historical Resources could be impacted by redevelopment activities in the Central City North, Central City East, and Central City South Project Areas. These Project Areas overlap with the original town plat of San Bernardino (between Sierra Way and I Street and between Rialto Avenue and 10th Street) established by Mormon colonists in 1853 and contain areas that developed adjacent to the original town in the late nineteenth and early twentieth centuries. Most commercial buildings more than 50 years old in downtown San Bernardino have been demolished, except for one block of buildings bounded by 4th Street, D Street, Court Street, and E Street in the Central City North Project Area. There are numerous extant residential buildings more than 50 years old in the Central City North and Central City East Project Areas. Some of the buildings in this block were built between 1910 and 1950 (DataQuick 2009). The South Valle Project Area has houses more than 50 years old (dating to the 1930s and 1940s), which would need to be evaluated to determine if they are eligible. Other than the site of Fort Benson, which dates to the 1850s, potentially eligible historical archaeological sites are not likely in the South Valle Project Area because the area developed after 1920, by which time trash collection and indoor plumbing makes refuse deposits in trash pits and privies on residential properties unlikely. Potentially eligible historic buildings and historic archaeological sites are very unlikely in the Southeast Industrial Park and Tri-City Project Areas, as these areas had little or no development prior to 1952.

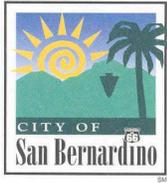
Impact Conclusion

Ground disturbing activities could significantly impact CRHR-eligible historic archaeological sites unless they are identified, evaluated, and if eligible, mitigation measures are applied. Significant impacts to CRHR-eligible historic archaeological sites could occur in the Central City North, Central City East, Meadowbrook/Central City, and Central City South Project Areas. Through implementation of the *General Plan* goals and policies, and Mitigation Measures CR-3 and CR-4, impacts would be mitigated to a less than significant level.

General Plan Goals and Policies: Refer to the goals and policies identified above.

Mitigation Measures:

CR-3 Carry Out Historical Research And Records Search. Prior to initiating any ground disturbing activities on properties, parcels, or city streets subject to redevelopment activities in the Central City North, Central City East, Meadowbrook/Central City, and Central City South Project Areas, a records search shall be obtained from the San Bernardino Archaeological Information Center and property-specific historical research shall be conducted to determine the potential for subsurface historical archaeological material. The historical research shall include, but not be limited to, use of historical maps, Sanborn's Fire Insurance Maps, and County Assessor's records. The results shall be provided to the Redevelopment Agency of the City of San Bernardino in a technical report.



- CR-4 Complete Archaeological Test Program and Data Recovery. If the results of the archaeological research indicate that a potentially eligible historical archaeological site may be present subsurface, an archaeological test program shall be completed in order to provide information necessary to evaluate the site for eligibility for the CRHR. If evaluated as eligible and the City determines that the site is eligible, an archaeological data recovery program, consisting of hand excavated units, identification and cataloging of recovered material, and a report, shall be completed for the portion of the site that will be impacted, unless project plans can be changed to avoid impacts to the site. If an archaeological test program is not feasible because the property is covered by buildings and structures, archaeological monitoring shall be carried out during ground disturbing activities subsequent to building demolition.

Level of Significance After Mitigation: Less Than Significant Impact.

HISTORIC BUILDINGS AND STRUCTURES

- ◆ **IMPLEMENTATION OF THE PROPOSED PROJECT COULD RESULT IN THE DESTRUCTION OR ALTERATION OF HISTORIC BUILDINGS AND STRUCTURES.**

Level of Significance Before Mitigation: Potentially Significant Impact.

Impact Analysis: Redevelopment actions that require demolition or alteration of buildings or structures more than 50 years old could result in significant impacts to a Historical Resource. The City completed a Historic Resources Reconnaissance Survey prepared by Architect Milford Wayne Donaldson (Donaldson Survey) in 1991, which identified known historic buildings/structures and places located within the City. The following is a summary of the results from the 1991 survey:

- 170 Architectural Styles used for the historic resources identified
- 7,703 total resources located within the City of San Bernardino
- 163 Historically Significant Places
- 74 structures located within the Palms Historic District
- 66 structures located within the Shandin Hills Historic District
- 35 structures located within the West 25th Street Historic District; and
- 10 Post World War II Development areas, where construction of structure occurred between 1942 and 1950.

Evaluation of buildings more than 50 years is necessary to determine if they are Historical Resources for which mitigation measures would be necessary. Significant impacts to CRHR-eligible historic buildings or structures could occur in the Central City North, Central City East, Meadowbrook/Central City, Central City South, and South Valle Project Areas. Through implementation of the *General Plan* goals and policies, and Mitigation Measures CR-5 and CR-6, impacts would be mitigated to a less than significant level.

General Plan Goals and Policies: Refer to the goals and policies identified above.



Mitigation Measures:

- CR-5 Identify Historical Buildings More than 50 Years Old. Prior to demolition or alteration of buildings or structures more than 50 years old in the Central City North, Central City East, Meadowbrook/Central City, Central City South, and South Valle Project Areas, a building inventory shall be completed by an architectural historian to determine which buildings are more than 50 years old. The age of the buildings may be determined through historical research or by assessing architectural characteristics. Once this inventory has been completed, if a significant resource has been identified, the results of the survey shall be provided to the Agency and City Planning Division to be incorporated into the City's Historical Resources Reconnaissance Survey.
- CR-6 Evaluate Historical Buildings More than 50 Years Old. Properties that contain buildings or structures more than 50 years old subject to demolition or alteration shall be evaluated for CRHR eligibility by an architectural historian. The evaluation shall be conducted by means of property-specific historical research and assessment of architectural characteristics. The results of the evaluation shall be provided to the Agency and City Planning Division in a technical report and the results shall be incorporated into the City's Historical Resources Reconnaissance Survey. If evaluated as eligible and the City determines that the building or structure is eligible, mitigation measures formulated by the architectural historian to reduce impacts shall be implemented. For buildings to be altered or remodeled, the Secretary of the Interior's Standards for Rehabilitation shall be employed in project design. For buildings and structures to be demolished, Historic American Building Survey/Historic American Engineering Record (HABS/HAER) standards shall be used in documenting the architectural or engineering characteristics of the building or structure.

