

## Appendix C: Cultural Resources Supporting Information

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**CRM TECH**

1016 E. Cooley Drive, Suite A/B  
Colton, CA 92324

May 7, 2018 (revised July 18, 2018)

Cheryl A Tubbs, Vice President  
Lilburn Corporation  
1905 Business Center Drive  
San Bernardino, CA 92408

Re: Phase I Cultural Resources Survey (Addendum)  
APNs 0292-168-21 and -22  
City of Redlands, San Bernardino County, California  
CRM TECH Project No. 3324

Dear Ms. Tubbs:

At your request, CRM TECH has completed a cultural resources survey on a 3.4-acre addition to the subject property of a Phase I study that CRM TECH prepared in January 2018 (Tang et al. 2018). This letter report, as an addendum to the original study, presents the findings of a historical/archaeological resources records search, historical background research, and a field survey conducted on the additional project area, as well as an update to the final conclusion and recommendations.

**Introduction**

As you know, the original project area, encompassing eight parcels and approximately 16.2 acres, was surveyed for cultural resources between November 2017 and January 2018 (Tang et al. 2018). As a result of the survey, an extension of Site 36-029388, which represents a partially improved natural drainage known as the Morey Arroyo, and four residential buildings dating to the 1932-1948 era were recorded within the project boundaries but determined not to meet the definition of “historical resources,” as provided by the California Environmental Quality Act (CEQA). No potential “tribal cultural resources” were encountered during the survey. Therefore, it was concluded at the time that the proposed project would have *No Impact* on any “historical resources” or “tribal cultural resources” (*ibid.*:20).

Since the completion of that study, an approximately 3.4-acre area has been added to the southern end of the project. The additional project area sits to the west of Alabama Street and south of Orange Avenue, and includes an unnamed road that runs along the western boundary of the southern portion of the original project area. It encompasses two residential lots, Assessor’s Parcel Numbers (APNs) 0292-168-21 and -22, in a portion of the Rancho San Bernardino land grant lying within what would be Section 29 of T1S R3W, San Bernardino Baseline and Meridian.

The objective of the current study is to provide your firm and the lead agency for the project, namely the City of Redlands, with the necessary information and analysis to determine whether the additional project area contains any “historical resources” or “tribal cultural resources.” For that purpose, CRM TECH personnel reviewed the records search results from the original study for

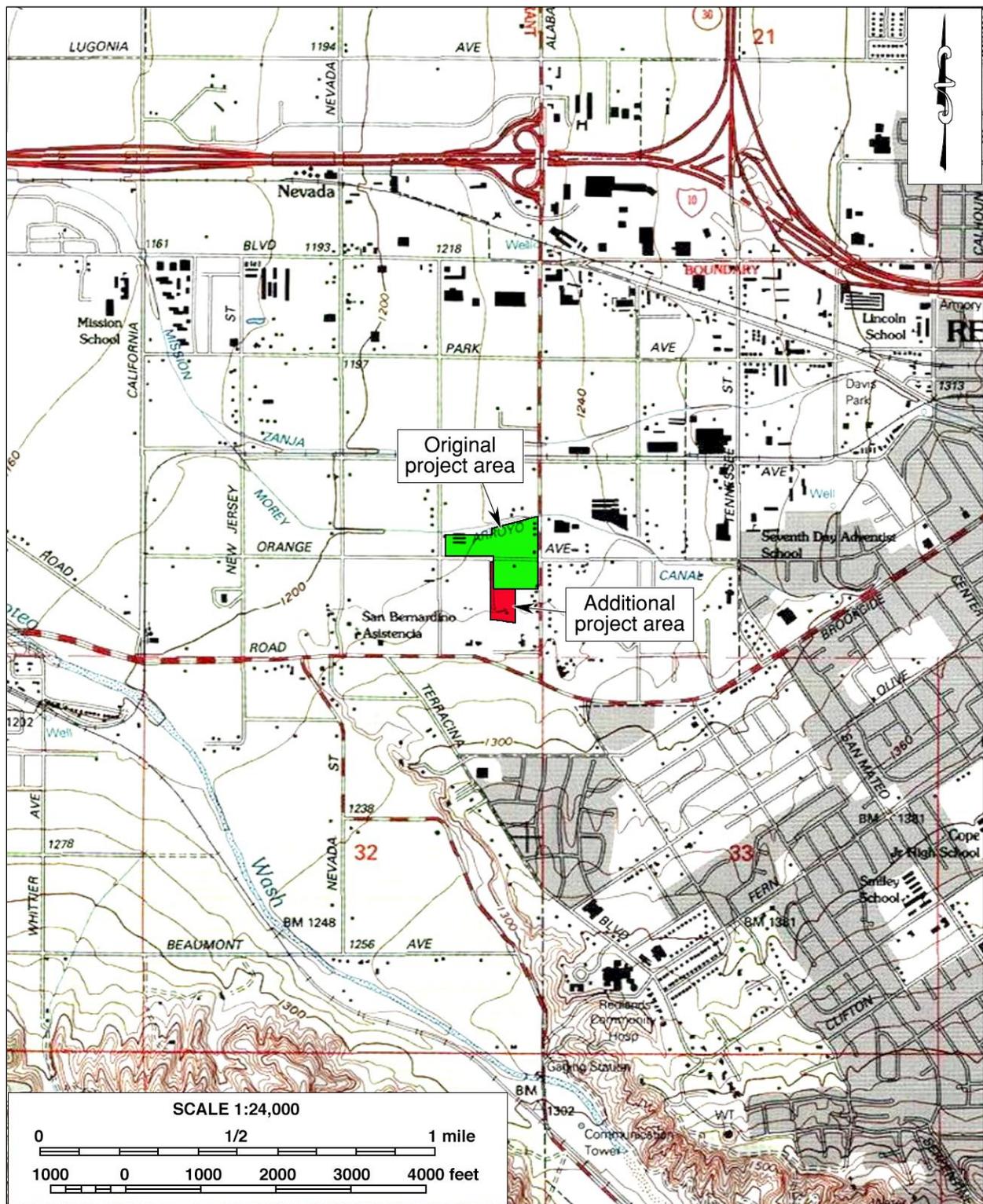


Figure 1. Current configuration of the project area. (Based on USGS Redlands, Calif., 7.5' quadrangle)

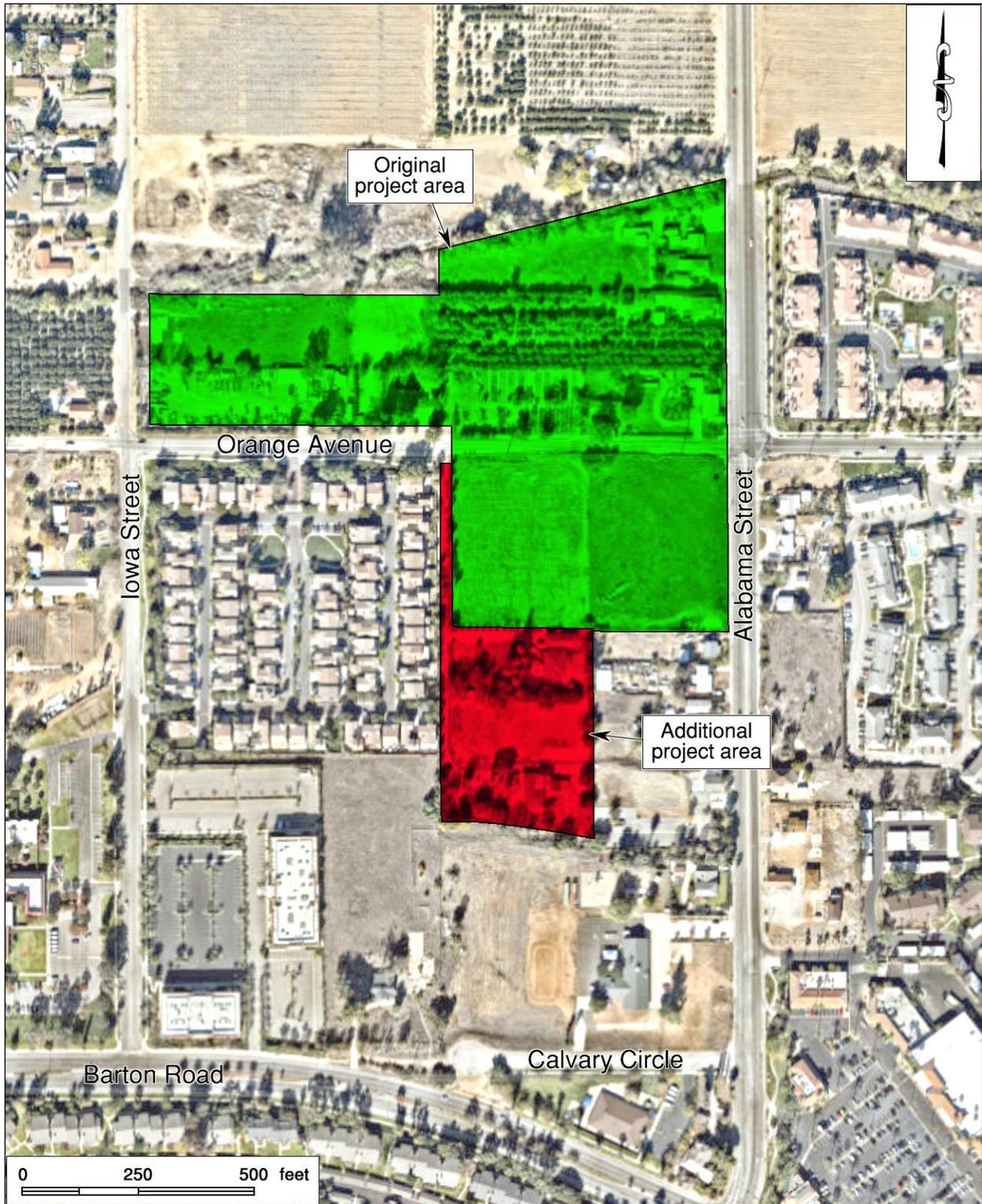


Figure 2. Aerial view of the project area.

information pertaining to the addition, pursued historical background research on APNs 0292-168-21 and -22, and carried out an intensive-level field survey.

### **Current Natural Setting of Additional Project Area**

The additional project area is located adjacent to the south side of the original project area and contains two existing single-family residences accompanied by various ancillary buildings, landscaping, and open fields. Like the original project area, it is surrounded by former agricultural land and older residences of rural character as well as densely packed suburban residential developments and commercial buildings of recent vintage, along with some religious establishments (Figure 2).

The terrain at this location is generally level with elevations ranging from 1,231 feet to 1,253 feet above mean sea level. The surface soil consists mainly of a brown silty-clay loam that has evidently been disturbed extensively by past agricultural and construction activities. Domestic animals such as goats, ducks, and turkeys were noted on APN 0292-168-22 in the southern portion of additional project area. Vegetation observed on the property includes lawn grass, fruit trees, prickly-pear cactus, and the typical wild grasses and shrubs (Figure 3).

### **Records Search**

Results of the records search at the South Central Coastal Information Center, California State University, Fullerton, indicate that the additional project area had not been surveyed for cultural



Figure 3. Overview the additional project area. (Photograph taken on March 23, 2018; view to the northeast)

resources prior to this study (see Tang et al. 2018:11), and no cultural resources had been recorded on the property. However, one historic-period linear site, 36-008092 (CA-SBR-8092H), was identified as extending along the southern boundary of the additional project area. At this location, the site represents the former course of the historic Mill Creek Zanja, also known in the Redlands area simply as the Zanja or the “Zankey,” an early irrigation canal that dates to 1819-1820. A well-known local historical landmark, Site 36-008092 will be addressed further below.

### Historical Background Research

Historical background research for this study was conducted by CRM TECH historian/architectural historian Terri Jacquemain, M.A., on the basis of published literature in local history, archival records of the County of San Bernardino and the City of Redlands, U.S. General Land Office (GLO) land survey plat maps dated 1858-1880, U.S. Geological Survey (USGS) topographic maps dated 1901-1996, and aerial photographs taken in 1938-2016. These sources indicate no notable man-made features within the boundaries of the additional project area prior to the 1960s (Figures 4-7; NETR Online 1938; 1959). In 1938 and 1959, the entire additional project area was evidently used only for agricultural purposes (NETR Online 1938; 1959).

Along the southern boundary of the additional project area, however, the Mill Creek Zanja was shown to be present in the late 1890s (Figure 5). Built in 1819-1820 by the local Native Americans of the Guachama ranchería, the Zanja was the first irrigation work—or any engineering project—to be completed in San Bernardino County. It once ran an approximately 12-mile course from its intake on the Mill Creek near present-day Mentone to the area known in later years as Old San

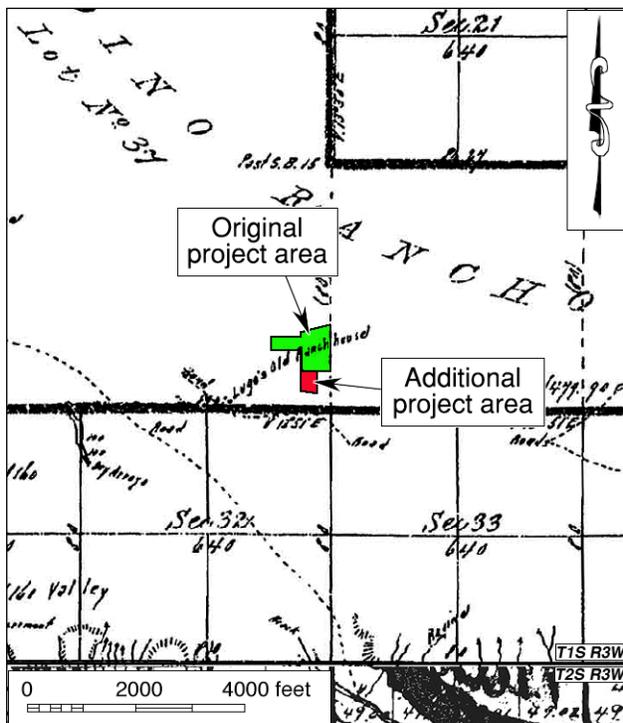


Figure 4. The project area and vicinity in 1852-1879. (Source: GLO 1858; 1880)

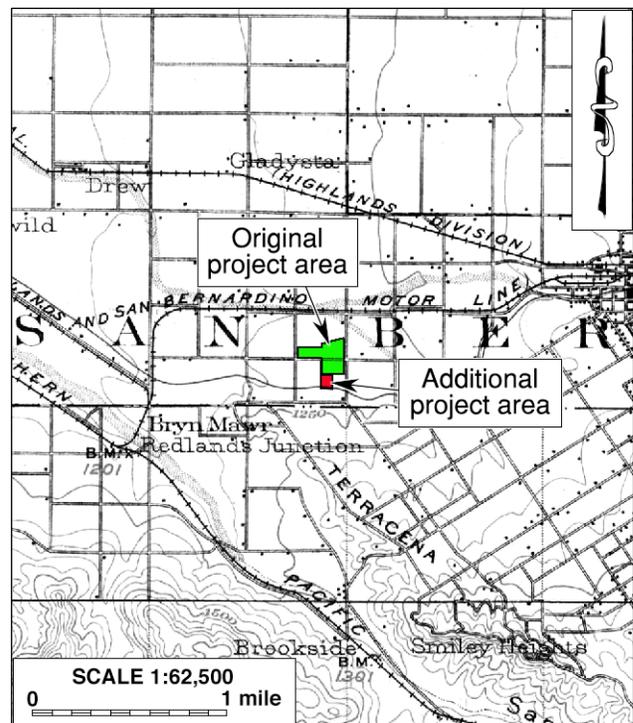


Figure 5. The project area and vicinity in 1898-1899. (Source: USGS 1901)

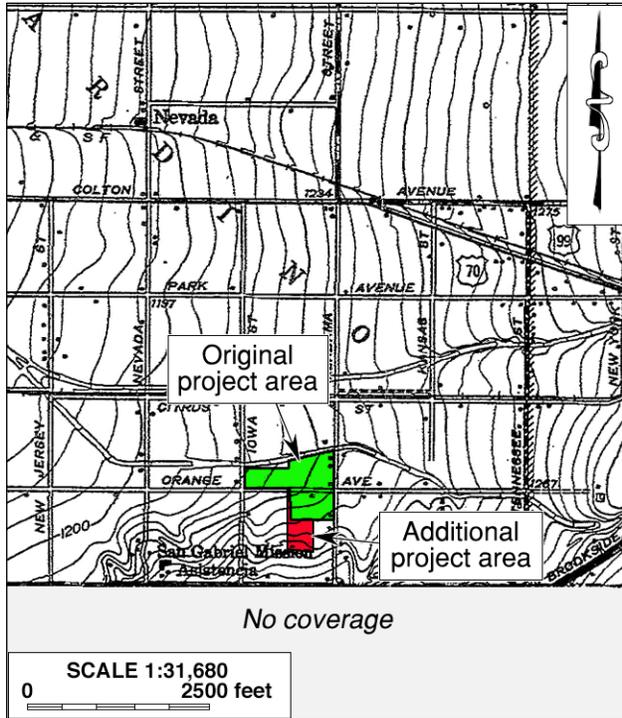


Figure 6. The project area and vicinity in 1939. (Source: USGS 1943)

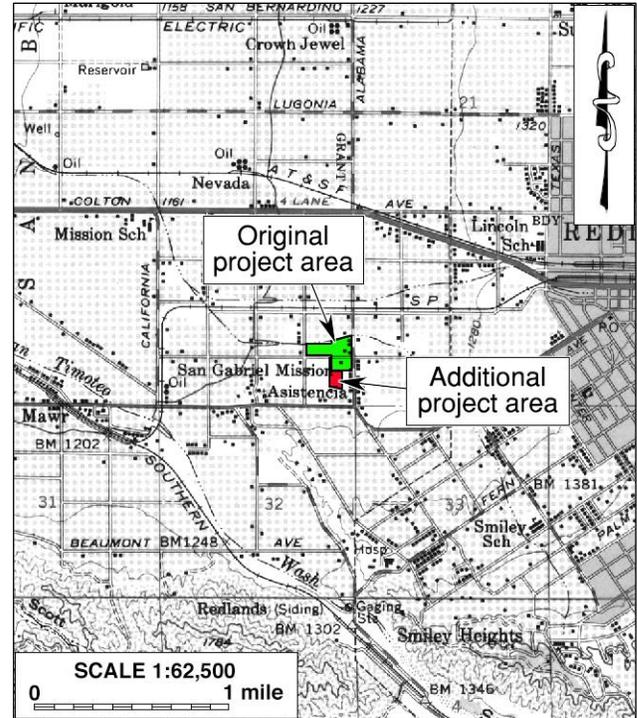


Figure 7. The project area and vicinity in 1952-1954. (Source: USGS 1954)

Bernardino (Beattie 1951:42; Haenszel and Reynolds 1975:10). Located along what is now Mission Road in Loma Linda, Old San Bernardino was the site of both the Guachama ranchería and the original headquarters of the mission asistencia (Lerch and Haenszel 1981).

Historically, the Mill Creek Zanja was an open, unlined ditch during the first 60 years of its existence (Scott 1977:98). Beginning in the 1880s, portions of the Zanja were reportedly lined with stone or paved (*ibid.*). In 1926, the City of Redlands acquired an interest in the Zanja and subsequently began to deliver water to users to the west of downtown Redlands through a pipeline installed a few feet to the south of the Zanja (Beattie 1951:64-65; Tang et al. 2003:8).

Meanwhile, the lower reach of the Zanja was transformed into a stormwater channel (Scott 1977:102). In its altered function, the Zanja was connected from downtown Redlands to a drainage now bearing the name “Mission Zanja,” which runs roughly a quarter-mile north of the additional project area, along Citrus Avenue. The westernmost portion of the original Zanja, including the small segment along the project boundary, was presumably abandoned after that and gradually disappeared from the landscape. Nevertheless, the original course of the Zanja still serves in many cases as the property lines between different parcels, including the southern boundary of APN 0292-168-22.

By the mid-1960s, the first building had appeared in the additional project area, corresponding in location and footprint to the residence on APN 0292-168-22, followed by the residence on APN 0292-168-21 in the northern portion of the property sometime between 1968 and 1980 (NETR Online 1966-1980). Due to the lack of specific documentation in available City and County records,

the exact dates of construction could not be ascertained for these buildings. The County of San Bernardino's real property information database suggests that both of these residences, or at least some buildings on the two parcels, were constructed in 1951-1952 (County Assessor n.d.). However, historical aerial photographs clearly demonstrate that no buildings were extant on the property in 1959 (NETR Online 1959), as mentioned above.

## **Field Survey**

On March 23, 2018, CRM TECH archeologist Salvadore Z. Boites carried out the intensive-level field survey of the additional project area. The survey was completed by walking a series of parallel east-west transects spaced 15 meters (approximately 50 feet) apart. In this way, the property was systematically and closely inspected for any evidence of human activities dating to the prehistoric or historic period (i.e., 45 years or older). Aside from the buildings and the paved road surface, ground visibility ranged from poor (10-25 percent) to fair (approximately 60 percent) at the time of the survey due to the recent growth of dense vegetation.

As a part of the survey efforts, Boites also undertook a field inspection of all existing buildings and other built-environment features on the property and completed field recordation on the residence on APN 0292-168-22 (27201 Orange Avenue) and a rock alignment along the southern project boundary, including detailed notations, coordinates for locations and dimensions, and preliminary photo-documentation. The residence on APN 0292-168-21 (27217 Orange Avenue) is known to postdate 1968 and demonstrates no outstanding merits in design and construction. Although it may be more than 45 years old, this residence falls short of the generally recognized 50-year age threshold to be considered a potential "historical resource" without "exceptional importance" (OHP 1997:42), and was therefore not recorded.

The Ranch-style, one-story single-family residence at 27201 Orange Avenue is of wood-frame construction and faces the unnamed road, essentially an extended and shared driveway from Orange Avenue, to the west (Figure 4). It is L-shaped in plan, with a wooden arbor over a rear patio filling the interior of the "L." The low-pitched hip roof is sheathed with brown composition shingles, the result of a reroofing in 1988 (City of Redlands 1988), and ends in wide eaves with fascia boards concealing the otherwise exposed rafters. The exterior walls are clad in off-white stucco with white trim.

The main façade features a partial-width open veranda supported by two square wooden posts at either end and a series of six triangular wooden braces. The front porch shelters a main entry near the northern end of the façade, which is accompanied by a raised concrete stoop, and a second entry in the southern portion, which is set at ground level. Both entries are filled with plain wooden doors. A large brick chimney near the main entry protrudes through the porch roof. Fenestration consists primarily of wood-framed double-hung windows with narrow wooden trim, including a pair flanking a picture window at the southern end of the main façade, but some replacement windows are also observed, such as a small metal-framed bay window.

To the east of the residence, a detached garage with a gabled composition roof and horizontal board siding sits across the patio. The building materials observed in the garage, including the sectional aluminum door, are of relatively recent origin, resulting from fire damage repairs, according to the



Figure 4. 1960s residence at 27201 Orange Avenue (APN 0292-168-22). (Photograph taken on March 23, 2018; view to the northeast)

current occupant of the house. An open car port is attached to the east side of the garage, its flat roof supported by the garage on one side and a narrow storage shed on the other. The residence is surrounded by chain-link and wrought iron fences, a paved parking area, an expansive but poorly maintained lawn, a few mature trees, and other landscaping plants, many of them in brick-lined planters along the exterior walls.

Along the southern boundary of APN 0292-168-22, the former course of the Mill Creek Zanja is apparently marked by a shallow linear depression in the ground surface and a stone alignment (Figure 5). As mentioned above, portions of the Zanja were lined with stone after the 1880s and prior to the abandonment of its lower reach after 1926. The linear depression and the stone alignment at this location may very well represent the remnants of the historic Zanja after the post-1880s reconfiguration.



Figure 5. Possible remains of the Mill Creek Zanja along the southern project boundary. (Photograph taken on March 23, 2018)

## **Discussion**

In summary, two historic-period sites, representing a single-family residence at 27201 Orange Avenue and the possible remains of a small segment of the Mill Creek Zanja (Site 36-008092), were identified within the additional project area or along the project boundary. The CEQA-compliance issues associated with these sites are discussed below.

### **Residence at 27201 Orange Avenue**

Due to the limitation in available archival records, the construction and ownership history of this late-historic-period building (circa 1959-1966) could not be fully documented. There is no evidence that it is closely associated with a person or an event of recognized historic significance, or that it represents the work of a prominent architect, designer, or builder. It does not stand out as an important example of any style, type, period, region, or method of construction, nor does it demonstrate any potential for important historical data. Based on these considerations, this building does not appear eligible for listing in the California Register of Historical Resources, and does not qualify as a “historical resource,” as defined by CEQA. Therefore, it requires no further treatment under CEQA provisions on cultural resources.

### **Mill Creek Zanja (Site 36-008092)**

Originally built by local Native Americans under the direction of mission padres in 1819-1820, the Mill Creek Zanja was the earliest engineering work to be completed in present-day San Bernardino County, as mentioned above, and it served as an important irrigation line for more than a century after that. The significance of the Zanja is well recognized both by the communities along its course and by the State of California. A relatively intact segment of the Zanja to the east of the project location, extending from its intake to downtown Redlands, is currently listed in the National Register of Historic Places (van Boven 1976). At the project location, the original open ditch, lined with stone or paved after the 1880s, is no longer extant, but any archaeological remains confirmed to be from the Zanja would be considered historically significant, especially to the local community.

At this time, there is insufficient archaeological data to establish whether the stone alignment along the southern project boundary is indeed a part of the physical remains of the Zanja. In order to ascertain that possibility, further archaeological investigations, including controlled excavations, will be required. However, according to current project plans, no construction is proposed at or near the southern project boundary, leaving it entirely possible for the stone alignment to be preserved *in situ* for future research. If all physical impacts can be avoided on the former location of the Zanja, the project will not cause a substantial adverse change in the significance of this “historical resource,” pursuant to PRC §21084.1 and §5020.1(q).

## **Conclusion and Recommendations**

In conclusion, the residence at 27201 Orange Avenue does not appear to constitute a “historical resource” under CEQA provisions, and the proposed project will not have an impact on the potential significance and integrity of the linear depression and the stone alignment that may represent the remnants of the Mill Creek Zanja. In order to ensure the proper preservation of all features and

artifacts associated with the Zanja, CRM TECH recommends that a 50-foot-wide buffer be established along the southern boundary of the additional project area, to be landscaped in the future but strictly avoided during construction. The linear depression and the stone alignment should be left undisturbed. If any disturbances to these features becomes necessary, a systematic archaeological testing program will be required to ascertain the nature, extent, and condition of what remains of the Zanja at this location, both above and below the ground surface.

Under these conditions, the proposed project may be cleared to proceed in compliance with CEQA provisions on cultural resources. No further cultural resources procedures are recommended on the residence at 27201 Orange Avenue or any other portions of the project area. However, if buried cultural materials are discovered during any earth-moving operations associated with the project, all work in the immediate area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

Thank you for this opportunity to be of service.

Sincerely,



Bai "Tom" Tang, M.A.  
Principal, CRM TECH

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City of Redlands

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- 1943 Map: Redlands and Vicinity, Calif. (1:31,680); surveyed in 1939.
- 1954 Map: Redlands, Calif. (15’, 1:62,500); aerial photos taken in 1952.
- 1996 Map: Redlands, Calif. (7.5’, 1:24,000); 1988 edition revised in 1996.
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**HISTORICAL/ARCHAEOLOGICAL RESOURCES SURVEY REPORT**

**APNs 0292-167-08, -11, -12, -13, -18, AND -25  
AND 0292-168-03 AND -16**

**City of Redlands  
San Bernardino County**

**For Submittal to:**

Development Services Department, Planning Division  
City of Redlands  
35 Cajon Street, Suite 20  
Redlands, CA 92373

**Prepared for:**

Lilburn Corporation  
1905 Business Center Drive  
San Bernardino, CA 92408

**Prepared by:**

CRM TECH  
1016 East Cooley Drive, Suite A/B  
Colton, CA 92324

Bai “Tom” Tang, Principal Investigator  
Michael Hogan, Principal Investigator

January 5, 2018  
Revised July 18, 2018  
CRM TECH Contract No. 3287

**Title:** Historical/Archaeological Resources Survey Report: APNs 0292-167-08, -11, -12, -13, -18, and -25 and 0292-168-03 and -16, City of Redlands, San Bernardino County, California

**Author(s):** Bai “Tom” Tang, Principal Investigator/Historian/Architectural Historian  
Terri Jacquemain, Historian/Architectural Historian  
Daniel Ballester, Archaeologist

**Consulting Firm:** CRM TECH  
1016 East Cooley Drive, Suite A/B  
Colton, CA 92324  
(909) 824-6400

**Date:** January 5, 2018; revised July 18, 2018

**For Submittal to:** Development Services Department, Planning Division  
City of Redlands  
35 Cajon Street, Suite 20  
Redlands, CA 92373  
(909) 798-7555

**Prepared for:** Cheryl A. Tubbs  
Lilburn Corporation  
1905 Business Center Drive  
San Bernardino, CA 92408  
(909) 890-1818

**USGS Quadrangle:** Redlands, Calif., 7.5’ quadrangle (Rancho San Bernardino land grant; T1S R3W, San Bernardino Baseline and Meridian)

**Project Size:** Approximately 16.2 acres

**Keywords:** West Redlands; Eastern San Bernardino Valley; Phase I historical/ archaeological resources survey; single-family residences at 139, 149, and 159 Alabama Street and 1600 Orange Avenue, ca. 1932-1948; Site 36-029388 (Morey Arroyo); no “historical resources” or “tribal cultural resources” under CEQA provisions

## MANAGEMENT SUMMARY

Between November 2017 and January 2018, at the request of the Lilburn Corporation, CRM TECH performed a cultural resources study on approximately 16.2 acres of rural land in the western portion of the City of Redlands, San Bernardino County, California. The study is part of the environmental review process for the proposed demolition of existing buildings and other features on the property in anticipation of future redevelopment. The project area consists of Assessor's Parcel Nos. (APNs) 0292-167-08, -11, -12, -13, -18, and -25 and 0292-168-03 and -16, located on the west side of Alabama Street at the intersection of Orange Avenue, in a portion of the Rancho San Bernardino land grant lying within T1S R3W, San Bernardino Baseline and Meridian.

The City of Redlands, as the lead agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA). The purpose of the study is to provide the City with the necessary information and analysis to determine whether the proposed project would cause substantial adverse changes to any "historical resources," or "tribal cultural resources," as defined by CEQA, that may exist in or around the project area. In order to identify such resources, CRM TECH conducted a historical/archaeological resources records search, pursued historical background research, contacted local historical organizations and Native American representatives, and carried out a systematic field survey.

As a result of these research procedures, an extension of Site 36-029388, which represents a partially improved natural drainage known as the Morey Arroyo, and four residential buildings dating to the 1932-1948 era, one of them with an associated citrus grove, were identified and recorded within the project area. Although historical in origin, none of these properties appears to meet CEQA's definition of a "historical resource." Also noted within or adjacent to the project area were three buildings that postdate 1976 (including two additional residences and a commercial building), a circa 1952 building foundation with no associated deposits of historic-period artifacts, and three streets of historical origin but retaining no distinctively historical characteristics. None of these properties was considered a potential "historical resource." No potential "tribal cultural resources" were encountered throughout the course of the study.

Based on the research results summarized above, CRM TECH concludes that no "historical resources" or "tribal cultural resources" are known to be present within or adjacent to the project area. Accordingly, CRM TECH recommends to the City of Redlands a finding of *No Impact* regarding cultural resources, pending the completion of Native American consultation process by the City pursuant to Assembly Bill 52 to ensure the proper identification of potential "tribal cultural resources." No additional cultural resources investigation is recommended for this project unless development plans undergo such changes as include areas not covered by this study. If buried cultural materials are encountered inadvertently during any earth-moving operations associated with the project, all work within 50 feet of the discovery should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

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## INTRODUCTION

Between November 2017 and January 2018, at the request of the Lilburn Corporation, CRM TECH performed a cultural resources study on approximately 16.2 acres of rural land in the western portion of the City of Redlands, San Bernardino County, California (Fig. 1). The study is part of the environmental review process for the proposed demolition of existing buildings and other features on the property in anticipation of future redevelopment. The project area consists of Assessor's Parcel Nos. (APNs) 0292-167-08, -11, -12, -13, -18, and -25 and 0292-168-03 and -16, located on the west side of Alabama Street at the intersection of Orange Avenue, in a portion of the Rancho San Bernardino land grant lying within T1S R3W, San Bernardino Baseline and Meridian (Figs. 2, 3).

The City of Redlands, as the lead agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA; PRC §21000, et seq.). The purpose of the study is to provide the City with the necessary information and analysis to determine whether the proposed project would cause substantial adverse changes to any "historical resources," or "tribal cultural resources," as defined by CEQA, that may exist in or around the project area.

In order to identify such resources, CRM TECH conducted a historical/archaeological resources records search, pursued historical background research, contacted local historical organizations and Native American representatives, and carried out a systematic field survey. The following report is a complete account of the methods, results, and final conclusion of the study. The professional qualifications of personnel who participated in the study are included in Appendix 1.

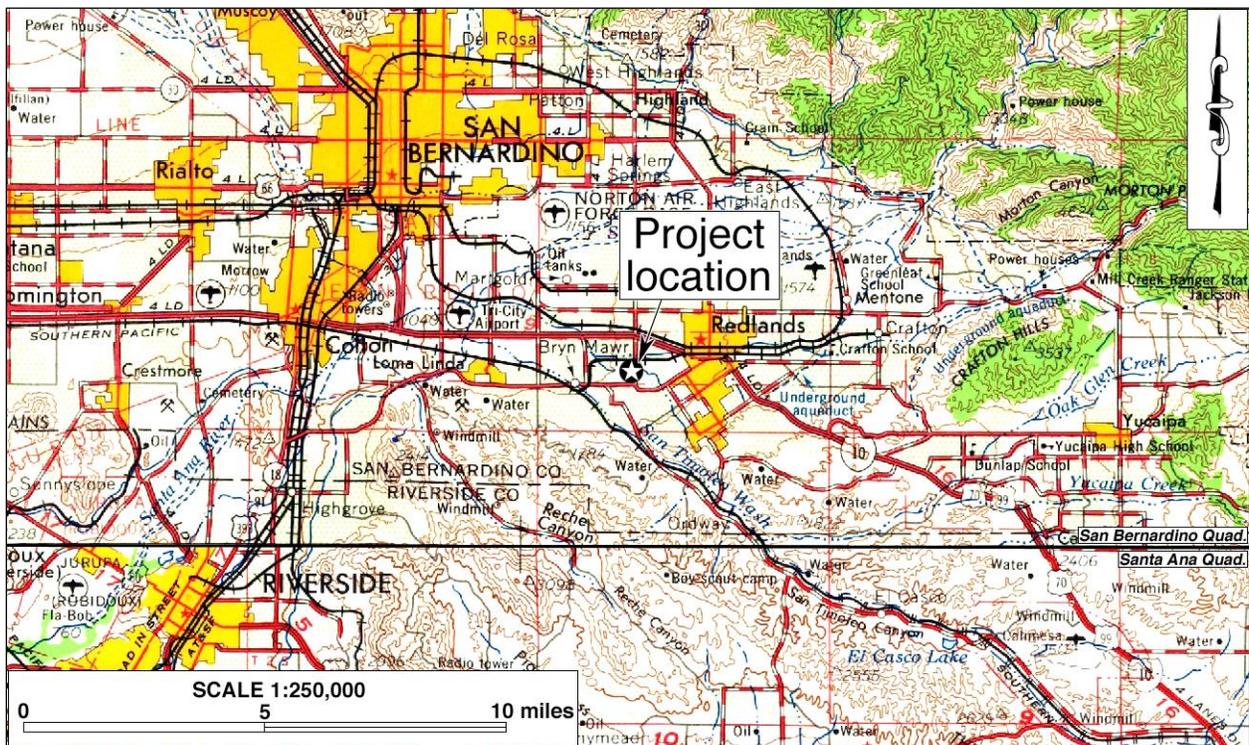


Figure 1. Project vicinity. (Based on USGS San Bernardino and Santa Ana, Calif., 1:250,000 quadrangles [USGS 1969; 1979])

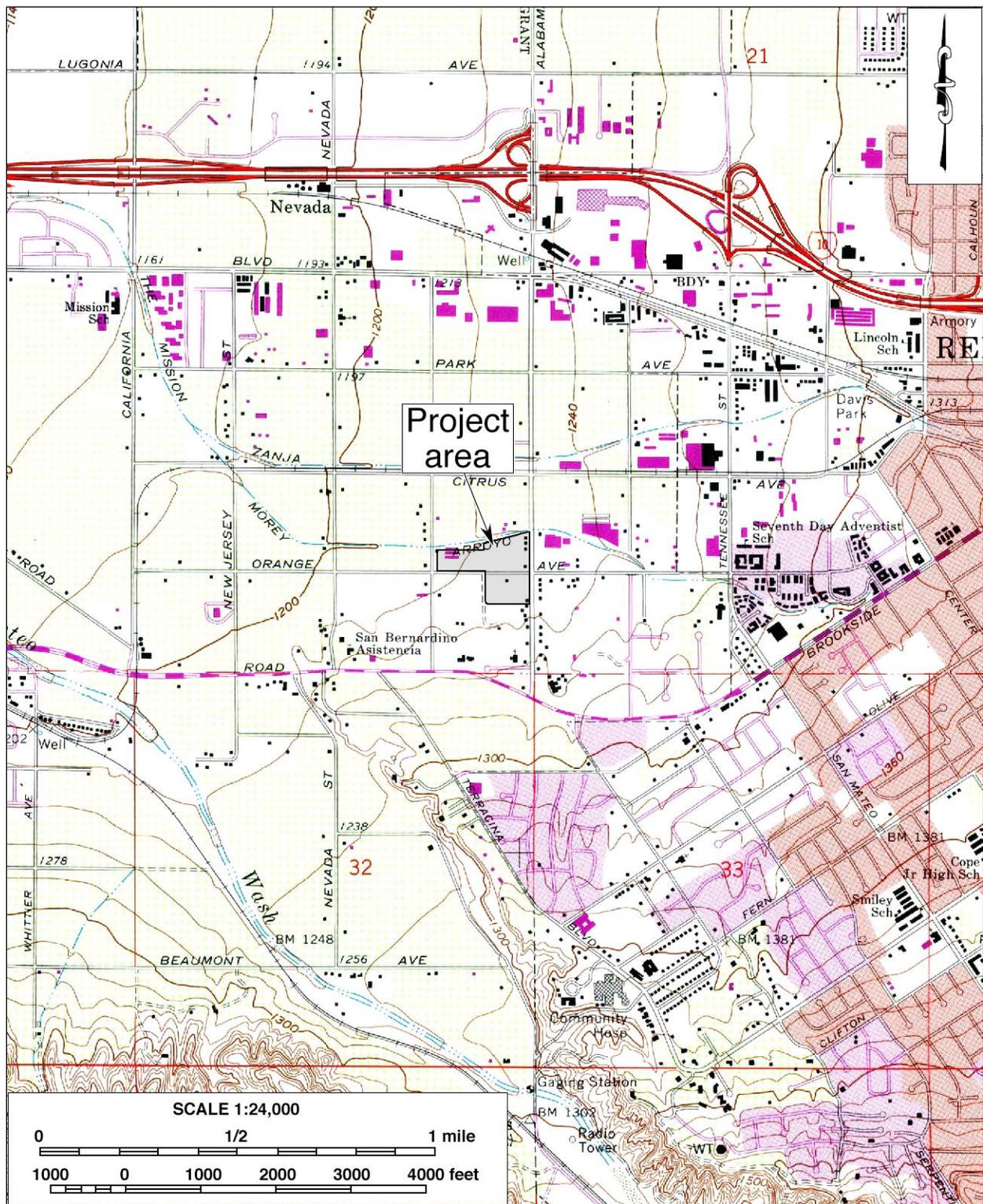


Figure 2. Project area. (Based on USGS Redlands, Calif., 1:24,000 quadrangle [USGS 1988])



Figure 3. Aerial view of the project area. (Based on Google Earth imagery)

## **SETTING**

### **CURRENT NATURAL SETTING**

The City of Redlands is located in the eastern portion of the San Bernardino Valley, a broad inland valley defined by the San Gabriel and San Bernardino Mountain Ranges on the north and a series of low rocky hills on the south. Geologically, the San Bernardino Valley lies on the northern rim of the Peninsular Ranges geomorphic province, adjacent to the Transverse Ranges province. The natural environment of the region is characterized by its temperate Mediterranean climate, with low temperatures in January averaging 35° Fahrenheit and high temperatures in July averaging 90°. Precipitation is typically less than 20 inches annually, falling mostly between November and April.

The 16.2-acre project area consists of eight parcels ranging in size from approximately 0.67 acre to three acres. The irregularly shaped tract spans from Alabama Street on the east to Iowa Street on the west, and is bisected by Orange Avenue in the east-west direction. On the south and the north, it is bounded by residential properties of both rural and suburban characters and by a drainage known as the Morey Arroyo, respectively. The surrounding area remains largely agrarian in character, but recent suburban development has brought a densely populated single-family residential neighborhood immediately to the southwest of the project area and two apartment complexes to the east, across Alabama Street (Fig. 3).

Six of the eight parcels in the project area are on the north side of Orange Avenue, collectively measuring 10.75 acres and containing six residential buildings with ancillary structures, a citrus grove, a concrete building foundation, and a landscaping business known as American Landscape and Maintenance (Figs. 3, 4). The other two parcels, totaling 5.44 acres, are situated on the south side of Orange Avenue and are currently vacant (Figs. 3, 4). Past construction and agricultural activities have left the ground surface highly disturbed throughout the project area. Consequently, the terrain is relatively level but features some low mounds, particularly on the two vacant lots.

Elevations in the project area range approximately from 1,215 feet to 1,240 feet above mean sea level. The existing vegetation consists mostly of introduced species, such as citrus trees in the grove and landscaping plants around the buildings, with a scattered growth of tumbleweeds, foxtails, wild mustard, and other small grasses and shrubs in the open areas. Soils over most of the project area consist of a medium brown, fine- to medium-grained sands with some silt and small rocks, while light grey, fine- to coarse-grained sands are found along the arroyo on the northern end.

### **CULTURAL SETTING**

#### **Prehistoric Context**

The earliest evidence of human occupation in inland southern California was discovered below the surface of an alluvial fan in the northern portion of the Lakeview Mountains, overlooking the San Jacinto Valley, with radiocarbon dates clustering around 9,500 B.P. (Horne and McDougall 2008). Another site found near the shoreline of Lake Elsinore, close to the confluence of Temescal Wash and the San Jacinto River, yielded radiocarbon dates between 8,000 and 9,000 B.P. (Grenda 1997). Additional sites with isolated Archaic dart points, bifaces, and other associated lithic artifacts from



Figure 4. Typical landscapes in the project area. *Clockwise from top left*: residences along Alabama Street; citrus grove; landscaping business; open land south of Orange Avenue. (Photographs taken on December 12, 2017)

the same age range have been found in the nearby Cajon Pass area, typically atop knolls with good viewsheds (Basgall and True 1985; Goodman and McDonald 2001; Goodman 2002; Milburn et al. 2008).

The cultural history of southern California has been summarized into numerous chronologies, including the works of Chartkoff and Chartkoff (1984), Warren (1984), and others. The prehistory of Riverside County specifically has been addressed by O’Connell et al. (1974), McDonald, et al. (1987), Keller and McCarthy (1989), Grenda (1993), Goldberg (2001), and Horne and McDougall (2008). Although the beginning and ending dates of different cultural horizons vary regionally, the general framework of the prehistory of inland southern California can be divided into three primary periods:

- Paleoinian Period (ca. 18,000-9,000 B.P.): Native peoples of this period created fluted spearhead bases designed to be hafted to wooden shafts. The distinctive method of thinning bifaces and spearhead preforms by removing long, linear flakes leaves diagnostic Paleoinian markers at tool-making sites. Other artifacts associated with the Paleoinian toolkit include choppers, cutting tools, retouched flakes, and perforators. Sites from this period are very sparse across the landscape and most are deeply buried.
- Archaic Period (ca. 9,000-1,500 B.P.): Archaic sites are characterized by abundant lithic scatters of considerable size with many biface thinning flakes, bifacial preforms broken during

manufacture, and well-made groundstone bowls and basin metates. As a consequence of making dart points, many biface thinning waste flakes were generated at individual production stations, which is a diagnostic feature of Archaic sites.

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

## **Ethnohistoric Context**

The Redlands area lies in the traditional homeland of the Serrano Indians, although the Native population found in the area at the time of European contact are believed to have been Gabrielino from the San Gabriel Valley, who were later succeeded by a Mountain Cahuilla group from the San Jacinto and Santa Rosa Mountains around 1846 (Strong 1929:8). The Serrano ancestral territory is centered at the San Bernardino Mountains, but also includes a portion of the San Bernardino Valley and the southern rim of the Mojave Desert, extending from today's Victorville eastward to Twentynine Palms. The name "Serrano" derives from a Spanish term meaning "mountaineer" or "highlander." The basic written sources on Serrano culture are Kroeber (1925), Strong (1929), and Bean and Smith (1978).

Prior to European contact, the Serrano were primarily gatherers and hunters, and occasional fishers, who settled mostly where flowing water emerged from the mountains. They were loosely organized into exogamous clans, which were led by hereditary heads, and the clans in turn were affiliated with one of two exogamous moieties. The exact nature of the clans, their structure, function, and number are not known, except that each clan was the largest autonomous political and landholding unit, the core of which was the patrilineage. There was no pan-tribal political union among the clans. Despite their linguistic differences from the Serrano, the Gabrielino and Cahuilla societies exhibited many of the same characteristics in social organization and material culture.

Although contact with Europeans may have occurred as early as 1771 or 1772, Spanish influence on Native lifeways in this area was negligible until the 1810s, when a mission *asistencia* was established on the western edge of present-day Redlands. Between then and the end of the mission era in 1834, almost all of the Native Americans in the area were removed to the nearby missions, including most of the Serrano in the San Bernardino Mountains. At present, most Serrano descendants are found on the San Manuel and the Morongo Indian Reservations, where they participate in ceremonial and political affairs with other Native American groups on an inter-reservation basis.

## **Historic Context**

The San Bernardino Valley, including the Redlands area, received its first European visitors in 1772, when a small force of Spanish soldiers traveled through the area under the command of Pedro Fages, the military *comandante* of Alta California (Beck and Haase 1974:15). Following the establishment of Mission San Gabriel in 1771, the San Bernardino Valley became nominally a part of the vast landholdings of that mission. The name "San Bernardino" was bestowed on the valley when the San Bernardino *asistencia*, along with a mission rancho bearing the same name, was officially

established in 1819, originally on the north side of present-day Mission Road in nearby Loma Linda (Lerch and Haenszel 1981).