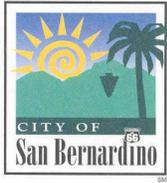
SUBSURFACE ARCHAEOLOGICAL SITES

- ◆ **IMPLEMENTATION OF THE PROPOSED PROJECT COULD RESULT IN THE DESTRUCTION OR ALTERATION OF UNIDENTIFIED SUBSURFACE ARCHAEOLOGICAL SITES.**

Level of Significance Before Mitigation: Potentially Significant Impact.

Impact Analysis: Buried or otherwise obscured archaeological resources, not identified as a result of Mitigation Measures CR-1 or CR-3, may be present in the Project Area. This impact is considered potentially significant. However, through implementation of the *General Plan* goals and policies and Mitigation Measure CR-7, impacts would be mitigated to a less than significant level.

General Plan Goals and Policies: Refer to the goals and policies identified above.



Mitigation Measures:

CR-7 Conduct Construction Monitoring. All ground-disturbing activities that result from redevelopment actions in the Project Area shall be monitored. Archaeological resources discovered during monitoring shall be evaluated to determine if they are eligible for the CRHR. Appropriate mitigation measures (data recovery or preservation) shall be developed and implemented for eligible resources that will be impacted.

Level of Significance After Mitigation: Less Than Significant Impact.

5.8.5 CUMULATIVE IMPACTS AND MITIGATION MEASURES

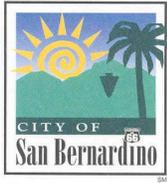
◆ **IMPLEMENTATION OF THE PROPOSED PROJECT COULD RESULT IN CUMULATIVELY CONSIDERABLE IMPACTS RELATED TO CULTURAL RESOURCES.**

Level of Significance Before Mitigation: Potentially Significant Impact.

Impact Analysis: For this topic, the cumulative impacts are analyzed in terms of impacts within the City of San Bernardino. Historians consider the City of San Bernardino, especially areas depicted in *General Plan EIR* Figure 5.4-1, Historical Patterns of Development in San Bernardino 1860-1935, as being historically significant. In addition, archaeologists and ethnologists consider the City of San Bernardino, especially the areas depicted in *General Plan EIR* Figure 5.4-2, Archaeological Sensitivities, as being archeologically sensitive. As discussed in the *General Plan EIR*, adoption of the *General Plan* in itself would not directly affect any historical structures, archaeological, or paleontological resources. However, long-term implementation of the *General Plan* land use policies could allow development and redevelopment to occur in historically sensitive areas, as well as allow grading of sensitive areas. The *General Plan EIR* concluded that with the *General Plan* goals and policies, and mitigation measures, potential impacts to these resources could be mitigated to less than significant levels.

Future development projects in the Project Area or in City of San Bernardino have the potential to disturb or destroy archaeological, paleontological, and/or historic resources. As discussed above, a number of historical buildings and cultural resources have been identified in the Project Area. It is possible that cumulative development could result in the adverse modification or destruction of archaeological, paleontological, and/or historic resources. Potential cultural resource impacts associated with the development of individual projects under the proposed project would be specific to each site. All new developments would be required to comply with existing Federal, State, and local regulations concerning the protection of archaeological, paleontological, and historic resources on a project-by-project basis. Additionally, implementation of the goals and policies and recommended mitigation measures would reduce potential impacts to undocumented archaeological resources, cultural resources, and historical structure/resources to less than significant levels. Thus, implementation of the proposed project would not result in cumulatively considerable cultural resource impacts.

General Plan Goals and Policies: Refer to the goals and policies identified above.



Mitigation Measures: Refer to Mitigation Measures CR-1 through CR-7. No additional mitigation measures are required.

Level of Significance After Mitigation: Less Than Significant Impact.

5.8.6 SIGNIFICANT UNAVOIDABLE IMPACTS

Historical and cultural resources impacts associated with implementation of the proposed project would be less than significant with compliance with the *General Plan* goals and policies and the recommended mitigation measures with the possible exception of impacts resulting in demolition of eligible historical buildings. “In some circumstances, documentation of an historical resource, by way of historical narrative, photographs or architectural drawings, as mitigation for the effects of demolition of the resource will not mitigate the effects to a point where clearly no significant effect on the environment would occur” [CCR Title 14, Section 15126.4(b)(2)]. If documentation does not reduce the impacts of demolition of an eligible historical building to less than significant, a significant unavoidable impact would occur at that time and a Statement of Overriding Considerations would be necessary. However, at this time, no significant unavoidable historical or cultural impacts would occur as a result of the proposed project.

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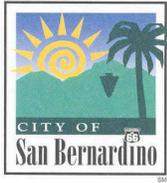
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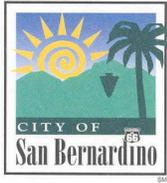
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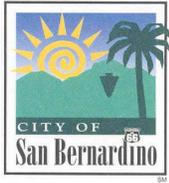
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**San Bernardino Merged Area A – Merger and Amendments
Program Environmental Impact Report**

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