Historically, the project area was part of “Old San Bernardino,” the site of the earliest non-Native settlement in the eastern San Bernardino Valley. It was centered around the adobe storehouse of Rancho San Bernardino, and extended from the easternmost portion of Loma Linda to the westernmost portion of Redlands (Hall 1888). In 1842, after secularization of the mission system, the Mexican authorities in Alta California granted Rancho San Bernardino, along with several other adjacent former mission ranchos, to members of a prominent Los Angeles family, the Lugos (Schuiling 1984:34). After nine years of cattle raising on their 35,000-acre domain, the Lugo family sold the entire rancho in 1851 to Amasa M. Lyman and Charles C. Rich, leaders of a Mormon colony that was to become today’s City of San Bernardino (*ibid.*:45).

In the early 1880s, Frank E. Brown and Edward G. Judson purchased a portion of the rancho and, combining it with other land acquisitions in the vicinity, founded the town of Redlands (Schuiling 1984:86). To ensure a reliable water supply for the new colony, in 1883-1884 Brown and Judson constructed the Bear Valley Reservoir in the San Bernardino Mountains for the exclusive use of Redlands settlers (*ibid.*). Amid the great southern California land boom of the 1880s and the rapid growth of a thriving citrus industry, the Redlands colony incorporated in 1888 and soon became the best-known winter retreat in the nation (*ibid.*:87). The influx of affluent winter residents from the eastern United States perpetuated for Redlands a popular image characterized by vast stretches of citrus groves surrounding the elegant mansions of the gentlemen farmers.

Since the mid-20th century, with the increasing diversification of Redlands’ economic livelihood, much of the once extensive citrus acreage has given way to urban expansion. Over the last few decades of the 20th century, like many other former small rural towns in southern California, Redlands increasingly took on the characteristics of a “bedroom community.” Nevertheless, the “citrus culture” that developed during the late 19th and early 20th centuries continues to be an integral part of the City’s identity to the present time.\*

## **RESEARCH METHODS**

### **HISTORICAL/ARCHAEOLOGICAL RESOURCES RECORDS SEARCH**

On November 14, 2017, CRM TECH archaeologist Nina Gallardo conducted the records search at the South Central Coastal Information Center (SCCIC), California State University, Fullerton, which is the State of California’s official cultural resource records repository for San Bernardino County. During the records search, Gallardo examined maps, records, and electronic databases at the SCCIC for previously identified cultural resources and existing studies within a one-mile radius of the project area. Previously identified cultural resources include properties designated as California Historical Landmarks, Points of Historical Interest, or San Bernardino County Historical Landmarks, as well as those listed in the National Register of Historic Places, the California Register of Historical Resources, or the California Historical Resources Inventory.

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\* For further information on the history of Redlands, see Schuiling (1984), Moore (1987), and Burgess and Gonzales (2004).

## **CONSULTATION WITH NATIVE AMERICAN REPRESENTATIVES**

On November 8, 2017, CRM TECH submitted a written request to the State of California's Native American Heritage Commission (NAHC) for a records search in the commission's sacred lands file. Following the NAHC's recommendations and previously established consultation protocol, CRM TECH further contacted a total of 26 Native American representatives in the region in writing on November 16-21 for additional information on potential Native American cultural resources in the project vicinity. Correspondence between CRM TECH and the Native American representatives is attached to this report in Appendix 2.

## **CONSULTATION WITH LOCAL COMMUNITY REPRESENTATIVES**

As a part of the research procedures, CRM TECH historian/architectural historian Terri Jacquemain contacted the leading local history groups in the Redlands area to seek community input on the identification of potential cultural resources and possible historic preservation concerns over the proposed project. In all, three organizations were contacted in writing and by telephone on December 15-22, 2017, including the City of Redlands Historic and Scenic Preservation Commission, the Redlands Historical Museum Association, and the Redlands Area Historical Society. Records of the consultation efforts are presented in Appendix 3.

## **HISTORICAL RESEARCH**

Historical research for this study was completed in two phases. The preliminary background research was conducted by CRM TECH principal investigator Bai "Tom" Tang on the basis of published literature in local and regional history, U.S. General Land Office (GLO) land survey plat maps dated 1858-1880, U.S. Geological Survey (USGS) topographic maps dated 1901-1988, and aerial photographs taken in 1938-2016. The historic maps are collected at the Science Library of the University of California, Riverside, and the California Desert District of the U.S. Bureau of Land Management, located in Moreno Valley. The aerial photographs are available at the NETR Online website and through the Google Earth software.

After the identification of historic-era buildings in the project area, Terri Jacquemain pursued more specific and in-depth research on the history of these buildings. Sources consulted during this phase of the research included primarily the archival records of the County of San Bernardino and the City of Redlands, particularly property tax assessment records and building safety records, various online genealogical databases, and materials on file at the Arda Haenszel California Room, Norman F. Feldhym Central Library, San Bernardino, and the Heritage Room, A.K. Smiley Public Library, Redlands.

## **FIELD SURVEY**

On December 12, 2017, CRM TECH archaeologist Daniel Ballester carried out the archaeological field survey of the project area. Approximately 85% of the property was surveyed at an intensive level (Fig. 5) by walking a series of parallel north-south transects spaced 15 meters (approx. 50 feet) apart. Where regular transects were impracticable, such as around the existing buildings and structures, the survey route remained as close to the transect system as possible. The remaining 15%

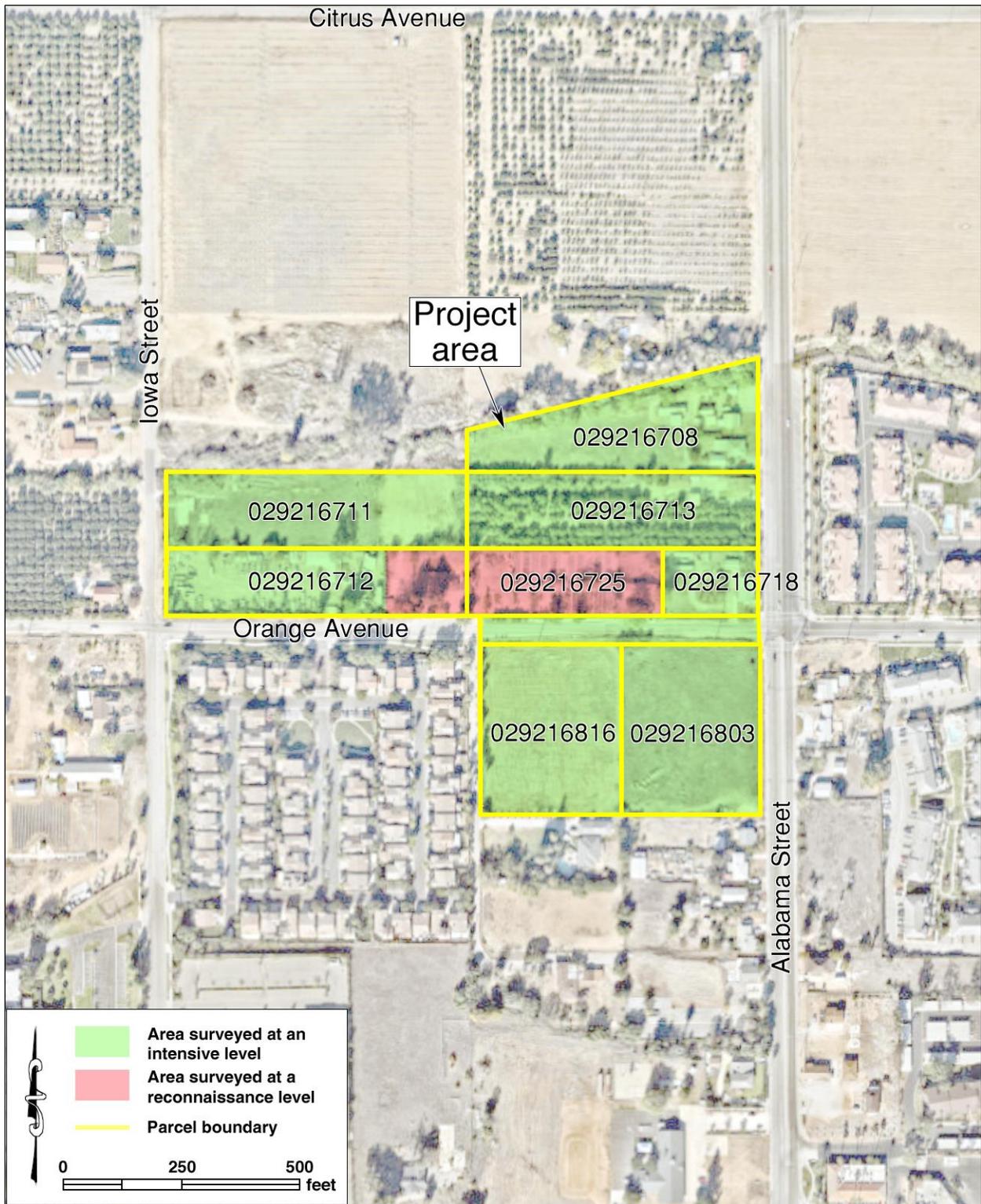


Figure 5. Level of field survey coverage.

of the project area, representing parcels or portions of parcels to which full access could not be obtained, was surveyed at a reconnaissance level through a visual inspection from the perimeters (Fig. 5). Given the relatively small sizes of the inaccessible areas and the extent of past ground disturbances at these locations, the field method was considered to be adequate.

In this way, the ground surface in the entire project area was systematically examined for any evidence of human activities dating to the prehistoric or historic period (i.e., 45 years ago or older). Ground visibility ranged from poor (0-25%) to excellent ( $\geq 90\%$ ) depending on the density of vegetation growth and other ground covering, such as concrete and gravel. In light of past disturbances, the ground visibility was determined to be adequate for the purpose of the archaeological survey.

In conjunction with the archaeological survey, on December 5, 2017, Terri Jacquemain completed a field inspection of all existing buildings and other built-environment features in the project area, and performed field recordation procedures on those that appeared to be more than 45 years old and retained at least a recognizable level of historical characteristics. In order to facilitate the proper recordation and evaluation of such features, Jacquemain made detailed notations and preliminary photo-documentation of their structural and architectural characteristics and current conditions. The resulting field data, including descriptions, location maps, UTM coordinates, and photographs, were then compiled into a standard site record forms for submittal to the California Historical Resources Inventory.

## **RESULTS AND FINDINGS**

### **PREVIOUS CULTURAL RESOURCES STUDIES IN THE VICINITY**

According to SCCIC records, the project area had not been surveyed for cultural resources prior to this study, and no cultural resources had been recorded on or adjacent to the property. Outside the project boundaries but within a one-mile radius, more than 60 cultural resources studies completed between 1974 and 2015 have been reported to the SCCIC. The majority of the studies were clustered to the west of the project location (Fig. 6), attesting to the increased development activities on former citrus land in the “Old San Bernardino” area since CEQA guidelines were implemented in the 1970s.

As a result of these and other similar studies in the vicinity, a total of 54 historical/archaeological sites and one isolate—i.e., a locality with fewer than three objects—were previously recorded within the one-mile radius. Among these, only one of the sites and the isolate of prehistoric—i.e., Native American—origin. The site, designated 36-011854, was described as a temporary camp with a hearth feature, located roughly 0.75 miles to the west of the project area, and the isolate, 36-060202, consisted of two manos found roughly a half-mile to the southwest.

The other 53 recorded sites dated to the historic period. One of these, 36-029388, represented an improved segment of the Morey Arroyo, which was recorded during a 2014-2015 survey near the intersection of New Jersey Street and Citrus Avenue, approximately a half-mile northwest of the project area (McKenna 2015a). That segment of the Morey Arroyo was described as a “drainage

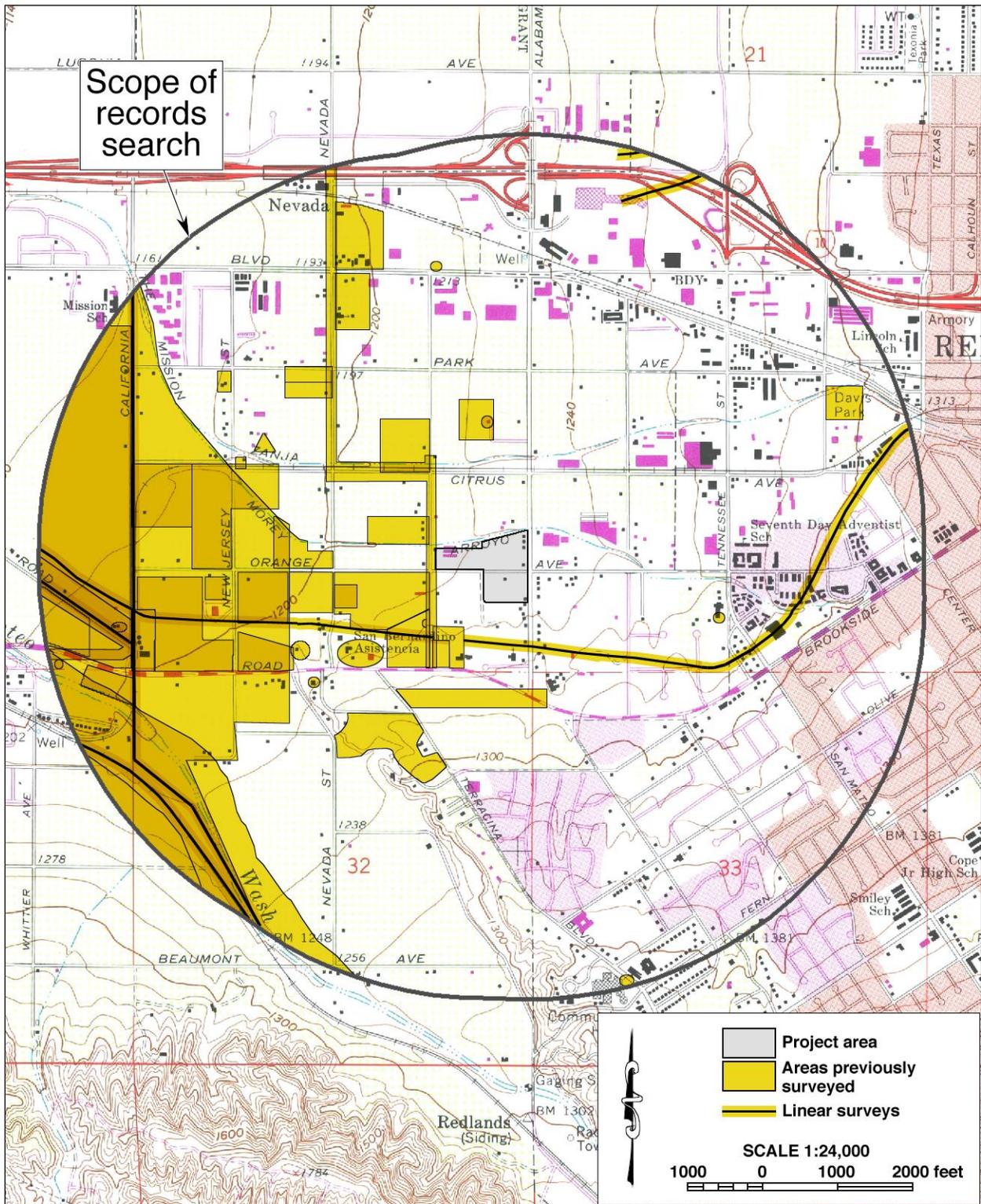


Figure 6. Previous cultural resources studies in the vicinity of the project area. Locations of historical/archaeological sites are not shown as a protective measure.

channel established within a natural arroyo...[that] has been maintained and improved over the years, with the addition of signage, railings and periodic dredging” (McKenna 2015a:2). The 2014-2015 study concluded that 36-029388 did not meet any of the federal, state, or local criteria to be considered historically significant (McKenna 2015b:54, 57). Nevertheless, the Morey Arroyo extends runs along a portion of the northern boundary of the project area, as mentioned above, and will be discussed further below.

Among the remaining historic-period sites were a number of residential buildings, structural foundations, roads, and refuse scatters, along with such singular sites as the Mill Creek Zanja, the San Bernardino Asistencia, the Barton Villa, the Bryn Mawr Townsite, the Redlands Central Railway (Dinky) Alignment, and the Redlands Community Hospital. Other than the extension of Site 36-029388, none of the recorded cultural resources was found in the immediate vicinity of the project area. Therefore, they require no further consideration during this study.

## **NATIVE AMERICAN INPUT**

In response to CRM TECH’s inquiry, the NAHC reported in a letter dated November 9, 2017, that the sacred lands record search identified unspecified Native American cultural resources that may be impacted by the project, and recommended that the San Manuel Band of Mission Indians be contacted for further information on these resources. In addition, the NAHC recommended that other tribes in the region be consulted as well, and provided a referral list of 20 potential contacts (see App. 2).

Upon receiving the NAHC’s reply, CRM TECH contacted the San Manuel Band by e-mail on November 16, 2017, to seek the tribe’s input regarding any Native American cultural resources in the project vicinity. On November 21, CRM TECH sent written requests for comments to 19 of the 20 individuals on the NAHC’s referral list and the organizations they represent. The other person on the list, John Perada of the Los Coyotes Band of Cahuilla and Cupeño Indians, no longer serves as spokesperson for the tribe on cultural resources issues, according to previous responses from the Los Coyotes Band. In the meantime, as recommended by the appropriate tribal government staff, the following seven designated spokespersons for the tribes were also contacted:

- David L. Saldivar, Tribal Government Affairs Manager, Augustine Band of Cahuilla Indians;
- Judy Stapp, Director of Cultural Affairs, Cabazon Band of Mission Indians;
- Bobby Ray Esparza, Cultural Director, Cahuilla Band of Indians;
- Raymond Huaute, Cultural Resource Specialist, Morongo Band of Mission Indians;
- Chris Devers, Cultural Liaison, Pauma Band of Luiseño Indians;
- Jessica Mauck, Cultural Resources Analyst, San Manuel Band of Mission Indians;
- Gabriella Rubalcava, Environmental Director, Santa Rosa Band of Cahuilla Indians;

As of this time, five tribal representatives have responded in writing (see App. 2). Among them, Judy Stapp of the Cabazon Band stated that the tribe had no specific archival information on any sites of Native American traditional cultural value in the project area. Chris Devers of the Puma Band indicated that the tribe would defer to San Manuel Band and nearby Cahuilla groups regarding this project.

Amanda Vance, Chairperson of the Augustine Band of Cahuilla Indians, wrote that the tribe was unaware of any specific cultural resources that may be affected by the proposed project but encouraged further consultation with other tribes in the vicinity. Meanwhile, she recommended that a qualified monitor to be present during any ground-disturbing activities during the project, and requested immediate notification of any cultural resources discoveries.

Jessica Mauck of the San Manuel Band stated that the project area was part of an area that is highly sensitive for tribal cultural resources due its proximity to the Mill Creek Zanja, the San Bernardino Asistencia, the Serrano/Cahuilla village of *Guachama* (at the original site of the asistencia near Mission Road), and other culturally significant sites. Ms. Mauck asked the project proponent and the City of Redlands to be informed of the heightened sensitivity and to anticipate requests for monitoring from multiple tribes.

Joseph Ontiveros, Cultural Resources Director for the Soboba Band of Luiseño Indians, found the project location to be within the tribe's traditional use area and an area considered to be culturally sensitive to the Soboba people. He requested further consultation with the project proponent and the City of Redlands, Native American monitoring of the project by a representative of the Soboba Band, and proper treatment of cultural remains discovered during the project. In addition, Mr. Ontiveros stated that data maintained by the Soboba Band identified "multiple areas of potential impact," and offered to share specific information during future consultation with the City.

## **LOCAL COMMUNITY INPUT**

As noted above, the City of Redlands Historic and Scenic Preservation Commission, the Redlands Historical Museum Association, and the Redlands Area Historical Society were contacted for comments and concerns over the project. The contact was initiated by e-mail and/or telephone between December 15 and 22, 2017. Both the written correspondence and the telephone messages included a project description and contact information. The written correspondence also included an aerial map showing the project location and photographs of historic-era buildings identified on the property. To date, no response has been received from any of the three organizations.

## **HISTORICAL OVERVIEW OF THE PROJECT AREA**

Sources consulted for this study indicate that the project area is located in the general vicinity of centers of activities during the Native American, Mission, Rancho, and Mormon periods in the history of the San Bernardino Valley, but remained entirely undeveloped until at least the 1910s, except perhaps as farmland (Figs. 7, 8; County Assessor 1895-1917). The Native American village of Guachama, where the padres from Mission San Gabriel formally established the San Bernardino Asistencia in 1819, was located approximately 1.5 miles to the northwest, on the north side of today's Mission Road in Loma Linda, as mentioned above (Lerch and Haenszel 1981; San Bernardino County Museum n.d.).

During the Mission period, the asistencia served mainly as an agricultural outpost for Mission San Gabriel (Lerch and Haenszel 1981). In 1820, the Guachama Indians constructed an irrigation ditch to bring water from its intake on Mill Creek near present-day Mentone to the area of the village and the asistencia's adobe storehouse (*ibid.*). Known as the Mill Creek Zanja, this ditch was the first

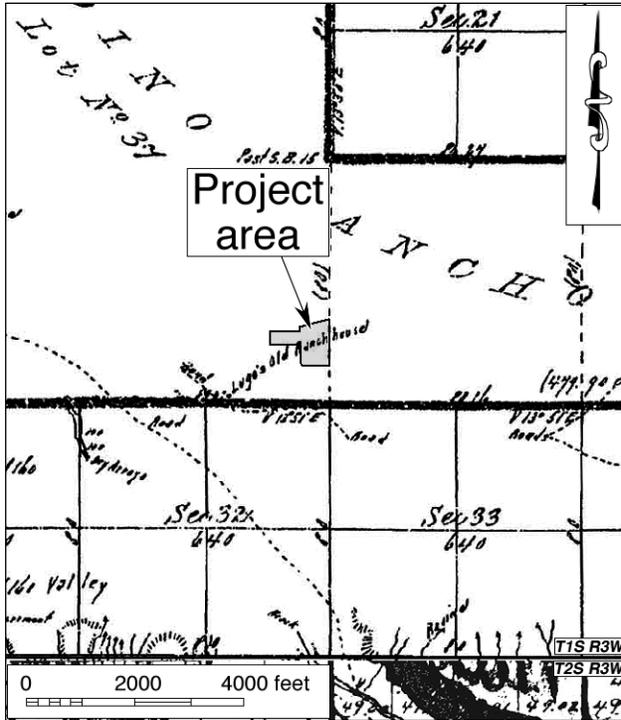


Figure 7. The project area and vicinity in 1852-1879.  
(Source: GLO 1858; 1880)

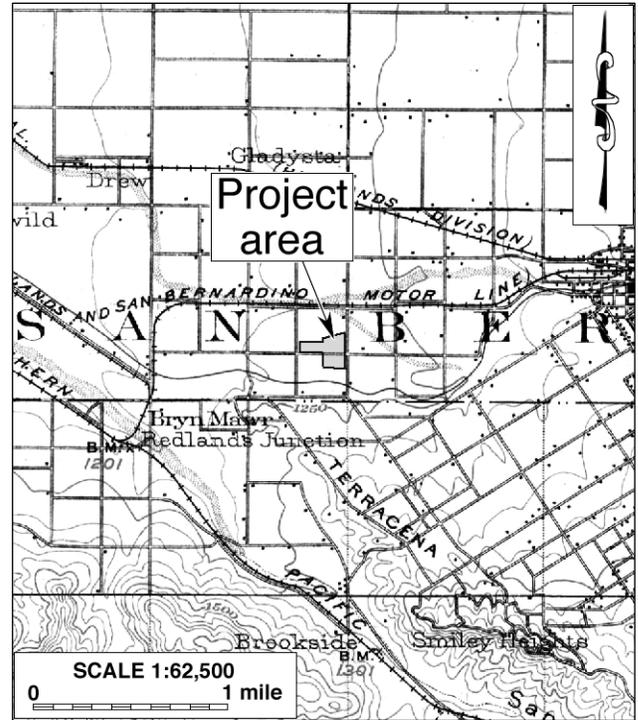


Figure 8. The project area and vicinity in 1898-1899.  
(Source: USGS 1901)

irrigation work—or any engineering project—to be completed in San Bernardino County (Beattie 1951:42; Haenszel and Reynolds 1975:10). The former course of the famed zanja, now no longer extant to the west of downtown Redlands, crossed Alabama Street some 700 feet south of the Orange Avenue, or just over 300 feet south of the project area (Hall 1888; San Bernardino County Museum n.d.).

The San Bernardino Asistencia was moved in 1830 to what is now the northeast corner of Barton Road and Nevada Street, about a half-mile to the southwest of the project area, but the newly constructed 14-room adobe complex was abandoned in 1834, upon secularization of the mission system in Alta California (San Bernardino County Museum n.d.). The Lugo family subsequently secured the Rancho San Bernardino land grant in 1842, as mentioned above, and one of the grantees, Jose del Carmen Lugo, resided in the former asistencia buildings until the family sold the entire rancho to the newly arrived Mormon party in 1851 (*ibid.*).

After most of the Mormon settlers were recalled to Utah in 1857, Dr. Benjamin Barton, a well-known pioneer settler, purchased the former asistencia and the surrounding lands around 1859, and reportedly lived there until the completion of his mansion, Barton Villa, on adjacent land in 1867 (San Bernardino County Museum n.d.). During the 1850s, U.S. government surveyors conducted the first systematic land survey in the San Bernardino Valley and noted the presence of “Lugo’s Old Ranchhouse” near a major wagon road (Fig. 7). The road was clearly a part of the San Bernardino-Sonora Road, one of the early transportation arteries across the southern California desert (State of California 1973). Today, the direct successors of this historic road in the project vicinity include Mission Road as well as nearby San Timoteo Canyon Road.

In the late 19th century, the project vicinity exhibited a typical rural settlement pattern for the time, featuring an extensive grid of roads lined by scattered buildings (Fig. 8). The three roads closest to the project area today, Orange Avenue, Alabama Street, and Iowa Street, were all in place by then, but no buildings or any other evidence of settlement or development activities were observed within the project boundaries (Fig. 8). During this time, the project area was used presumably as agricultural or grazing land.

Around 1923, the County of San Bernardino acquired flood easements for portions of the Morey Arroyo, but apparently not the segment lying along the northern boundary of the project area (McKenna 2015a:2. 4). According to local historian Tom Atchley (2017), the Morey Arroyo is a natural drainage that has been used as a storm run-off ditch since the 1800s, but has never been employed for irrigation. The name of the arroyo is a reference to David and Sarah Morey, who came to Redlands in 1882 (Hiltner 2010). David Morey was an engineer who aided in the design of the Big Bear Dam, and Sarah Morey was an enterprising horticulturist who developed a naval orange grove on their first property on Brookside Avenue, along the course of the drainage. As the story goes, Sarah Morey sold 20,000 saplings from the grove for a dollar each to finance the construction of the couple’s magnificently opulent Victorian mansion at 190 Terracina Boulevard, built in 1890 (Atchley 2017). Both David and Sarah Morey had died by 1903 (Hiltner 2010).

By the late 1930s, several buildings had appeared in the project area, mostly along Alabama Street but with one of them along the south side of Orange Avenue (Figs. 9, 10). Their presence reflected the results of development activities by the Barton family through the Barton Land and Water Company, which began to subdivide the family’s landholdings around 1917 (County Assessor 1913-

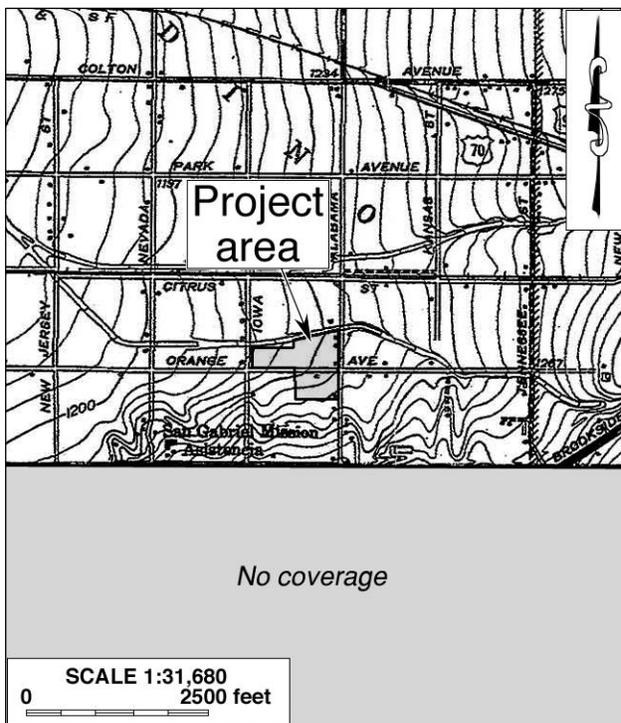


Figure 9. The project area and vicinity in 1939. (Source: USGS 1943)

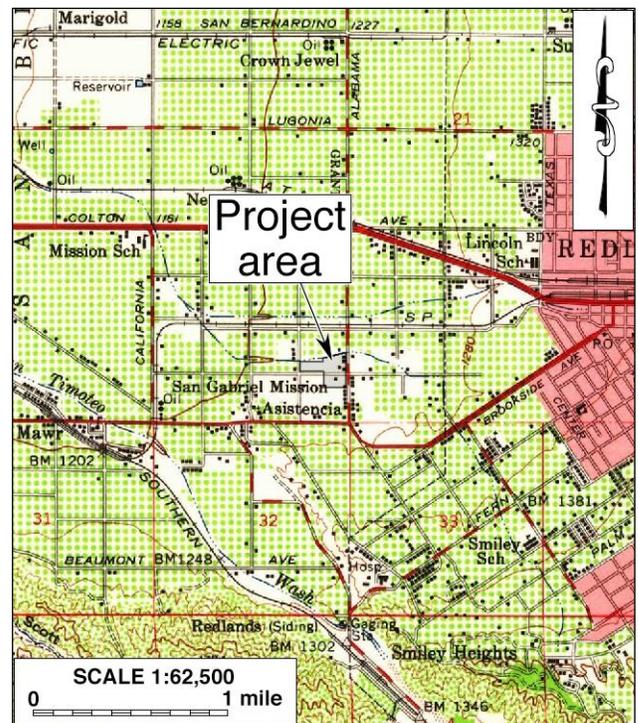


Figure 10. The project area and vicinity in 1952-1954. (Source: USGS 1954)

1917). The Barton land was generally delineated first into numbered 20-acre lots, which were then further divided and sold mostly as five-acre parcels (County Assessor 1895-1917). The project area was among these smaller parcels acquired by individuals who soon built homes on the land (County Assessor 1918-1939). The rest of the land was often developed into small farms, including a citrus grove at 139 Alabama Street (APN 0292-167-13) that dates to circa 1938 and remains extant today (*ibid.*; NETR Online 1938).

While real property tax assessment records show some construction had occurred in the project area as early as 1917, the four modest single-family residences located at 139, 149, and 159 Alabama Street and 1600 Orange Avenue today evidently date to the 1932-1948 era, according to archival records, historic maps, and aerial photographs (Figs. 9, 10; County Assessor 1913-1951; n.d.; NETR Online 1938; 1959). During the historic period, they were occupied by owners and tenants whose occupations were almost invariably listed as “rancher” (Directory 1952). For additional information on the ownership and construction history for each of these four residential properties, see the site record forms in Appendix 4.

Two other buildings once located to the south of Orange Avenue were also apparently modest residences that predated 1938, but both of them were removed prior to 2002 (Figs. 9, 10; NETR Online 1938; Google Earth 1994; 2002). Another residence from the historic period, located on Iowa Street and dating to circa 1952, was removed in 2012-2013, leaving only a concrete foundation (NETR Online 1938; 1959; Google Earth 1994-2013; County Assessor n.d.). The other buildings in the project area, including two residences and a commercial building housing the landscaping business, all located along the north side of Orange Avenue, were constructed in the years after 1976 (NETR Online 1968-1994; County Assessor n.d.).

## POTENTIAL HISTORICAL RESOURCES IN THE PROJECT AREA

No evidence of any prehistoric cultural resources was encountered within or adjacent to the project area during the archaeological field survey. As stated previously, the ground surface in the project area has been disturbed extensively by agricultural operations and construction activities in the past, making it unlikely for any prehistoric or early historic cultural remains to survive intact.



Figure 11. Morey Arroyo (36-029388) in the project area, view to the west from Alabama Street. (Photograph taken on December 12, 2017)

During the field survey, the Morey Arroyo was observed lying partially within the project area, along the northern boundaries of APN 0292-167-08 and the westernmost portion of APN 0292-167-11. This segment of the arroyo was recorded as an extension of Site 36-029388, originally recorded about a half-mile to the northwest (McKenna 2015a; see App. 4). At this location, the Morey Arroyo is in an overgrown natural state, lined by mature but unkempt oak and eucalyptus tree and mostly filled with tangled vegetation, duff, and trash, with no engineering or recent clearing efforts apparent (Fig. 11).



Figure 12. Historic-period buildings in the project area. *Clockwise from top left:* 139, 149, and 159 Alabama Street, all looking to the west; 1600 Orange Avenue, view to the north. (Photographs taken on December 5, 2017)

The four residences at 139, 149, and 159 Alabama Street and 1600 Orange Avenue (APNs 0292-167-08, -13, and -18) are known to be more than 45 years of age, based on the results of the historical research, and demonstrate at least a recognizable level of historical characteristics (Fig. 12). These four buildings were recorded into the California Historical Resources Inventory, with the citrus grove accompanying the residence at 139 Alabama Street recorded as an associated feature (see App. 4). Although all of these buildings are modest in character, each of them exhibits design elements reflective of architectural styles that were popular during the early to mid-20th century, including Craftsman, Neoclassical, and Folk Victorian. All of them have been altered to various degrees, with window and roof replacement being the most common renovation.

The rest of the buildings in the project area were constructed in 1976 and later, as the results of the historical background research demonstrate. Being of modern origin and exhibiting no special architectural or aesthetic merit, these buildings do not demonstrate any potential to qualify as “historical resources,” and require no further consideration during this study. The concrete slab foundation left by the circa 1952 residence on Iowa Street, in the northwestern corner of the project area, occurs without any associated deposits of historic-period artifacts, and as such demonstrates no potential for historic significance. Therefore, it was not recorded into the California Historical Resources Inventory.

The three streets in and adjacent to the project area, Alabama Street, Iowa Street, and Orange Avenue, all date to the historic period, but their current configuration and appearance reflect the results of repeatedly upgrading and regular maintenance during the more recent era, and none of

them exhibits any distinctively historical characteristics. As working components of the modern transportation infrastructure, these streets are not considered potential “historical resources,” and were not recorded as such during this study.

In sum, the extension of Site 36-029388, namely the Morey Arroyo, and the four historic-period residential properties recorded during this study represent the only potential “historical resources” identified in the project area that require evaluation under CEQA provisions. The historic significance evaluations of these properties are presented in the section below and in the attached site record forms, which also contain detailed architectural descriptions and documentation of construction and ownership history (see App. 4).

## **DISCUSSION**

The purpose of this study is to identify any cultural resources within or adjacent to the project area, and to assist the City of Redlands in determining whether such resources meet the official definition of “historical resources,” or “tribal cultural resources,” as provided in the California Public Resources Code, in particular CEQA.

### **DEFINITION**

According to PRC §5020.1(j), “‘historical resource’ includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.” More specifically, CEQA guidelines state that the term “historical resources” applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the Lead Agency (Title 14 CCR §15064.5(a)(1)-(3)).

Regarding the proper criteria for the evaluation of historical significance, CEQA guidelines mandate that “a resource shall be considered by the lead agency to be ‘historically significant’ if the resource meets the criteria for listing on the California Register of Historical Resources” (Title 14 CCR §15064.5(a)(3)). A resource may be listed in the California Register if it meets any of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

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

“Tribal cultural resources” are either of the following:

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

## **EVALUATION**

### **Site 36-029388 (Morey Arroyo)**

Site 36-029388, the Morey Arroyo, was originally recorded in 2014-2015 approximately a half-mile to the northwest of the project location, and was found not to qualify for any historical designation at that time (McKenna 2015b:57). That segment the arroyo underwent improvement to enhance its capacity as a flood drain after it was acquired by the County of San Bernardino around 1923. The segment recorded along the northern boundary of the current project area during this study, in contrast, remains a natural drainage with little evidence of human alteration.

The name of the arroyo denotes a connection to David and Sarah Morey, two prominent citizens of Redlands in the late 19th century, but that connection appears to be based solely on its proximity to a citrus grove once owned by the couple. With no notable qualities in design or construction, no documented association with any important person or event in history, and little potential to yield any historical information, the portion of Site 36-029388 in the project area does not appear to meet any of the criteria for listing the California Register of Historical Resources, and does not qualify as a “historical resource,” as defined above.

### **Residences at 139, 149, and 159 Alabama Street and 1600 Orange Avenue**

The four residential buildings at 139, 149, and 159 Alabama Street and 1600 Orange Avenue date to the 1932-1948 era. The age, configuration, setting, and architectural styles of these rural residences fit into the Redlands area’s long-held historical heritage in citrus cultivation and the ensuing “citrus culture,” and they retain sufficient integrity to relate to that pattern of events, which has certainly made a significant contribution to the development of the community and the surrounding region. However, in comparison to the many hundreds of residential buildings of similar character and similar vintage that survive in and around Redlands, these houses do not demonstrate a unique, significant, or particularly close association with the city’s citrus dominated past, or with any other established themes in local history. Similarly, the citrus grove accompanying the residence at 139 Alabama Street is by no means a unique feature among similar properties in the Redlands area.

The historical background research has identified no persons or specific events of recognized historic significance, nor any prominent architects, designers, or builders in association with any of these buildings. In terms of architectural or aesthetic merits, the buildings demonstrate the basic

characteristics of the once-popular Craftsman, Neoclassical, and Folk Victorian residential architecture, but none of them represents an important example of its style, type, period, region, or method of construction, or embodies any particular architectural ideals or design concepts. None of the buildings have received a local historical designation, nor do they appear to hold any special historical interest to the community.

Based on these considerations, the present study concludes that the four residential properties at 139, 149, and 159 Alabama Street and 1600 Orange Avenue do not appear eligible for listing in the California Register of Historical Resources, and do not constitute “historical resources” under CEQA provisions.

## CONCLUSION AND RECOMMENDATIONS

CEQA establishes that a project that may cause a substantial adverse change in the significance of a “historical resource” or a “tribal cultural resource” is a project that may have a significant effect on the environment (PRC §21084.1-2). “Substantial adverse change,” according to PRC §5020.1(q), “means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired.”

In summary of the research results outlined above, an extension of Site 36-029388, representing a partially improved natural drainage known as the Morey Arroyo, and four residential buildings dating to the 1932-1948 era, one of them with an associated citrus grove, were identified and recorded within the project area. Although historical in origin, none of these properties appears to meet CEQA’s definition of a “historical resource.” Also noted within or adjacent to the project area were three buildings that postdate 1976 (including two additional residences and a commercial building), a circa 1952 building foundation with no associated deposits of historic-period artifacts, and three streets of historical origin but retaining no distinctively historical characteristics. None of these properties was considered a potential “historical resource.” No potential “tribal cultural resources” were encountered throughout the course of the study.

In light of these findings, CRM TECH presents the following recommendations to the City of Redlands:

- The proposed project will have *No Impact* on any known cultural resources, pending the completion of Native American consultation process by the City pursuant to Assembly Bill 52 to ensure the proper identification of potential “tribal cultural resources.”
- No further cultural resources investigation will be necessary for the project unless development plans undergo such changes as to include areas not covered by this study.
- If any buried cultural materials are encountered during earth-moving operations associated with the project, all work within 50 feet of the discovery should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

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**APPENDIX 1  
PERSONNEL QUALIFICATIONS**

**PRINCIPAL INVESTIGATOR/HISTORIAN/ARCHITECTURAL HISTORIAN  
Bai “Tom” Tang, M.A.**

**Education**

- 1988-1993 Graduate Program in Public History/Historic Preservation, UC Riverside.  
1987 M.A., American History, Yale University, New Haven, Connecticut.  
1982 B.A., History, Northwestern University, Xi’an, China.
- 2000 “Introduction to Section 106 Review,” presented by the Advisory Council on Historic Preservation and the University of Nevada, Reno.  
1994 “Assessing the Significance of Historic Archaeological Sites,” presented by the Historic Preservation Program, University of Nevada, Reno.

**Professional Experience**

- 2002- Principal Investigator, CRM TECH, Riverside/Colton, California.  
1993-2002 Project Historian/Architectural Historian, CRM TECH, Riverside, California.  
1993-1997 Project Historian, Greenwood and Associates, Pacific Palisades, California.  
1991-1993 Project Historian, Archaeological Research Unit, UC Riverside.  
1990 Intern Researcher, California State Office of Historic Preservation, Sacramento.  
1990-1992 Teaching Assistant, History of Modern World, UC Riverside.  
1988-1993 Research Assistant, American Social History, UC Riverside.  
1985-1988 Research Assistant, Modern Chinese History, Yale University.  
1985-1986 Teaching Assistant, Modern Chinese History, Yale University.  
1982-1985 Lecturer, History, Xi’an Foreign Languages Institute, Xi’an, China.

**Cultural Resources Management Reports**

Preliminary Analyses and Recommendations Regarding California’s Cultural Resources Inventory System (with Special Reference to Condition 14 of NPS 1990 Program Review Report). California State Office of Historic Preservation working paper, Sacramento, September 1990.

Numerous cultural resources management reports with the Archaeological Research Unit, Greenwood and Associates, and CRM TECH, since October 1991.

**PRINCIPAL INVESTIGATOR/ARCHAEOLOGIST**  
**Michael Hogan, Ph.D., RPA\***

**Education**

- 1991 Ph.D., Anthropology, University of California, Riverside.  
1981 B.S., Anthropology, University of California, Riverside; with honors.  
1980-1981 Education Abroad Program, Lima, Peru.
- 2002 Section 106—National Historic Preservation Act: Federal Law at the Local Level.  
UCLA Extension Course #888.
- 2002 “Recognizing Historic Artifacts,” workshop presented by Richard Norwood,  
Historical Archaeologist.
- 2002 “Wending Your Way through the Regulatory Maze,” symposium presented by the  
Association of Environmental Professionals.
- 1992 “Southern California Ceramics Workshop,” presented by Jerry Schaefer.  
1992 “Historic Artifact Workshop,” presented by Anne Duffield-Stoll.

**Professional Experience**

- 2002- Principal Investigator, CRM TECH, Riverside/Colton, California.  
1999-2002 Project Archaeologist/Field Director, CRM TECH, Riverside.  
1996-1998 Project Director and Ethnographer, Statistical Research, Inc., Redlands.  
1992-1998 Assistant Research Anthropologist, University of California, Riverside  
1992-1995 Project Director, Archaeological Research Unit, U. C. Riverside.  
1993-1994 Adjunct Professor, Riverside Community College, Mt. San Jacinto College, U.C.  
Riverside, Chapman University, and San Bernardino Valley College.  
1991-1992 Crew Chief, Archaeological Research Unit, U. C. Riverside.  
1984-1998 Archaeological Technician, Field Director, and Project Director for various southern  
California cultural resources management firms.

**Research Interests**

Cultural Resource Management, Southern Californian Archaeology, Settlement and Exchange  
Patterns, Specialization and Stratification, Culture Change, Native American Culture, Cultural  
Diversity.

**Cultural Resources Management Reports**

Author and co-author of, contributor to, and principal investigator for numerous cultural resources  
management study reports since 1986.

**Memberships**

\* Register of Professional Archaeologists; Society for American Archaeology; Society for California  
Archaeology; Pacific Coast Archaeological Society; Coachella Valley Archaeological Society.

**PROJECT HISTORIAN/ARCHITECTURAL HISTORIAN**  
**Terri Jacquemain, M.A.**

**Education**

- 2004 M.A., Public History and Historic Resource Management, University of California, Riverside.
- M.A. thesis: Managing Cultural Outreach, Public Affairs and Tribal Policies of the Cabazon Band of Mission Indians, Indio, California; internship served as interim Public Information Officer, Cabazon Band of Mission Indians, June-October, 2002.
- 2002 B.S., Anthropology, University of California, Riverside.
- 2001 Archaeological Field School, University of California, Riverside.
- 1991 A.A., Riverside Community College, Norco Campus.

**Professional Experience**

- 2003- Historian/Architectural Historian/Report Writer, CRM TECH, Riverside/ Colton, California.
- 2002-2003 Teaching Assistant, Religious Studies Department, University of California, Riverside.
- 2002 Interim Public Information Officer, Cabazon Band of Mission Indians.
- 2000 Administrative Assistant, Native American Student Programs, University of California, Riverside.
- 1997-2000 Reporter, *Inland Valley Daily Bulletin*, Ontario, California.
- 1991-1997 Reporter, *The Press-Enterprise*, Riverside, California.

**PROJECT ARCHAEOLOGIST/NATIVE AMERICAN LIAISON**  
**Nina Gallardo, B.A.**

**Education**

- 2004 B.A., Anthropology/Law and Society, University of California, Riverside.

**Professional Experience**

- 2004- Project Archaeologist, CRM TECH, Riverside/Colton, California.

**Honors and Awards**

- 2000-2002 Dean's Honors List, University of California, Riverside.

**PROJECT ARCHAEOLOGIST/FIELD DIRECTOR**  
**Daniel Ballester, M.S.**

**Education**

- 2013 M.S., Geographic Information System (GIS), University of Redlands, California.  
1998 B.A., Anthropology, California State University, San Bernardino.
- 1997 Archaeological Field School, University of Las Vegas and University of California, Riverside.
- 1994 University of Puerto Rico, Rio Piedras, Puerto Rico.  
2007 Certificate in Geographic Information Systems (GIS), California State University, San Bernardino.
- 2002 “Historic Archaeology Workshop,” presented by Richard Norwood, Base Archaeologist, Edwards Air Force Base; presented at CRM TECH, Riverside, California.

**Professional Experience**

- 2002- Field Director, CRM TECH, Riverside/Colton, California.  
1999-2002 Project Archaeologist, CRM TECH, Riverside, California.  
1998-1999 Field Crew, K.E.A. Environmental, San Diego, California.  
1998 Field Crew, A.S.M. Affiliates, Encinitas, California.  
1998 Field Crew, Archaeological Research Unit, University of California, Riverside.

**APPENDIX 2**

**CORRESPONDENCE WITH  
NATIVE AMERICAN REPRESENTATIVES\***

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\* A total of 26 local Native American representatives were contacted; a sample letter is included in this appendix.

**SACRED LANDS FILE RECORDS SEARCH & NATIVE AMERICAN  
CONTACTS LIST REQUEST**

**NATIVE AMERICAN HERITAGE COMMISSION**

1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691  
(916)373-3710  
(916)373-5471 Fax  
nahc@pacbell.net

**Project:** SD Homes Redlands Apartments Project; Assessor's Parcel Numbers 292-167-08, -11, -12, -13, -18, and -25 and 292-168-03 and -16 (CRM TECH No. 3287)

**County:** San Bernardino

**USGS Quadrangle Name:** Redlands, Calif.

**Township** 1 South **Range** 3 West **SB BM; Section(s)** N/A (San Bernardino land grant)

**Company/Firm/Agency:** CRM TECH

**Contact Person:** Nina Gallardo

**Street Address:** 1016 E. Cooley Drive, Suite A/B

**City:** Colton, CA **Zip:** 92324

**Phone:** (909) 824-6400 **Fax:** (909) 824-6405

**Email:** ngallardo@crmtech.us

**Project Description:** The primary component of the project is to develop a residential community on 15.5 acres of land in APNs 292-167-08, -11, -12, -13, -18, and -25 and 292-168-03 and -16, located along the west side of Alabama Street, on both sides of Orange Avenue, and extending on the north side of Orange Avenue to Iowa Street, in the City of Redlands, San Bernardino County, California.

*November 8, 2017*

**NATIVE AMERICAN HERITAGE COMMISSION**

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



November 9, 2017

Nina Gallardo  
CRM TECH

Sent by E-mail: ngallardo@crmtech.us

RE: Proposed SD Homes Redlands Apartments; Assessor's Parcel Numbers 292-167-08, -11, -12, -13, -18, and -25; and 292-168-03 and -16 (CRM TECH No. 3287) Project, City of Redlands; Redlands USGS Quadrangle, San Bernardino County, California

Dear Ms. Gallardo:

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

**THIS INFORMATION IS CONFIDENTIAL! PLEASE DO NOT INCLUDE IN PUBLIC DOCUMENTS.**

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

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

Sincerely,

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

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

Native American Heritage Commission  
Native American Contact List  
San Bernardino County  
11/9/2017

**Agua Caliente Band of Cahuilla  
Indians**

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

**Agua Caliente Band of Cahuilla  
Indians**

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

**Augustine Band of Cahuilla  
Mission Indians**

Amanda Vance, Chairperson  
P.O. Box 846 Cahuilla  
Coachella, CA, 92236  
Phone: (760) 398 - 4722  
Fax: (760) 369-7161

**Cabazon Band of Mission  
Indians**

Doug Welmas, Chairperson  
84-245 Indio Springs Parkway Cahuilla  
Indio, CA, 92203  
Phone: (760) 342 - 2593  
Fax: (760) 347-7880

**Cahuilla Band of Indians**

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

**Los Coyotes Band of Mission  
Indians**

John Perada, Environmental  
Director  
P. O. Box 189 Cahuilla  
Warner Springs, CA, 92086  
Phone: (760) 782 - 0712  
Fax: (760) 782-2730

**Los Coyotes Band of Mission  
Indians**

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

**Morongo Band of Mission  
Indians**

Robert Martin, Chairperson  
12700 Pumarra Road Cahuilla  
Banning, CA, 92220 Serrano  
Phone: (951) 849 - 8807  
Fax: (951) 922-8146

**Morongo Band of Mission  
Indians**

Denisa Torres, Cultural Resources  
Manager  
12700 Pumarra Road Cahuilla  
Banning, CA, 92220 Serrano  
Phone: (951) 849 - 8807  
Fax: (951) 922-8146  
dtorres@morongo-nsn.gov

**Pauma Band of Luiseno Indians  
- Pauma & Yuima Reservation**

Temet Aguilar, Chairperson  
P.O. Box 369 Luiseno  
Pauma Valley, CA, 92061  
Phone: (760) 742 - 1289  
Fax: (760) 742-3422

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 SD Homes Redlands Apartments Project, San Bernardino County.

**Native American Heritage Commission  
Native American Contact List  
San Bernardino County  
11/9/2017**

**Ramona Band of Cahuilla  
Mission Indians**

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

**Serrano Nation of Mission  
Indians**

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

**Ramona Band of Cahuilla  
Mission Indians**

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

**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

**San Fernando Band of Mission  
Indians**

John Valenzuela, Chairperson  
P.O. Box 221838 Kitanemuk  
Newhall, CA, 91322 Serrano  
Phone: (760) 885 - 0955 Tataviam  
tsen2u@hotmail.com

**Soboba Band of Luiseno  
Indians**

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

**San Manuel Band of Mission  
Indians**

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

**Soboba Band of Luiseno  
Indians**

Scott Cozart, Chairperson  
P. O. Box 487 Cahuilla  
San Jacinto, CA, 92583 Luiseno  
Phone: (951) 654 - 2765  
Fax: (951) 654-4198

**Santa Rosa Band of Mission  
Indians**

(951) 659-2700 Steven Estrada,  
Chairperson  
P.O. Box 391820 Cahuilla  
Anza, CA, 92539  
Phone: (951) 659 - 2700  
Fax: (951) 659-2228

**Torres-Martinez Desert Cahuilla  
Indians**

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

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

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

**From:** ngallardo@crmtech.us  
**Sent:** Thursday, November 16, 2017 12:46 PM  
**To:** 'JMauck@sanmanuel-nsn.gov'  
**Subject:** Cultural Study for the SD Homes Redlands Apartments Project; Assessor's Parcel Numbers 292-167-08, -11, -12, -13, -18, and -25 and 292-168-03 and -16 in the City of Redlands, San Bernardino County (CRM TECH No. 3287)

Hello,

I'm emailing to inform you that CRM TECH will be conducting a cultural study for the SD Homes Redlands Apartments Project on APNs 292-167-08, -11, -12, -13, -18, and -25 and 292-168-03 and -16 in the City of Redlands, San Bernardino County (CRM TECH No. 3287). We have received the Native American Heritage Commission (NAHC) SLF response and NA contact list. In a letter dated November 9, 2017, the NAHC reports that the sacred lands record search identified Native American cultural resources located within the project area, but recommends that the San Manuel Band of Mission Indians be contacted for further information (see attached). I'm contacting you to see if the tribe has any additional information regarding any cultural sites located with the project area. I'm attaching the proposed project area map and other information.

Thank you for your time and input on this project.

Nina Gallardo  
(909) 824-6400 (phone)  
(909) 824-6405 (fax)  
CRM TECH  
1016 E. Cooley Drive, Ste. A/B  
Colton, CA 92324

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**From:** Jessica Mauck <JMauck@sanmanuel-nsn.gov>  
**Sent:** Thursday, November 16, 2017 1:07 PM  
**To:** 'ngallardo@crmtech.us'  
**Subject:** RE: Cultural Study for the SD Homes Redlands Apartments Project; Assessor's Parcel Numbers 292-167-08, -11, -12, -13, -18, and -25 and 292-168-03 and -16 in the City of Redlands, San Bernardino County (CRM TECH No. 3287)

Hi Nina,

I recently placed a large space across Redlands, Loma Linda, and Mentone on the SLF for the Mill Creek Zanja, the Asistencia, and the Serrano/Cahuilla Village of Guachama (as well as numerous resources not known by the public). This project almost overlaps a portion of the original Zanja and lies .3 miles northeast of the Asistencia. Furthermore, internal data notes the locations of extremely sensitive resources in close proximity. Please make note of the sensitivity and inform the applicant and Lead Agency that this project will likely receive a request for monitoring from multiple tribes.

Regards,

Jessica Mauck

CULTURAL RESOURCES ANALYST

O: (909) 864-8933 x3249

M: (909) 725-9054

26569 Community Center Drive, Highland California 92346

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November 21, 2017

Jeff Grubbe, Chairperson  
Agua Caliente Band of Cahuilla Indians  
5401 Dinah Shore Drive  
Palm Springs, CA 92264

RE: SD Homes Redlands Apartments Project  
Assessor's Parcel Numbers 292-167-08, -11, -12, -13, -18, and -25 and 292-168-03 and -16  
15.5 Acres in the City of Redlands, San Bernardino County, California  
CRM TECH Contract #3287

Dear Mr. Grubbe:

I am writing to bring your attention to an ongoing CEQA-compliance study for the proposed project referenced above. The project entails construction of a multi-family residential complex on approximately 15.5 acres of partially undeveloped land in APNs 292-167-08, -11, -12, -13, -18, and -25 and 292-168-03 and -16, located on both sides of Orange Avenue between Alabama Street and Iowa Street. Currently, several residences and a landscaping business are located on the property. The accompanying map, based on the USGS Redlands, Calif., 7.5' quadrangle, depicts the location of the project area within the San Bernardino land grant, T1S R3W, SBBM.

According to records on file at the South Central Coastal Information Center (SCCIC), there are no known historical/archaeological sites within the boundaries of the project area. Outside the project boundaries but within a one-mile radius, SCCIC records show 54 historical/archaeological sites and one isolate—i.e., a locality with fewer than three objects—were previously recorded. None of these known sites was of prehistoric—i.e., Native American—origin, but the isolate consisted of two manos. The majority of the 54 sites were buildings and refuse scatters, but they also included the Mill Creek Zanja, foundations, orchards, water conveyance systems, roads, the Bryn Mawr Townsite, the Redlands Central Railway (Dinky) Alignment, the Redlands Community Hospital, and the San Bernardino Asistencia. Eleven of the sites are listed, or appear to be eligible for listing, in the National Register of Historic Places.

In a letter dated November 9, 2017, the Native American Heritage Commission reports that the sacred lands record search identified Native American cultural resources within the area that may be impacted the proposed project, and recommends that the San Manuel Band of Mission Indians, as well as other local tribes, be contacted for further information on cultural resources (see attached). Therefore, as part of the cultural resources study for these projects, I am writing to request your input on potential Native American cultural resources in or near the project area. CRM TECH will revisit the project area if there is any additional information regarding specific cultural sites that may be located within the project area and may be impacted by the project.

Please respond at your earliest convenience if you have any specific knowledge of sacred/religious sites or other sites of Native American traditional cultural value in or near the project area, or any other information to consider during the cultural resources investigations. Any information or concerns may be forwarded to CRM TECH by telephone, e-mail, facsimile, or standard mail. Requests for documentation or information we cannot provide will be forwarded to our client and/or the lead agency, namely the City of Redlands.

We would also like to clarify that, as the cultural resources consultant for the project, CRM TECH is not involved in the AB 52-compliance process or in government-to-government consultations. The purpose of this letter is to seek any information that you may have to help us determine if there are cultural resources in or near the project area that we should be aware of and to help us assess the sensitivity of the project area. Thank you for your time and effort in addressing this important matter.

Respectfully,

Nina Gallardo  
Project Archaeologist/Native American liaison  
CRM TECH  
Email: ngallardo@crmtech.us  
Encl.: NAHC response letter and project location map

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**From:** Cultural Pauma <cultural@pauma-nsn.gov>  
**Sent:** Wednesday, November 22, 2017 7:39 AM  
**To:** ngallardo@crmtech.us  
**Cc:** Dixon, Patti; Jeremy Zagarella  
**Subject:** RE: NA Scoping Letter for the SD Homes Redlands Apartments Project, APNs 292-167-08, -11, -12, -13, -18, -25 and 292-168-03, and -16 in the City of Redlands, San Bernardino Co (CRM TECH # 3287)

Ms. Gallardo,

Thank you for the notice for SD Homes Redlands Apartments Project. We will defer any knowledge of Cultural sites or resources to the San Manuel Band and their neighboring Cahuilla Bands. Please contact us if there are any questions.

Thank you,

Mr. Chris Devers  
Cultural Liaison  
Pauma Band of Luiseno Indians



November 30, 2017

Nina Gallardo  
Project Archaeologist/Native American Liaison  
CRM TECH  
1016 E. Cooley Drive, Suite A/B  
Colton, CA 92324

Re.: SD Homes Redlands Apartments Project Project  
Assessor's Parcel Numbers 292-167-08, -11, -12, -13, -18, -25;  
292-168-03, and -16  
15.5 Acres in the City of Redlands  
San Bernardino County, California  
CRM TECH Contract #3287

Dear Ms. Gallardo:

Thank you for contacting the Cabazon Band of Mission Indians concerning cultural resource information relative to the above referenced project.

The project is located outside of the Tribe's current reservation boundaries. The Tribe has no specific archival information on the site indicating that it may be a sacred/religious site or other site of Native American traditional cultural value within the project area.

We look forward to continued collaboration in the preservation of cultural resources or areas of traditional cultural importance.

Best regards,

Judy Stapp  
Director of Cultural Affairs

RECEIVED  
DEC 05 2017





## AUGUSTINE BAND OF CAHUILLA INDIANS

PO Box 846 84-481 Avenue 54 Coachella CA 92236

Telephone: (760) 398-4722

Fax (760) 369-7161

**Tribal Chairperson: Amanda Vance**

**Tribal Vice-Chairperson: William Vance**

December 1, 2017

Nina Gallardo  
CRM Tech  
1016 E. Cooley Drive, Suite A/B  
Colton, CA 92324

RE: CRM Tech Contract #3287

Dear Ms. Gallardo-

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

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

Very truly yours,

A handwritten signature in blue ink that reads "Amanda Vance".

Amanda Vance  
Tribal Chairperson

DEC 07 2017

December 28, 2017

Attn: Nina Gallardo, Project Archaeologist/NA Liaison  
CRM TECH  
1016 East Cooley Drive, Suite A/B  
Colton, CA 92324



**RE: SD Homes Redlands Apartments Project – both sides of Orange Avenue between Alabama Street and Iowa Street (APNs 292-167-08, -11, -12, -13, -18, -25, 292-168-03 and -16) – City of Redlands, San Bernardino County, CA – CRM TECH Contract #3287**

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

Soboba Band of Luiseño Indians is requesting the following:

1. To initiate a consultation with the project proponents and lead agency.
2. The transfer of information to the Soboba Band of Luiseno Indians regarding the progress of this project should be done as soon as new developments occur.
3. Soboba Band of Luiseño Indians continues to act as a consulting tribal entity for this project.
4. Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason the Soboba Band of Luiseño Indians requests that Native American Monitor(s) from the Soboba Band of Luiseño Indians Cultural Resource Department to be present during any ground disturbing proceedings. Including surveys and archaeological testing.
5. Request that proper procedures be taken and requests of the tribe be honored (Please see the attachment)

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

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", with a long horizontal line extending to the right.

Joseph Ontiveros, Director of Cultural Resources  
Soboba Band of Luiseño Indians  
P.O. Box 487  
San Jacinto, CA 92581  
Phone (951) 654-5544 ext. 4137  
Cell (951) 663-5279  
[jontiveros@soboba-nsn.gov](mailto:jontiveros@soboba-nsn.gov)

DEC 29 2017

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

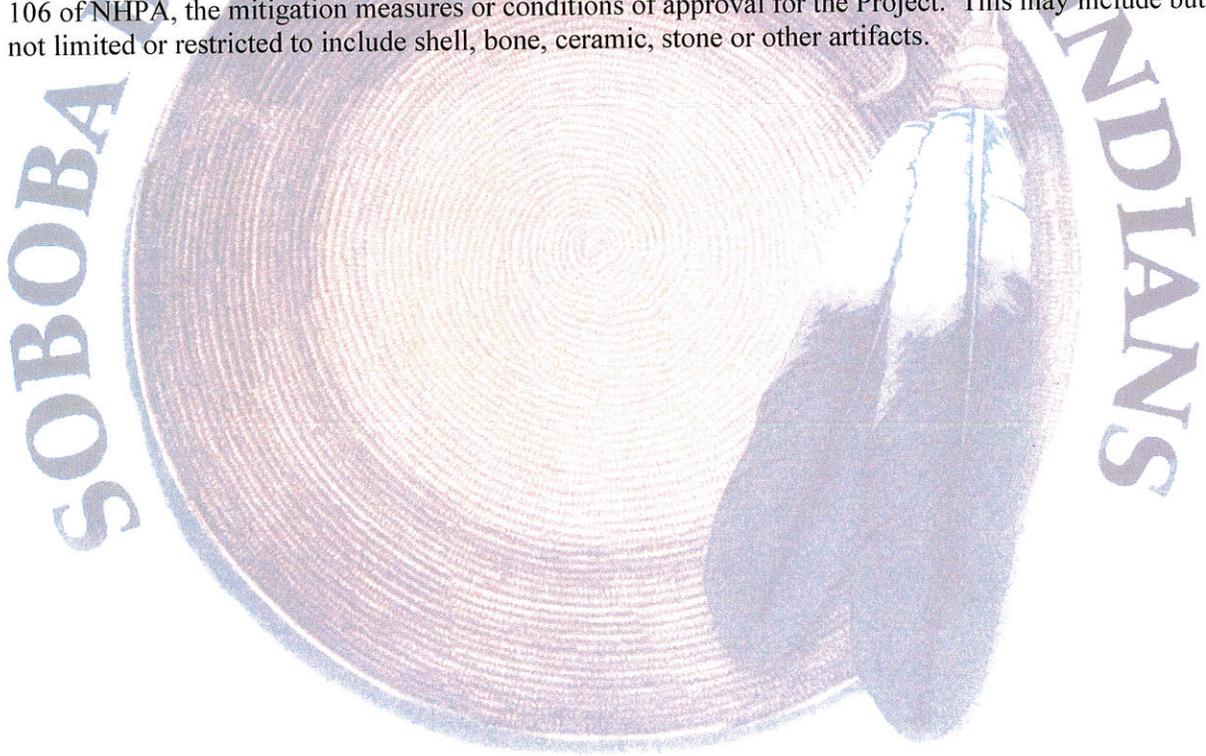
The Developer should waive any and all claims to ownership of Native American ceremonial and cultural artifacts that may be found on the Project site. Upon completion of authorized and mandatory archeological analysis, the Developer should return said artifacts to the Soboba Band within a reasonable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

**Treatment and Disposition of Remains.**

- A. The Soboba Band shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods shall be treated and disposed of with appropriate dignity.
- B. The Soboba Band, as MLD, shall complete its inspection within twenty-four (24) hours of receiving notification from either the Developer or the NAHC, as required by California Public Resources Code § 5097.98 (a). The Parties agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes.
- C. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The Soboba Band, as the MLD in consultation with the Developer, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains.
- D. All parties are aware that the Soboba Band may wish to rebury the human remains and associated ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The Developer should accommodate on-site reburial in a location mutually agreed upon by the Parties.
- E. The term "human remains" encompasses more than human bones because the Soboba Band's traditions periodically necessitated the ceremonial burning of human remains. Grave goods are those artifacts associated with any human remains. These items, and other funerary remnants and their ashes are to be treated in the same manner as human bone fragments or bones that remain intact

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

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



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

**APPENDIX 3**

**CORRESPONDENCE WITH  
LOCAL COMMUNITY REPRESENTATIVES**

## LOCAL CONSULTATION CONTACT LOG

Name and Affiliation	Contact		Comments
	Written	Telephone	
Redlands Historical Museum Association A.K. Smiley Public Library (909) 798-7632 contact@redlandshistoricalmuseum.org	12/15/2017 12/20/2017	12/20/2017 2:45 pm	Pertinent historic maps were provided by Katie Montemayor of the A.K. Smiley Public Library Special Collections Division on 12/20/2017. Copy of e-mail correspondence is attached below.
Redlands Area Historical Society (909) 307-6060 <a href="http://rahs.org/contact/">http://rahs.org/contact/</a>	11/22/2017	12/22/2017 2:40 pm	Project information was provided by e-mail via the society's website, and a detailed voice message was left by telephone. No response has been received to date. The message on the society's answering machine directs callers to the City's Historic and Scenic Preservation Commission.
Loralee Farris, Historic and Scenic Preservation Commission, City of Redlands 909-798-7555		12/22/2017 2:43 pm	A detailed voice message was left at Ms. Farris' extension. No response has been received to date.

**From:** Terri <tjacquemain@crmtech.us>  
**Sent:** Friday, December 15, 2017 12:49 PM  
**To:** contact@redlandshistoricalmuseum.org  
**Subject:** Redlands Historical Research Inquiry

Dear Redlands Historical Museum,

I am writing to ask for your input regarding some built-environment features lying within a 15-acre area at the northwest corner of Alabama Street and Orange Avenue, where construction of a multi-family residential complex is proposed (map attached). Among the features are four historic-period residences, including 1600 Orange Avenue (the corner house, ca. 1932), 139 Alabama Street (ca. 1932), and 149-159 Alabama Street (2; ca. 1948). The buildings are slated to be demolished as part of the project. Other features in and near the project area are building foundations from a circa 1952 residence along Iowa Street, a family-owned citrus grove (part of the 139 Alabama Street property), and the Morey Arroyo, which serves as the northern project boundary.

I am currently preparing a cultural resources report required by the City of Redlands as the lead agency under state environmental guidelines. I am writing to your organization to ask about any concerns regarding the project, or historical information on the buildings or other features.

Please contact me at your earliest convenience if you have any comments, which will be included in the final report. Thank you very much for any time and effort you may have to devote to my inquiry.

Terri @ CRMTECH

Terri Jacquemain, M.A.  
Historian/Architectural Historian/Report Writer  
CRM TECH, 1016 E. Cooley Drive, Suite A/B  
Colton, CA 92324  
(909) 824-6400, [tjacquemain@crmtech.us](mailto:tjacquemain@crmtech.us)

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**From:** Terri [<mailto:tjacquemain@crmtech.us>]  
**Sent:** Wednesday, December 20, 2017 2:58 PM  
**To:** heritage <[heritage@akspl.org](mailto:heritage@akspl.org)>  
**Subject:** Morey Arroyo/Ditch/Canal

Hi Katie,

Thanks for not minding rooting through your files on my behalf. Since they all fit in my "send" limit, I went ahead and attached the USGS map, an aerial image, and the historic maps showing my project area and the Morey Arroyo/Ditch/Canal. I'll be leaving shortly, but back in the morning. I'll keep an eye on my e-mail or you can call. Again, my sincere thanks for your efforts.

Terri @ CRM TECH

---

**From:** heritage <[heritage@akspl.org](mailto:heritage@akspl.org)>  
**Sent:** Wednesday, December 20, 2017 3:12 PM  
**To:** [tjacquemain@crmtech.us](mailto:tjacquemain@crmtech.us)  
**Subject:** RE: Morey Arroyo/Ditch/Canal

Hi Terri,

Thank you for sending what you already have! I have attached the two maps that I mentioned I was looking for on the phone. I am not sure if these will be helpful or not, but let me know! If not, I can see if I might be able to find something else.

Best,

Katie Montemayor, Research and Administrative Assistant  
Special Collections Division  
A.K. Smiley Public Library  
[heritage@akspl.org](mailto:heritage@akspl.org)  
(909) 798-7632

**APPENDIX 4**

**CALIFORNIA HISTORICAL RESOURCES INVENTORY  
SITE RECORD FORMS**

State of California  
DEPARTMENT OF PARKS AND RECREATION

Primary #

HRI #

Trinomial

**PRIMARY RECORD**

Other Listings:

Review Code: 6Z

Reviewer: Jeanette A. McKenna

Date: 8/20/15

Page 1 of 9

\*Resource Name or # (assigned by recorder) County Flood Control Channel

P1. Other Identifier: Morey Ditch/Morey Arroyo

\*P2. Location Not for Publication  Unrestricted

\*P2a. County: San Bernardino

P2b. USGS 7.5' Quad: Redlands Date: 1996 T1S; R3W; NW ¼ of SW ¼ of Sec. 29 ; S.B.B.M.

P2c. Address: Not Applicable City: (unincorporated SB Co.) Zip: 92373

P2d. UTM's: Zone: 11 See Below mE See Below mN

P2e. Other Locational Data: (e.g.: parcel #, directions to resource, elevation, etc., as appropriate) Segment of The County Flood Control Channel identified with the northwestern quarter of the Barton Ranch Subdivision Lot 6. This segment runs southeast to northwest, eventually joining the larger system associated with the Mission zanja. UTM's coordinates are presented in the attached Continuation Sheet.

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

P3b. Resource Attributes: (List attributes and codes.) AH-6 (Water Conveyance System)

\*P4. Resources Present:  Building  Structure  Object  Site  
 District  Element of District  Others (Isolate, etc.)

P5a. Photo or Drawing (Photo Required for Buildings, Structures, and Objects.)



P5b: Description of Photo:  
ESE (8/6/15)

\*P6. Date of Construction/Age

Historic  Prehistoric  Both

\*P7. Owner and Address:

San Bernardino County

825 E. Third Street

San Bernardino, CA 92415

\*P8. Recorded by: McKenna et al.

Jeanette A. McKenna

6008 Friends Avenue

Whittier, CA 90601-3724

\*P9. Date Recorded: 8/18/14

\*P10. Survey Type: Phase I CEQA

\*P11. Report Citation: (Cite survey report and other sources, or enter "None.") McKenna, Jeanette A. (2015) – A Phase I Cultural Resources Investigation of the Orchard Heights Development, Assessor Parcels 0292-161-02, 0292-161-03, and 0292-063-08, Located in the City of Loma Linda, San Bernardino County, California. On file, McKenna et al., Whittier, CA.

\*Attachments  NONE  Location Map  Sketch Map  Continuation Sheet  BSO Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  
 Rock Art Record  Artifact Record  Photographic Record  Other (List): Photos

State of California  
DEPARTMENT OF PARKS AND RECREATION  
**LINEAR FEATURE RECORD**

Primary #

HRI #

Trinomial

Page 2 of 9

\*Resource Name or # (assigned by recorder) County Flood Control Channel

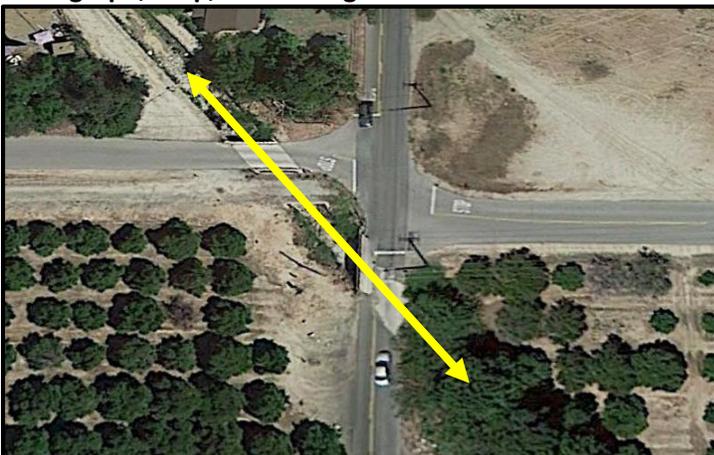
L1. Historic and/or Common Name: **Morey Ditch/Morey Arroyo (est. 1923)**L2a. Portion Described:  Entire Resource  Segment  Point Observation Designation:L2b. Location of Point or Segment: (Provide UTM Coordinates, legal description, and any other useful locational data. Show the area that has been field inspected on the Location Map.) **See Continuation Sheet**L3. Description: (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections, as appropriate.) **25 feet wide and 10 feet deep; drainage channel established within a natural arroyo; includes culverts/bridges at road crossings – New Jersey Street and Citrus Avenue within the current project area. Alignment has been maintained and improved over the years, with the addition of signage, railings, and periodic dredging.**L4a. Dimensions: (In feet for historic features and meters for prehistoric features)  
a. Top Width: **25 ft.**  
b. Bottom Width: **25 ft.**  
c. Height or Depth: **10 ft.**  
d. Length of Segment: **¼ mile (recorded)**L5. Associated Resources: **Curtis Ranch; Furney/Yount Properties (orchards); Citrus Avenue, New Jersey Street; Redlands “Dinky” Railroad**

L4b. Sketch of Cross-Section (include scale) Facing:

See Attached Photos

L6. Setting: (Describe natural features, landscape characteristics, slope, etc., as appropriate) **Currently located between the cities of Loma Linda and Redlands – soon to be annexed into the City of Loma Linda and within an area scheduled for redevelopment as a residential community.**L7. Integrity Considerations: **Intact and functioning; mostly reflecting as-built, but with some modern improvements and maintenance. Established in ca. 1923, when County claimed drainage for flood control.**

L8a. Photograph, Map, or Drawing



L8b. Description of Photo, Map, or Drawing: (View, Scale, etc.)

**Aug. 6, 2015 (ENE)**L9. Remarks: **No impacts to drainage/channel are expected with proposed development.**

L10. Form Prepared by:

**McKenna et al.****Jeanette A. McKenna****6008 Friends Avenue****Whittier, California 90601**L11. Date: **August 20, 2015**

State of California  
DEPARTMENT OF PARKS AND RECREATION

Primary #

HRI #

Trinomial

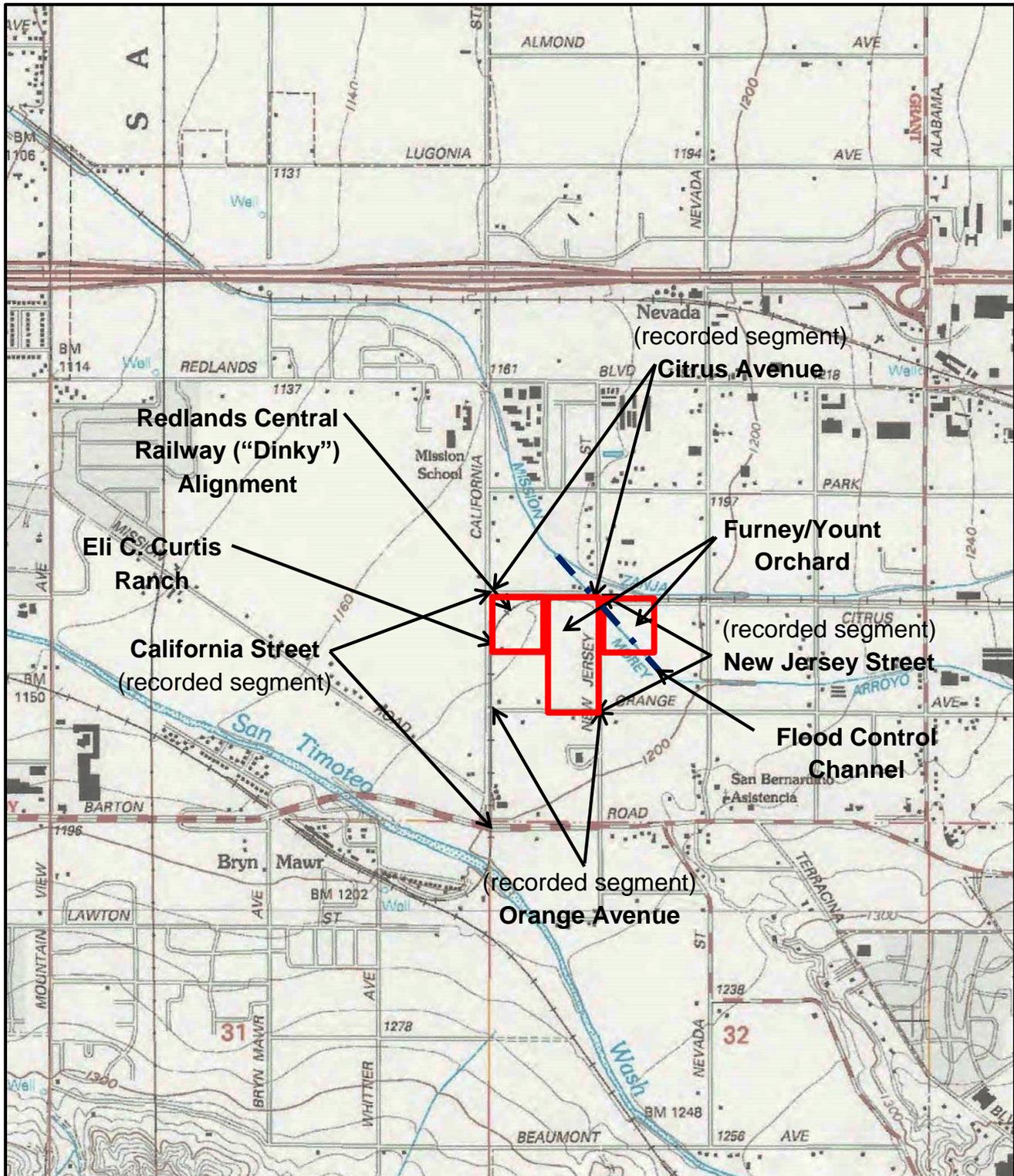
# LOCATION MAP

Page 3 of 9 \*Resource Name or # (assigned by recorder) County Flood Control Channel (Morey Ditch)

\*Map Name: USGS Redlands Quadrangle

\*Scale 1:24000

\*Date of Map 1996



State of California

DEPARTMENT OF PARKS AND RECREATION

**CONTINUATION SHEET**

Primary #

HRI #

Trinomial

Page 4 of 9

\*Resource Name or # (assigned by recorder) County Flood Control Channel

Recorded by: Jeanette A. McKenna

\*Date August 20, 2015

 Continuation Update*The Bridge(s) at Citrus Avenue and New Jersey Street*

Two bridges were identified during the course of the recent survey. One is on Citrus Avenue, just west of New Jersey Street, and crosses the flood control channel as part of Citrus Avenue. The other is on New Jersey Street, just south of Citrus Avenue, and crosses the flood control channel as part of New Jersey Street. Both of these crossings date to ca. 1923, when the City of Redlands and the San Bernardino County Flood Control District channelized the natural drainage. These crossing replaced the earlier structures associated with the “Dinky” railroad crossing and the alignments of Citrus Avenue. Although considered two separate structures, these bridges are actually culverts representing a single system developed along the flood control channel.

The flood control channel was established within a natural drainage that extends from eastern Redlands, through the Furney/Yount properties, and continues to the Santa Ana River west/northwest of Loma Linda. Referred to locally as the “Morey Ditch” or “Morey Arroyo,” references to the Moreys is erroneous, as the ditch/arroyo was historically limited to areas east of Brookside Avenue (in Redlands). While the natural drainage certainly pre-dates 1923, it was only formally channeled in 1923, when the City and County claimed the drainage, removed the respective acreage from the private property descriptions, and constructed the concrete lined alignments. The crossings on New Jersey Street and Citrus Avenue were part of these improvements and discussed below.

*The Flood Control Channel (aka Morey Ditch)*

As noted above, the County Flood Control Channel crossing the project area was established in a previously unnamed natural drainage and generically (erroneously) referred to as the Morey Ditch. Until ca. 1923, the alignment within the project area was considered to be privately owned. When the Barton Ranch was subdivided, this segment of the drainage was within the northwestern quarter of Lot 6, a ten acre property sold as a ten acre property. In 1923, the drainage was removed from the property description and the drainage became the property of the County Flood Control District, working with the City of Redlands to lessen flooding issues. Prior to 1923, the drainage was essentially in its natural state, with the exception of a crossing at the “Dinky” railroad alignment at New Jersey Street and Citrus Avenue. It is noted, the “Dinky” railroad ran along the south side of Citrus Avenue when west of New Jersey Street and north of Citrus Avenue east of New Jersey Avenue. The railroad alignment was a straight alignment. Citrus Avenue as established around the alignment, not immediately allowing vehicular traffic until after 1923.

State of California

DEPARTMENT OF PARKS AND RECREATION

**CONTINUATION SHEET**

Primary #

HRI #

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\*Resource Name or # (assigned by recorder) County Flood Control Channel

Recorded by: Jeanette A. McKenna

\*Date August 20, 2015

 Continuation Update

The two bridge crossings at the intersection consist of poured concrete exhibiting scarring from the wood framing. In some areas along the drainage, the concrete lining is "U" shaped. In the area of the bridges, the drainage is squared with an average width of 25 feet and a depth of 10 feet. The concrete surfaces on the roadways are supported by reinforcing steel "I" beams marked "CARNEGIE<sup>H</sup> USA." Research suggests this beam was manufactured between 1925 and 1934 and likely dates closer to 1925, as this was the period consistent with the channeling of the drainage. No "I" beams were identified under the railroad crossing, indicating a separate period of construction.

Subsequent to the construction of these crossings, railings were added to protect vehicles from falling into the drainage and pipelines are attached to the sides of the bridges. Signage (stop signs) were placed at the intersection, and New Jersey Street was improved to provide a connection for Citrus Avenue across the drainage.

There is nothing unique or impressive with respect to these two crossings and/or the channeling of the drainage. The materials are quite standard (reinforced concrete and steel "I" beams, and the design is simple and standard. They serve a basic purpose, but are not historically significant. Both crossings are in fair condition, but if either was renovated or replaced, no adverse environmental impact would result.

NAD 27 UTM coordinates = South End 479781 Easting/3767951 Northing  
North End 479599 Easting/3768158 Northing

NAD 83 UTM Coordinated = South End 479700 Easting/3768147 Northing  
North End 479518 Easting/3768354 Northing

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Primary #

HRI #

Trinomial

Page 6 of 9

Recorded by: Jeanette A. McKenna, McKenna et al., Whittier, CA

\*Resource Name or # (assigned by recorder) \*Date August 20, 2015

County Flood Control Channel (Aerial) X Continuation Update



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DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

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Recorded by: Jeanette A. McKenna, McKenna et al., Whittier, CA

\*Resource Name or # (assigned by recorder) County Flood Control Channel  
\*Date August 20, 2015 X Continuation Update



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**CONTINUATION SHEET**

Primary #

HRI #

Trinomial

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Recorded by: Jeanette A. McKenna, McKenna et al., Whittier, CA

\*Resource Name or # (assigned by recorder) \*Date August 20, 2015

County Flood Control Channel (Aerial) X Continuation Update



State of California  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #

HRI #

Trinomial

Page 9 of 9

Recorded by: Jeanette A. McKenna, McKenna et al., Whittier, CA

\*Resource Name or # (assigned by recorder) \*Date August 20, 2015

County Flood Control Channel (Aerial) X Continuation Update



State of California--The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # 36-029388 (Update)  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 1 of 3

Resource name or # (Assigned by recorder) \_\_\_\_\_

Recorded by: Terri Jacquemain

\*Date: December 5, 2017

Continuation  Update

**Report Citation:** Bai "Tom" Tang, Terri Jacquemain and Daniel Ballester (2017):  
Historical/Archaeological Resources Survey Report: SD Homes Redlands  
Apartments, City of Redlands, San Bernardino County, California

**UTM Coordinates of Recorded Segment:**

A: 480337 mE/ 3768036 mN

B: 480726 mE/ 3768116 mN

This update documents an additional segment of the Morey Arroyo, which was originally recorded during a 2014-2015 survey near the intersection of New Jersey Street and Citrus Avenue, approximately a half-mile northwest of this segment (McKenna 2015a). That segment was described as a drainage within a natural arroyo that had undergone improvements to enhance its capacity as a flood drain after it was acquired by the County of San Bernardino around 1923, including the addition of signage, railings and periodic dredging. It was found not to qualify for any historical designation at that time (McKenna 2015a:2; 2015b:57).

The segment of the Morey Arroyo between Iowa and Alabama Streets, north of Orange Avenue, remains a natural drainage with little evidence of human alteration. It was observed during a December 2017 survey in an overgrown natural state, lined by mature but unkempt oak and eucalyptus trees and mostly filled with tangled vegetation, duff, and trash, with no engineering improvements or recent clearing efforts apparent.

According to local historian Tom Atchley (2017), the Morey Arroyo is a natural drainage that has been used as a storm run-off ditch since the 1800s, but has never been employed for irrigation. The name of the arroyo is a reference to David and Sarah Morey, who came to Redlands in 1882 (Hiltner 2010). David Morey was an engineer who aided in the design of the Big Bear Dam, and Sarah Morey was an enterprising horticulturist who developed a naval orange grove on their first property on Brookside Avenue, along the course of the drainage. As the story goes, Sarah Morey sold 20,000 saplings from the grove for a dollar each to finance the construction of the couple's magnificently opulent Victorian mansion at 190 Terracina Boulevard, built in 1890 (Atchley 2017). Both David and Sarah Morey had died by 1903 (Hiltner 2010).

In sum, while the name of the arroyo denotes a connection to David and Sarah Morey, two prominent citizens of Redlands in the late 19th century, that connection appears to be based solely on its proximity to a citrus grove once owned by the couple. With no notable qualities in design or construction, no documented association with any important person or event in history, and little potential to yield any historical information, the segment of the Morey Arroyo between Iowa and Alabama Streets does not appear to meet any of the criteria for listing the National Register of Historic Places or the California Register of Historical Resources.

State of California--The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # 36-029388 (Update)

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 3

Resource name or # (Assigned by recorder) \_\_\_\_\_

Recorded by: Terri Jacquemain

\*Date: December 5, 2017

Continuation  Update



Overview of Site 36-029388 (Morey Arroyo) between Iowa and Alabama Streets, view to the west (photograph taken on December 12, 2017)

**References:**

Atchley, Tom

2017 Personal communication by telephone on December 29.

Hiltner, Nita

2010 Beauty and Tragedy Found in One Home. *The Press-Enterprise* (Riverside) July 11:C5.

McKenna, Jeanette A.

2015a California Historical Resources Inventory site record, 36-029388. On file, South Central Coastal Information Center, California State University, Fullerton.

2015b A Phase I Cultural Resources Investigation of the Orchard Heights Development, Assessor Parcels 0292-161-02, 0292-161-03, and 0292-063-08, Located in the City of Loma Linda, San Bernardino County, California. On file, South Central Coastal Information Center, California State University, Fullerton.

State of California--The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**LOCATION MAP**

Primary # 36-029388 (Update)

HRI #

Trinomial

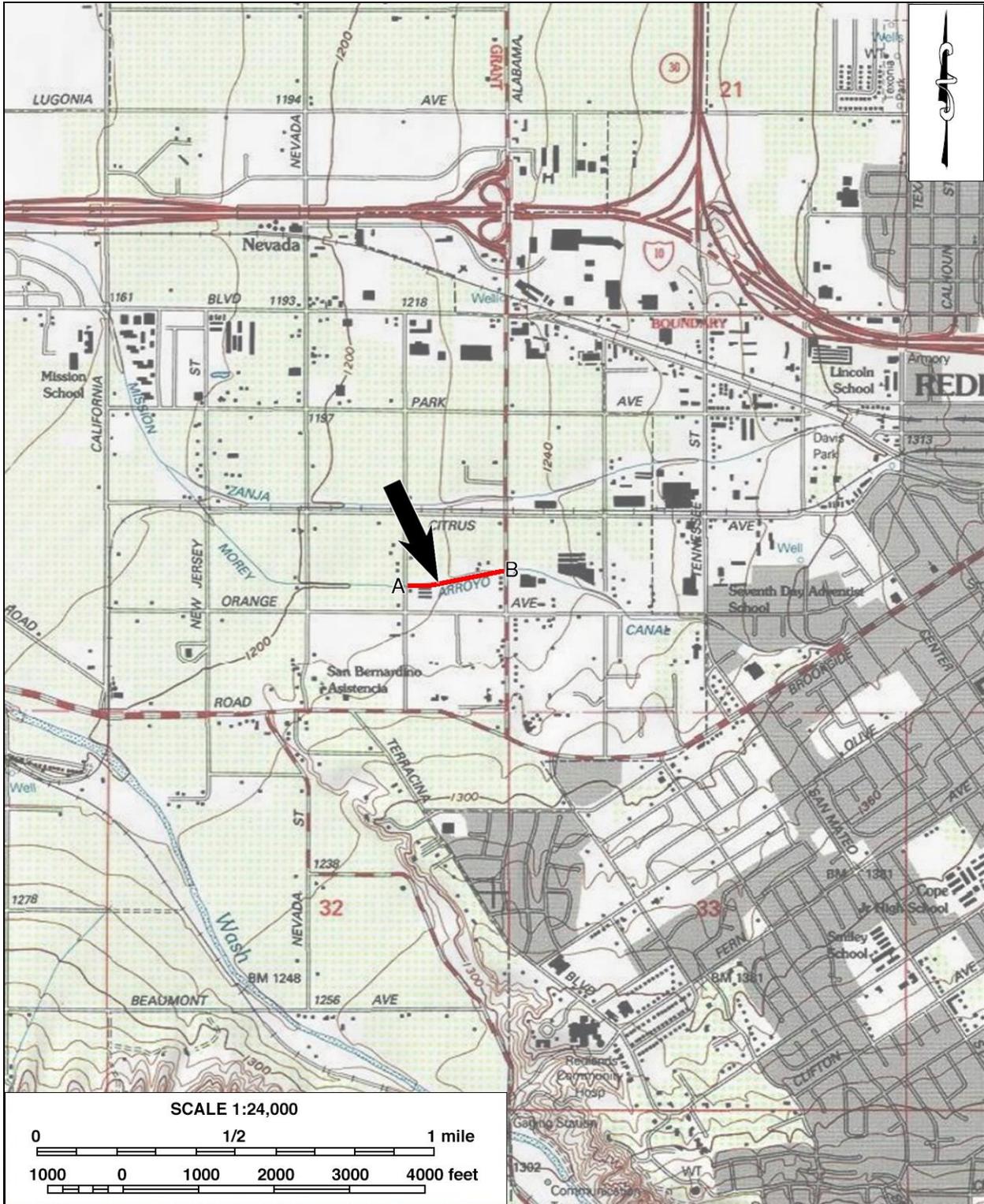
Page 3 of 3

\*Resource Name or # (Assigned by recorder)

\*Map Name: Redlands, Calif.

\*Scale: 1:24,000

\*Date of Map: 1967, photorevised 1988



State of California--The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # Pending  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z  
Other Listings \_\_\_\_\_  
Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

Review Code \_\_\_\_\_ \*Resource Name or # (Assigned by recorder) CRM TECH 3287-1

- P1. Other Identifier: 1600 Orange Avenue
- \*P2. Location: Not for Publication  Unrestricted \*a. County San Bernardino  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5' Quad Redlands, Calif. Date 1967, photorevised 1988  
T1S; R3W; S.B. B.M. (within the Rancho San Bernardino land grant)  
Elevation: Approximately 1,235 feet above mean sea level
- c. Address 1600 Orange Avenue City Redlands Zip 92373
- d. UTM: (Give more than one for large and/or linear resources) Zone 11 ; 480717 mE/ 3767961 mN  
UTM Derivation: USGS Quad GPS  Google Earth
- e. Other Locational Data: (e.g., parcel #, directions to resource, etc., as appropriate) APN 0292-167-18;  
on the northwest corner of Orange Avenue and Alabama Street
- \*P3a. Description: (Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This one-story, wood-framed single-family residence rests on concrete perimeter footings and faces Orange Avenue on the south. It is surmounted by a medium-pitched front-gable roof with wide, open eaves, exposed rafter tails, and false beams at the corners. A matching secondary gable at the eastern end of the main façade projects over the entry porch. A second porch roof, also gabled, projects to the east from the southeastern corner of the building. Both porch roofs are supported by square metal posts. The roof is covered with gray composition shingles, and the exterior walls are clad in stucco. (Continued on p. 3)
- \*P3b. Resource Attributes: (List attributes and codes) HP2: Single family property
- \*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  
Other (isolates, etc.)

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



P5b. Description of Photo: Photo taken on December 5, 2017; view to the north

\*P6. Date Constructed/Age of Sources:  Historic  Prehistoric  Both  
Ca. 1932 (see Items B6 and B12 for details)

\*P7. Owner and Address: 1600 Orange LLC

\*P8. Recorded by (Name, affiliation, and address): Terri Jacquemain, CRM TECH, 1016 East Cooley Drive, Suite A/B, Colton, CA 92324

\*P9. Date Recorded: December 5, 2017

\*P10. Survey Type: Intensive-level survey for CEQA-compliance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Bai "Tom" Tang, Terri Jacquemain and Daniel Ballester (2017): Historical/Archaeological Resources Survey Report: SD Homes Redlands Apartments, City of Redlands, San Bernardino County, California

\*Attachments: None  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Resource Record  Milling Station Record  
 Rock Art Record  Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

- B1. Historic Name: \_\_\_\_\_ B2. Common Name: \_\_\_\_\_  
B3. Original Use: Residential B4. Present Use: Vacant  
\*B5. Architectural Style: Craftsman (altered)  
\*B6. Construction History: (Construction date, alterations, and date of alterations) Although an exact construction date could not be ascertained for this residence from available sources, real estate tax assessment records indicate it was constructed in or around 1932, and aerial photographs from 1938 show it to be present among a number of other buildings on the property. Owners of the property since 1928 were David and Elizabeth Voss. Around 1943, Joe and Juanita Mello and John G. and Mary Freitas became the owners and remained so through at least 1951. The foursome also owned the parcel adjacent to the north, where Joe Mello was listed in local directories as a rancher. Building permit records at the City of Redlands yielded no additional information regarding the construction or ownership history of this property.  
\*B7. Moved? No Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
\*B8. Related Features: See Item P3a.  
B9a. Architect: Unknown b. Builder: Unknown  
\*B10. Significance: Theme Mid-20th century rural residential development  
Area Redlands Period of Significance 1930-1945  
Property Type Single-family residence Applicable Criteria N/A  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) Constructed around 1932, the age, configuration, setting, and architectural style of this rural residence fit into the Redlands area's long-held historical heritage in citrus cultivation and the ensuing (Continued on p. 3)  
B11. Additional Resource Attributes: (List attributes and codes) HP4: Ancillary building; HP46: Walls/gates/fences  
\*B12. References: San Bernardino County Assessor's real property tax assessment records; historic maps and aerial photographs (<http://historicaerials.com>); Redlands City Directory, 1952  
B13. Remarks: \_\_\_\_\_  
\*B14. Evaluator: Terri Jacquemain  
\*Date of Evaluation: December 2017

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Recorded by: Terri Jacquemain

\*Date: December 5, 2017

Continuation  Update

**\*P3a. Description (continued):** The main entrance, set at ground level, opens to the east in the entry porch, and is filled by a glazed door and a security screen. To the east of the entrance is a large steel-framed window with a fixed sash in a 5x7-pane configuration. A window opening of similar size to the west of the entrance has been sealed with stucco, evidently part of a recent renovation effort. The alterations extend to the western façade as well, featuring four aluminum-framed sliding windows.

On the rear (northern) façade, an off-centered second entrance with a concrete stoop covered by one-square-foot floor tiles is flanked by a wood-framed double-hung window on the east and a stucco-sealed former window opening on the west. A partial-width slatted wood trellis supported by three square wood posts is attached to the western portion of the rear façade. The eastern façade of the building, facing Alabama Street, sports three wood-framed double-hung windows, including two larger ones in a pair and a smaller one, and a red brick chimney.

A rectangular garage and workshop, also facing south, sits to the northwest of the residence and is clad in gray vinyl shiplap siding on the exterior walls and gray composition sheets on the medium-pitched side-gable roof. A plain wooden man door accesses the workshop and a modern roll-up door fills the garage entrance. A modern aluminum shed is found to the east of the garage. The buildings stand on the eastern portion of this large corner lot. An unpaved driveway encircles several neglected Washington palms, and there are other unkempt trees and shrubbery on the western portion of the property, along with a RV that appears to house the only resident.

**\*B10. Significance: (continued):** "citrus culture," and it retains sufficient integrity to relate to that pattern of events, which has certainly made a significant contribution to the development of the community and the surrounding region. However, in comparison to the many hundreds of residential buildings of similar character and similar vintage that survive in and around Redlands, this house does not demonstrate a unique, significant, or particularly close association with the city's citrus dominated past, or with any other established themes in local history.

There is no evidence that this building is closely associated with a person or a specific event of recognized significance in national, state, or local history, or with a prominent architect, designer, or builder. In terms of architectural or aesthetic merits, it demonstrates the basic characteristics of the once-popular Craftsman-style residential architecture, but does not represent an important example of its style, type, period, region, or method of construction, or embodies any particular architectural ideals or design concepts, especially in its significantly altered state. The building is not listed in a local register of historical resources, and does not appear to hold any special historical interest in the local community.

Based on these considerations, the residence at 1600 Orange Avenue does not appear to meet any of the criteria for listing in the National Register of Historic Places or the California Register of Historical Resources.

State of California--The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**LOCATION MAP**

Primary # Pending  
HRI #  
Trinomial

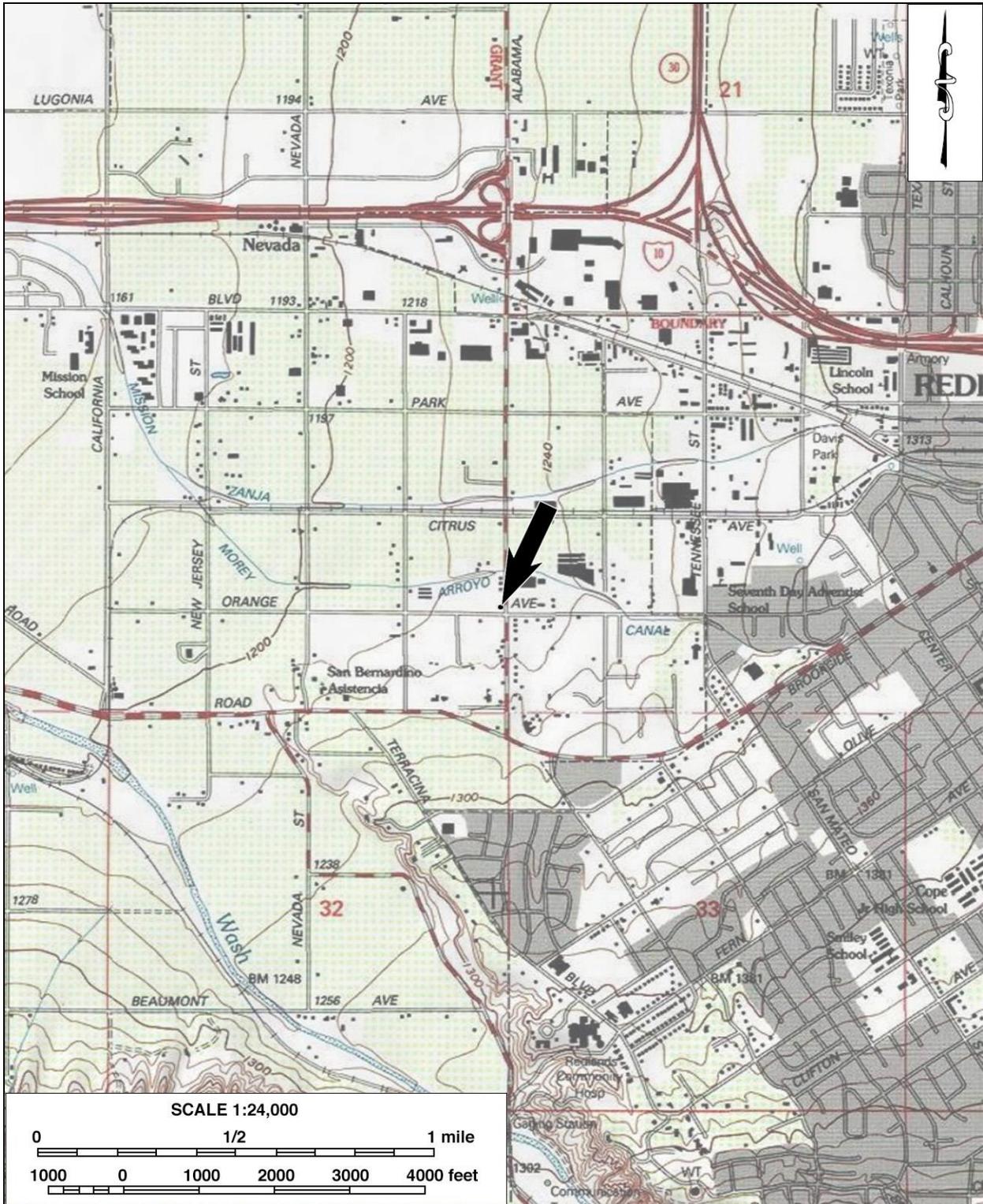
Page 4 of 4

\*Resource Name or # (Assigned by recorder) CRM TECH 3287-1

\*Map Name: Redlands, Calif.

\*Scale: 1:24,000

\*Date of Map: 1967, photorevised 1988



State of California--The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # Pending  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code 6Z  
 Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4 \*Resource Name or # (Assigned by recorder) CRM TECH 3287-2

- P1. Other Identifier: 139 Alabama Street
- \*P2. Location: Not for Publication  Unrestricted \*a. County San Bernardino  
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
 \*b. USGS 7.5' Quad Redlands, Calif. Date 1967, photorevised 1988  
T1S; R3W; S.B. B.M. (within the Rancho San Bernardino land grant)  
 Elevation: Approximately 1,234 feet above mean sea level
- c. Address 139 Alabama Street City Redlands Zip 92373
- d. UTM: (Give more than one for large and/or linear resources) Zone 11 ; 480712 mE/ 3768032 mN  
 UTM Derivation: USGS Quad  GPS  Google Earth
- e. Other Locational Data: (e.g., parcel #, directions to resource, etc., as appropriate) APN 0292-167-13; on the west side of Alabama Street, approximately 275 feet north of Orange Avenue
- \*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This one-story, wood-framed single-family residence is rectangular in plan and faces Alabama Street on the east. It is surmounted by a medium-pitched side-gable roof, with a centered, front-facing secondary gable extending over the main entrance, supported by two battered wooden columns resting on square piers. The roof is covered with brown composition shingles and trimmed with blue bargeboards, and the exterior walls of the main mass are clad in stucco. The roof ends in wide, open eaves with exposed  
*(Continued on p. 3)*
- \*P3b. Resource Attributes: (List attributes and codes) HP2: Single family property
- \*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  
 Other (isolates, etc.) \_\_\_\_\_

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



- P5b. Description of Photo: Photo taken on December 5, 2017; view to the west
- \*P6. Date Constructed/Age of Sources:  Historic  Prehistoric  Both  
Ca. 1932 (see Items B6 and B12 for details)
- \*P7. Owner and Address: Soussan Dowlatshahi
- \*P8. Recorded by (Name, affiliation, and address): Terri Jacquemain, CRM TECH, 1016 East Cooley Drive, Suite A/B, Colton, CA 92324
- \*P9. Date Recorded: December 5, 2017
- \*P10. Survey Type: Intensive-level survey for CEQA-compliance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Bai "Tom" Tang, Terri Jacquemain and Daniel Ballester (2017): Historical/Archaeological Resources Survey Report: SD Homes Redlands Apartments, City of Redlands, San Bernardino County, California

\*Attachments:  None  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Resource Record  Milling Station Record  
 Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**

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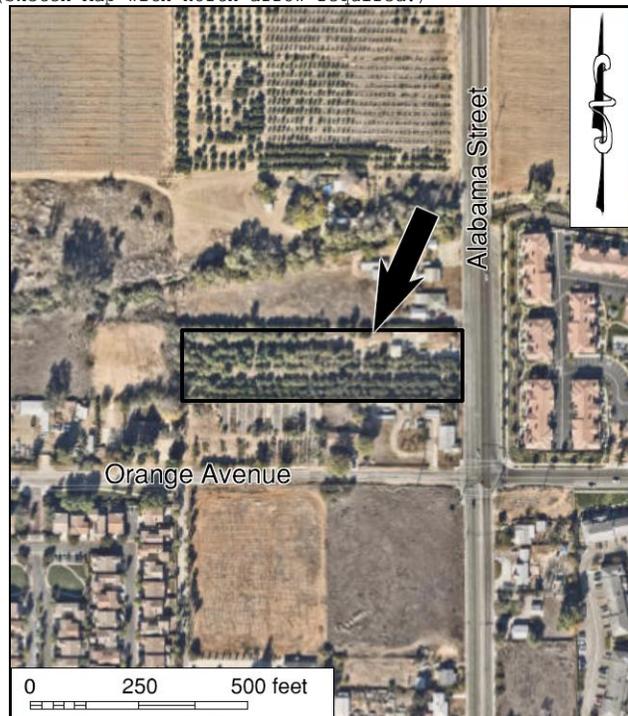
\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) CRM TECH 3287-2

- B1. Historic Name: \_\_\_\_\_ B2. Common Name: \_\_\_\_\_  
B3. Original Use: Residential B4. Present Use: Residential  
\*B5. Architectural Style: Craftsman (altered)  
\*B6. Construction History: (Construction date, alterations, and date of alterations) Real estate tax assessment records indicate that the main residence was constructed around 1932, some four years after David and Elizabeth Voss acquired the property. Aerial photographs reveal a fledging citrus grove had been planted by 1938, and in 1940 the property was first assessed for trees and vines. Around 1943, Joe and Juanita Mello and John G. and Mary Freitas became the property owners, and remained so through at least 1951. Joe Mello is listed in local directories as a rancher. Building permit records at the City of Redlands yielded no additional information regarding the construction or ownership history of this property.
- \*B7. Moved? No Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
\*B8. Related Features: See Item P3a.  
B9a. Architect: Unknown b. Builder: Unknown  
\*B10. Significance: Theme Mid-20th century rural residential development  
Area Redlands Period of Significance 1930-1945  
Property Type Single-family residence Applicable Criteria N/A  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) Constructed around 1932, the age, configuration, setting, and architectural style of this rural residence fit into the Redlands area's long-held historical heritage in citrus cultivation and the ensuing "citrus culture," and it retains sufficient integrity to relate to that  
(Continued on p. 3)
- B11. Additional Resource Attributes: (List attributes and codes) HP4: Ancillary building; HP33: Farm/ranch; HP46: Walls/gates/fences
- \*B12. References: San Bernardino County Assessor's real property tax assessment records; historic maps and aerial photographs (<http://historicaerials.com>); Redlands City Directory, 1952
- B13. Remarks: \_\_\_\_\_  
\*B14. Evaluator: Terri Jacquemain  
\*Date of Evaluation: December 2017

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Recorded by: Terri Jacquemain

\*Date: December 5, 2017 √ Continuation    Update

**\*P3a. Description (continued):** rafter tails on the front. On the rear (western) side, the roof flattens over a full-width lean-to, which is clad in vertical tongue-and-groove board siding. A rectangular-shaped, louvered vent is set under each of the gable peaks.

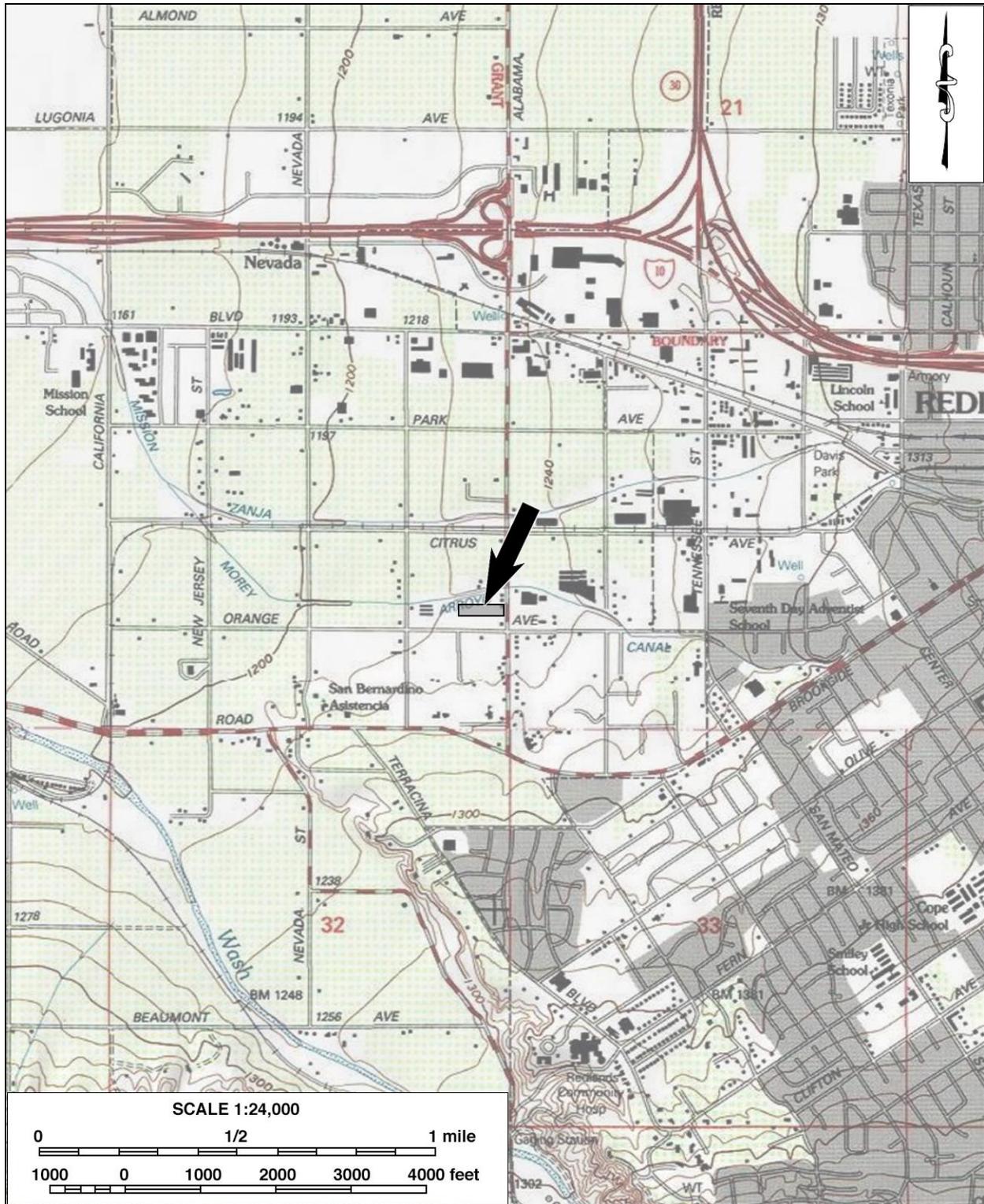
Windows of the houses are surrounded by flat wooden trim painted blue, and almost all of the windows have been replaced with modern aluminum-framed sliders. Two pairs of such windows flank the main entrance, which is filled with a paneled wooden door that is painted blue and glazed with a fanlight near the top. The door opens to a slightly-raised concrete platform under the secondary gable, which is accessed from the southern side by single concrete step. Red and gray interlocking brick pavers, layered two deep, form a planter across the front of the porch, filled with shrubbery. The residence sits approximately 25 feet from Alabama Street. It is in fair condition and is currently occupied.

Three gable-roofed ancillary buildings are located to the rear of this residence, including what appear to be two secondary residences of similar construction and a garage/shed built of corrugated metal, all accessed via a gravel driveway on the south side of the main residence. These buildings could not be inspected closely due to the lack of proper access. The rest of the 2.1-acre parcel is occupied by a citrus grove that wraps around the south and west sides of the group of buildings. The parcel is mostly enclosed by chain link and wood fences.

**\*B10. Significance: (continued):** pattern of events, which has certainly made a significant contribution to the development of the community and the surrounding region. However, in comparison to the many hundreds of residential buildings of similar character and similar vintage that survive in and around Redlands, this house does not demonstrate a unique, significant, or particularly close association with the city's citrus dominated past, or with any other established themes in local history. Similarly, the citrus grove accompanying the residence, though a waning feature on the contemporary landscape, is by no means a unique feature among similar properties in the Redlands area.

There is no evidence that this building is closely associated with a person or a specific event of recognized significance in national, state, or local history, or with a prominent architect, designer, or builder. In terms of architectural or aesthetic merits, it demonstrates the basic characteristics of the once-popular Craftsman-style residential architecture, but does not represent an important example of its style, type, period, region, or method of construction, or embodies any particular architectural ideals or design concepts, especially in its significantly altered state. The building is not listed in a local register of historical resources, and does not appear to hold any special historical interest in the local community.

Based on these considerations, the residence at 139 Alabama Street does not appear to meet any of the criteria for listing in the National Register of Historic Places or the California Register of Historical Resources.



State of California--The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # Pending  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z  
Other Listings \_\_\_\_\_  
Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5

Review Code \_\_\_\_\_ \*Resource Name or # (Assigned by recorder) CRM TECH 3287-3

- P1. Other Identifier: 149-159 Alabama Street
- \*P2. Location: Not for Publication  Unrestricted \*a. County San Bernardino  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5' Quad Redlands, Calif. Date 1967, photorevised 1988  
T1S; R3W; S.B. B.M. (within the Rancho San Bernardino land grant)  
Elevation: Approximately 1,130-1,132 above feet above mean sea level
- c. Address 149-159 Alabama Street City Redlands Zip 92373
- d. UTM: (Give more than one for large and/or linear resources) Zone 11 ; 480706 mE/ 3768071 mN;  
480709 mE/ 3768052 mN  
UTM Derivation: USGS Quad  Google Earth
- e. Other Locational Data: (e.g., parcel #, directions to resource, etc., as appropriate) APN 0292-167-08;  
on the west side of Alabama Street, approximately 400-425 feet north of  
Orange Avenue
- \*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This property is occupied by two single-family residences and a number of ancillary buildings. Both residences are of wood-frame construction, stand one story tall, and face Alabama Street on the east. The residence at 149 Alabama Street, to the south, is rectangular in shape and rests of raised perimeter footings. Its low-pitched hip roof is supplemented by a secondary hip over a five-sided bay extending from the southern portion (Continued on p. 3)
- \*P3b. Resource Attributes: (List attributes and codes) HP2: Single-family property
- \*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  
Other (isolates, etc.)

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



P5b. Description of Photo: Photo taken on December 5, 2017; view to the west (149 Alabama Street; see p. 4 for photo of 159 Alabama Street)

\*P6. Date Constructed/Age of Sources:  Historic  Prehistoric  Both  
Ca. 1932-1948 (see Items B6 and B12 for details)

\*P7. Owner and Address: Dowlatshahi-Haghighi Family Trust

\*P8. Recorded by (Name, affiliation, and address): Terri Jacquemain, CRM TECH, 1016 East Cooley Drive, Suite A/B, Colton, CA 92324

\*P9. Date Recorded: December 5, 2017

\*P10. Survey Type: Intensive-level survey for CEQA-compliance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Bai "Tom" Tang, Terri Jacquemain and Daniel Ballester (2017): Historical/Archaeological Resources Survey Report: SD Homes Redlands Apartments, City of Redlands, San Bernardino County, California

\*Attachments:  None  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Resource Record  Milling Station Record  
 Rock Art Record  Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 5

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) CRM TECH 3287-3

B1. Historic Name: \_\_\_\_\_ B2. Common Name: \_\_\_\_\_  
B3. Original Use: Residential B4. Present Use: Residential

\*B5. Architectural Style: Neoclassical (149); Folk Victorian (159)

\*B6. Construction History: (Construction date, alterations, and date of alterations) The exact dates of construction could not be ascertained for these two residences from available sources, but the County of San Bernardino real property records and aerial photographs suggest that the northern residence at 159 Alabama Street dates to around 1932, while the southern residence at 149 Alabama Street was built around 1947-1948. The parcel was part of a subdivision in the 1910s by the Barton Land and Water Company, and went through at least five short-term owners before S. and Katherine Van Bruggen became the owners around 1929. Around 1940, it was acquired by John and Nina Noordman, who remained the owners through at least 1951. Building permit records at the City of Redlands yielded no additional information regarding the construction or ownership history of this property.

\*B7. Moved? No Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: See Item P3a.

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Mid-20th century rural residential development

Area Fontana Period of Significance 1932-1948

Property Type Single-family residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) Constructed between 1932 and 1948, the age, configuration, setting, and architectural style of these two rural residences fit into the Redlands area's long-held historical heritage in citrus cultivation and the ensuing "citrus culture," and they retain sufficient  
*(Continued on p. 3)*

B11. Additional Resource Attributes: (List attributes and codes) HP4: Ancillary buildings

\*B12. References: San Bernardino County Assessor's real property tax assessment records; historic maps and aerial photographs (<http://historicaerials.com>)

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Terri Jacquemain

\*Date of Evaluation: December 2017

(This space reserved for official comments.)



Recorded by: Terri Jacquemain

\*Date: December 5, 2017  Continuation  Update

\*P3a. **Description (continued):** of the primary façade. The roof is covered by light green composition shingles, and features wide, boxed eaves. The exterior walls are clad in off-white stucco.

The bay sports a square-shaped, fixed window flanked by two double-hung windows, all of which are untrimmed except for lug sills and black wire flower baskets affixed below. Another shallow bay with five narrow vertical windows and fixed sashes occupies the northern portion of the front façade, with the centered entry between the two bays filled with an unglazed dark wood door and a screen door. A slight roof extension over the entry is supported by a thin wood post set into a small concrete stoop that is approached by a single concrete step and a walkway leading south to a gravel driveway.

Another small bay window with three narrow double-hungs is found on the southern side of the building, along with a single double-hung and a side entry with a metal awning. The northern façade of the building also contains a series of double-hung windows. A front-gabled, wood-framed garage clad in horizontal wood siding is offset to the southwest of the residence, with its single broad opening filled with a modern aluminum sectional door.

Some 35 feet to the north, the residence at 159 Alabama Street is built on raised perimeter footings and a roughly L-shaped plan that resulted from a lean-to added to the south portion of the rear (western) façade. The main mass, in the front portion, has a high-pitched side-gable roof with louvered vents under the gable peaks. The roof is sheathed with gray composition shingle and ends in narrow, open eaves. The rear portion is surmounted by a low-pitched shed roof. The exterior walls are clad mainly with horizontal clapboard siding.

Attached to the front façade is a nearly full-width open veranda standing roughly a foot shorter than the eave of the main roof. The porch is screened in and supported by a series of square wood posts connected by wood balustrades across the top and the bottom. The unglazed front door is flanked by two elongated, wood-framed double-hung windows, each sash divided vertically into two panes. Two similar windows are found on either flank of the house and a small double-hung with a lug sill is set high on south side of the rear portion.

Three concrete steps approach the entrance to the front porch and are connected to a concrete walkway that leads north and ends at the corner of the building. Among the ancillary buildings nearby are two garages of similar materials and vintage to the house, both of them front-gabled and with sliding doors.

\*B10. **Significance: (continued):** integrity to relate to that pattern of events, which has certainly made a significant contribution to the development of the community and the surrounding region. However, in comparison to the many hundreds of residential buildings of similar character and similar vintage that survive in and around Redlands, these houses do not demonstrate a unique, significant, or particularly close association with the city's citrus dominated past, or with any other established themes in local history.

There is no evidence that either of these buildings is closely associated with a person or a specific event of recognized significance in national, state, or local history, or with a prominent architect, designer, or builder. In terms of architectural or aesthetic merits, they demonstrate the basic characteristics of the once-popular Neoclassical and Folk Victorian residential architecture, but neither represents an important example of its  
(Continued on p. 4)

Recorded by: Terri Jacquemain

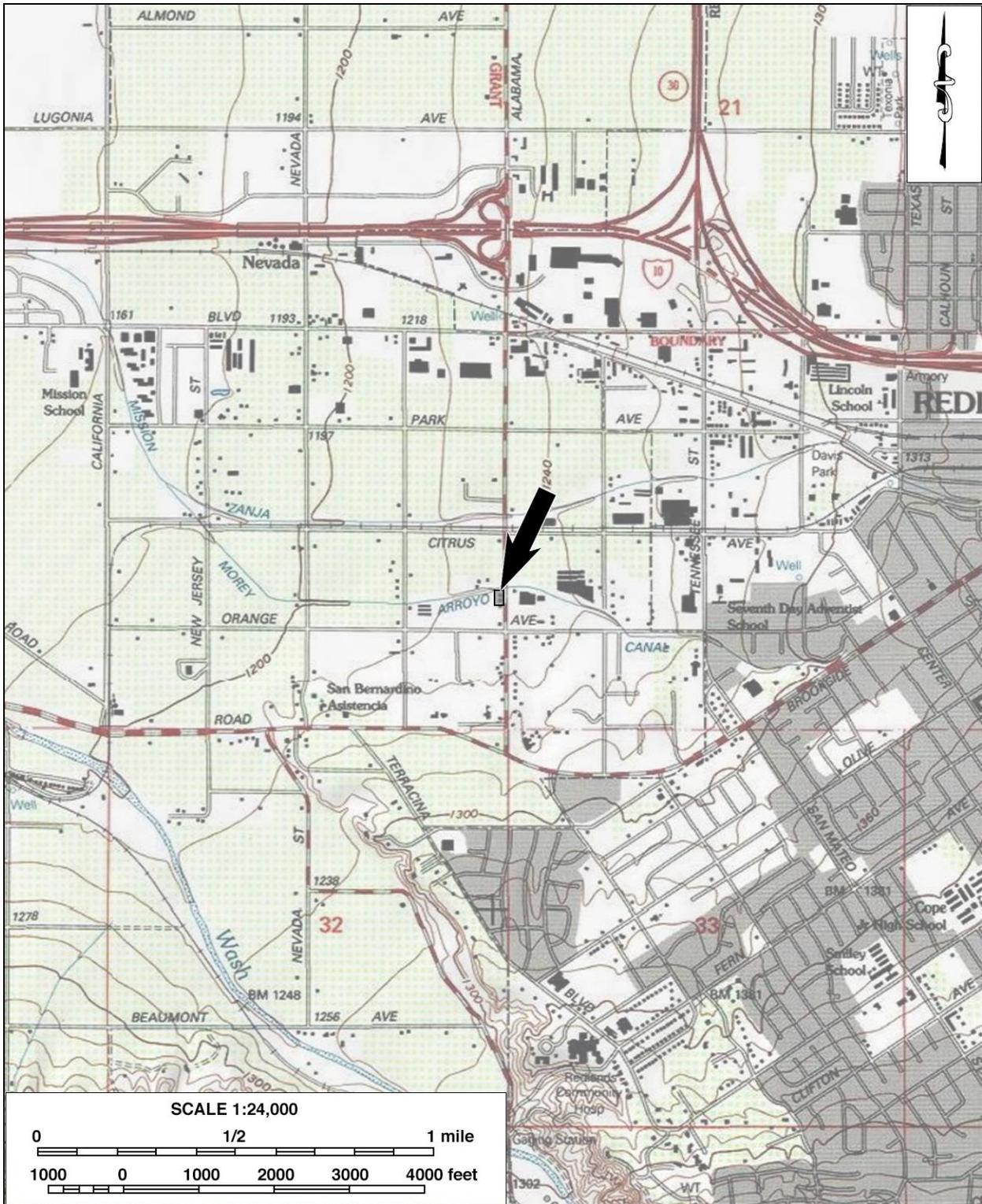
\*Date: December 5, 2017  Continuation  Update

\*B10. **Significance:** (continued): style, type, period, region, or method of construction, or embodies any particular architectural ideals or design concepts. The buildings are not listed in a local register of historical resources, and do not appear to hold any special historical interest in the local community.

Based on these considerations, the two residences on this property do not appear to meet the criteria for listing in the National Register of Historic Places or the California Register of Historical Resources.



159 Alabama Street, view to the northwest



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**CRM TECH**

1016 E. Cooley Drive, Suite A/B  
Colton, CA 92324

**Memorandum**

**Date:** August 27, 2019  
**From:** Bai "Tom" Tang  
**To:** Patrick Meyers and Cheryl A. Tubbs  
**Subject:** Response to Comments on Cultural Resources Studies for Orange Avenue Luxury Apartments Project (State Clearing House No. 2019069016)

Dear Patrick and Cheryl:

At your request, I am writing to present additional information and clarification in response to comments presented at the City of Redlands Historic and Scenic Preservation Commission meeting on August 1, 2019, regarding our cultural resources studies for the project referenced above (Tang et al. 2018; Tang 2018). The responses are focused on three main issues raised in the comments: (1) the absence of an area of indirect effects for the project; (2) the precise location of Site 36-008092 (CA-SBR-8092H), the historic Mill Creek Zanja, in relation to the proposed project; and (3) potential project impact on 36-008092 and mitigation measure.

**Absence of Area of Indirect Effects**

It is our professional opinion that the proposed project has little potential to cause a visual, atmospheric, or other indirect effect on any buildings or structures of historical age (i.e., more than 50 years old) on adjacent properties, and thus an area of indirect effects is deemed unnecessary for this project. Other than those located within the project boundaries and covered by the existing studies, six single-family residential buildings that date to the historic period, a few of them apparently converted into other uses, are observed within a 100-foot radius of the project area (Figure 1), as listed below:

- 76 Alabama Street (Assessor's Parcel No. [APN] 0292-481-92)
- 80 Alabama Street (APN 0292-481-91)
- 86 Alabama Street (APN 0292-481-90)
- 169 Alabama Street (APN 0292-167-07)
- 11168 Alabama Street (APN 0292-168-18)
- 11176 Alabama Street (a.k.a. 75 Alabama Street; APN 0292-168-19)

All of these buildings are located along Alabama Street, and all of them have undergone some alterations, some of them extensively (Figure 1). Three of these buildings, at 76, 80, and 86 Alabama Street, are located at a distance of approximately 100 feet, across the 80-foot-wide right-of-way of Alabama Street, a busy local thoroughfare. The closest building to the north of the project area, at 169 Alabama Street, stands at a distance of 95 feet and is separated by a dense growth of trees along Morey Arroyo. As a result, the completed project would be a minimal presence in its viewshed.

The two nearest buildings are located at 11168 and 11176 Alabama Street, with the southern project boundaries lying 20 feet and 70 feet to their north, respectively, and the eastern project boundary



Figure 1. Typical historic-period buildings on adjacent parcels. *Top to bottom*: residence at 169 Alabama Street, view to the west; residences at 80 and 86 Alabama Street, view to the northeast; residence at 11168 Alabama Street, the nearest to the project area, view to the south-southwest. (Photographs taken on August 8, 2019)

lying more than 200 feet to their west (rear). Directly to the north of these buildings, the project plans call for the construction of a large parking lot between them and the nearest new building (identified as Building S1), effectively creating a visual buffer that is well over 100 feet in width (Figure 2). In light of the distance and the viewshed barrier outlined above, the proposed new buildings in the project area will not pose a substantial visual or atmospheric intrusion into the historical characters of these six buildings.

### **Location of Site 36-008092**

According to the San Bernardino County Assessor's parcel maps, the southern boundary of the southernmost parcel in the project area, APN 0292-168-22, is defined by the former course of the Mill Creek Zanja (Figure 3). This is corroborated by the United States Geological Survey's 1901 map of the Redlands area (Figure 4). During the field survey of the project area, no identifiable features associated with the stone-lined or paved open ditch were found on the ground surface, but the intermittent presence of mature domestic tree alignments and non-native river rocks along the southern boundaries of the parcel and the adjacent parcel to the east, APN 0292-168-07, may mark the location where the remnants of the Zanja may be buried underground (Figure 5).

In addition, two concrete weir boxes were observed near the southwestern corner of APN 0292-168-22 and the southeastern corner of APN 0292-168-07 (Figure 5). These weir boxes are undoubtedly associated with an underground pipeline, known locally as the "B Contract pipeline," that the City of Redlands built in 1926 to replace the function of the Mill Creek Zanja in delivering irrigation water to the citrus growers along its course (Beattie 1951:64-65). According to oral historical accounts, the pipeline was laid along the original open ditch, within a distance of no more than ten feet (Huffstutler 2003; Paxton 2003; see Tang et al. 2003:8). Based on these sources and the field observations, the former course of the Mill Creek Zanja can be delineated as extending exactly along the southern boundary of APN 0292-168-22, within a 20-foot-wide corridor that spans both sides of the line (Figure 2).

### **Protection of Site 36-008092**

At and near the project location, the Mill Creek Zanja no longer represents a built-environment feature but an archaeological site with possible subsurface remains of this historic irrigation work. As is generally the case with all archaeological sites, the best way to protect the historic significance and integrity of the site is *in situ* preservation, especially since the symbolic value of any surviving remnants of the Zanja would far outweigh the scientific value of archaeological data they may contain, given the fact that well-preserved segments of the Zanja are still present elsewhere in the Redlands area, such as in Sylvan Park.

In recognition of the significance of Site 36-008092, the applicant has redesigned the southernmost portion of the project, as recommended in our original studies (Tang 2018:10). According to the current project plans, no buildings or other standing structures would be constructed in that portion of the property, nor would any subsurface excavations occur near the southern boundary of APN 0292-168-22. Instead, APN 0292-168-22 would be used as a community park with an expansive lawn and a circular walkway (Figure 2). The lawn along the southern boundary of the parcel would be planted on fill soil to be imported and laid on top of the current ground surface, effectively capping the portion of Site 36-008092 in the project area, and the walkway would be built 20-30 feet to the north at the nearest spot.

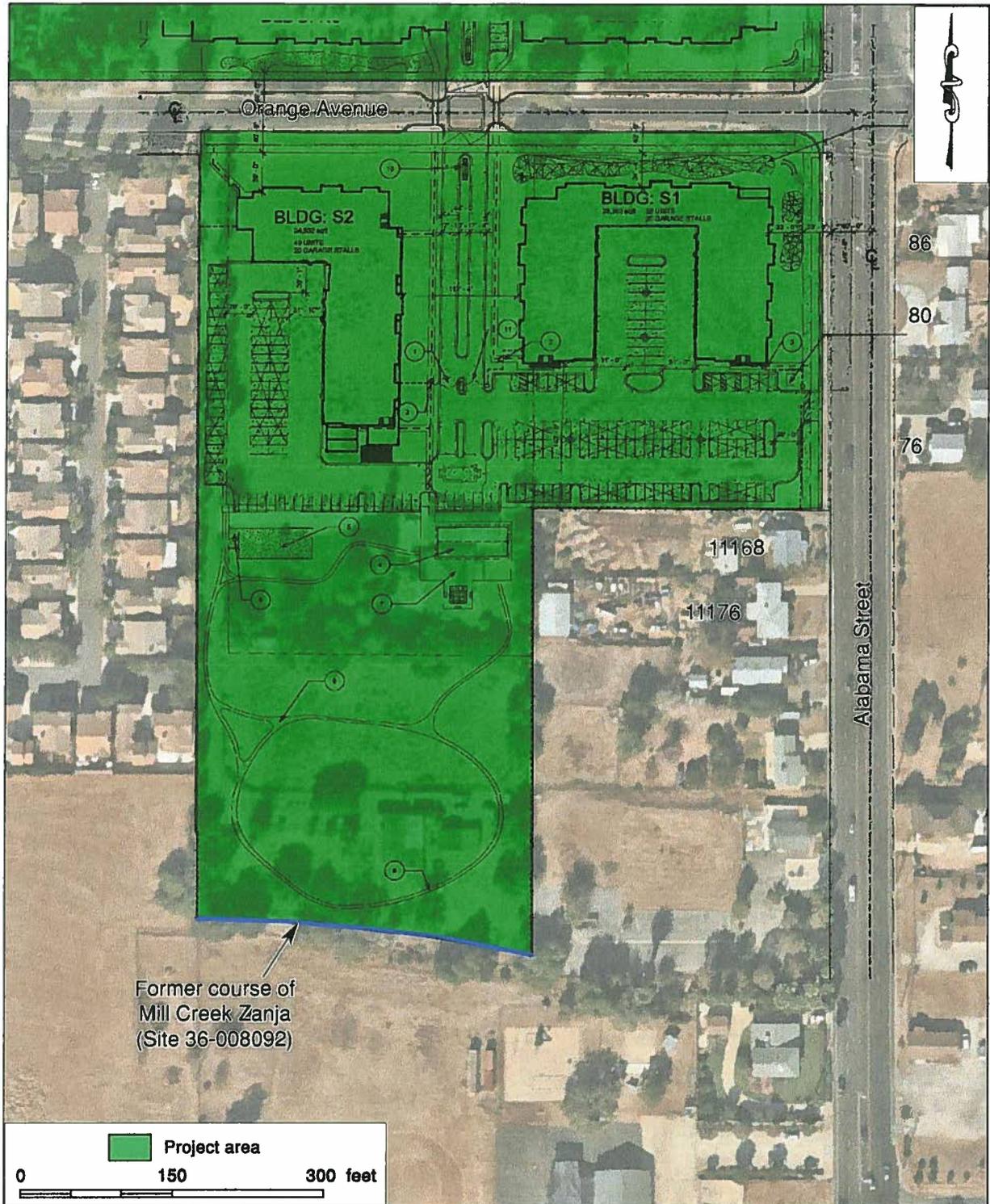


Figure 2. Locations of the nearest historic-period buildings outside the project area (11168 and 11176 Alabama Street) and the former course of the Mill Creek Zanja (Site 36-008092) in relation to proposed project components.

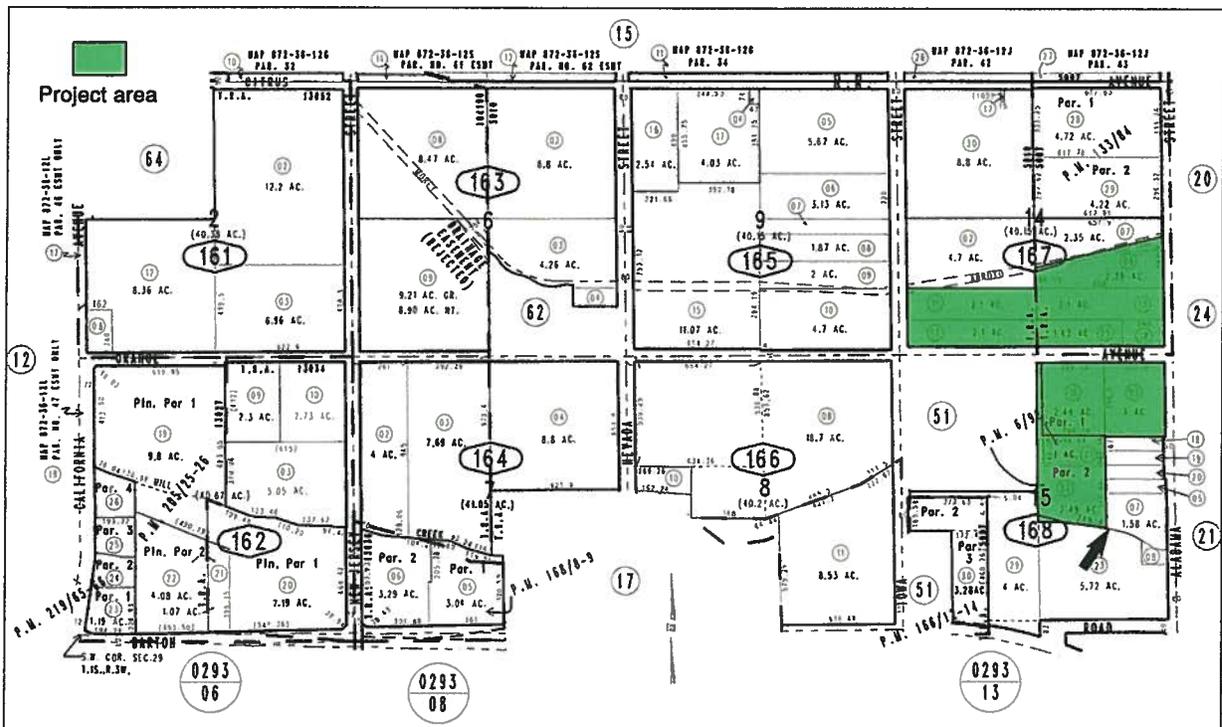


Figure 3. The former course of the Mill Creek Zanja as depicted in the San Bernardino County Assessor's map of the project vicinity.

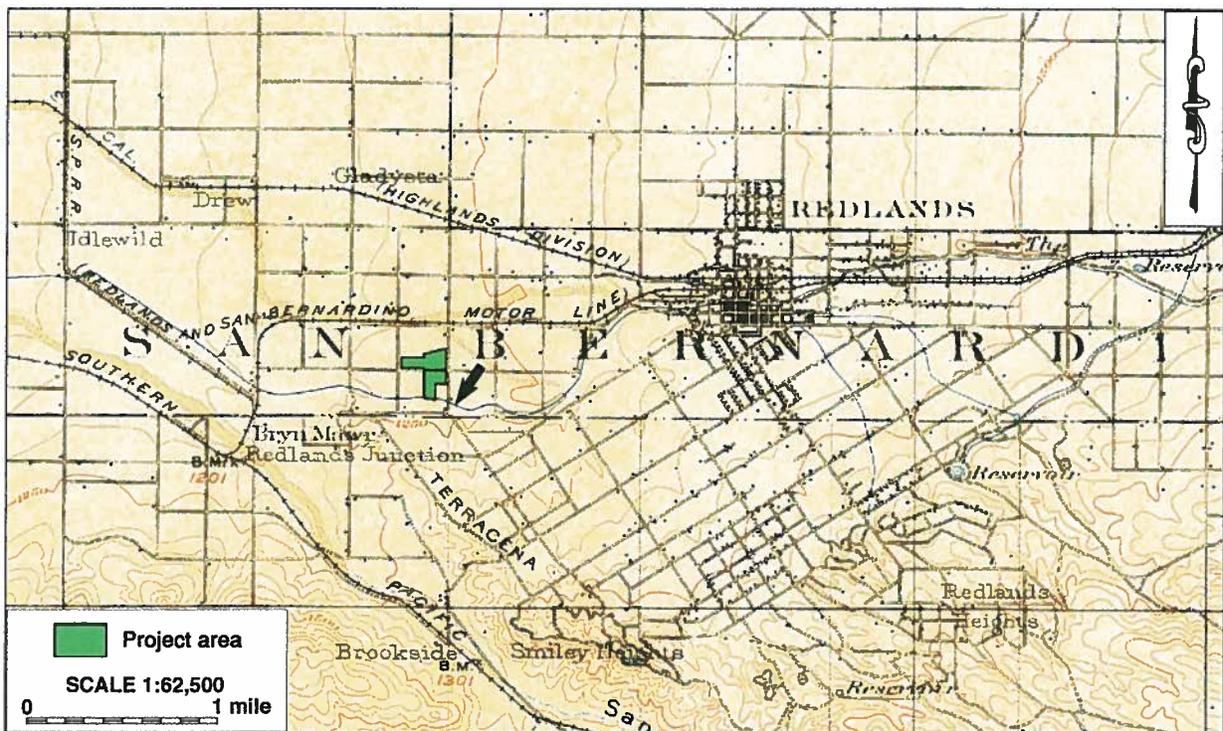


Figure 4. The Mill Creek Zanja as depicted in the USGS Redlands, Calif., 15' quadrangle, 1901 edition.

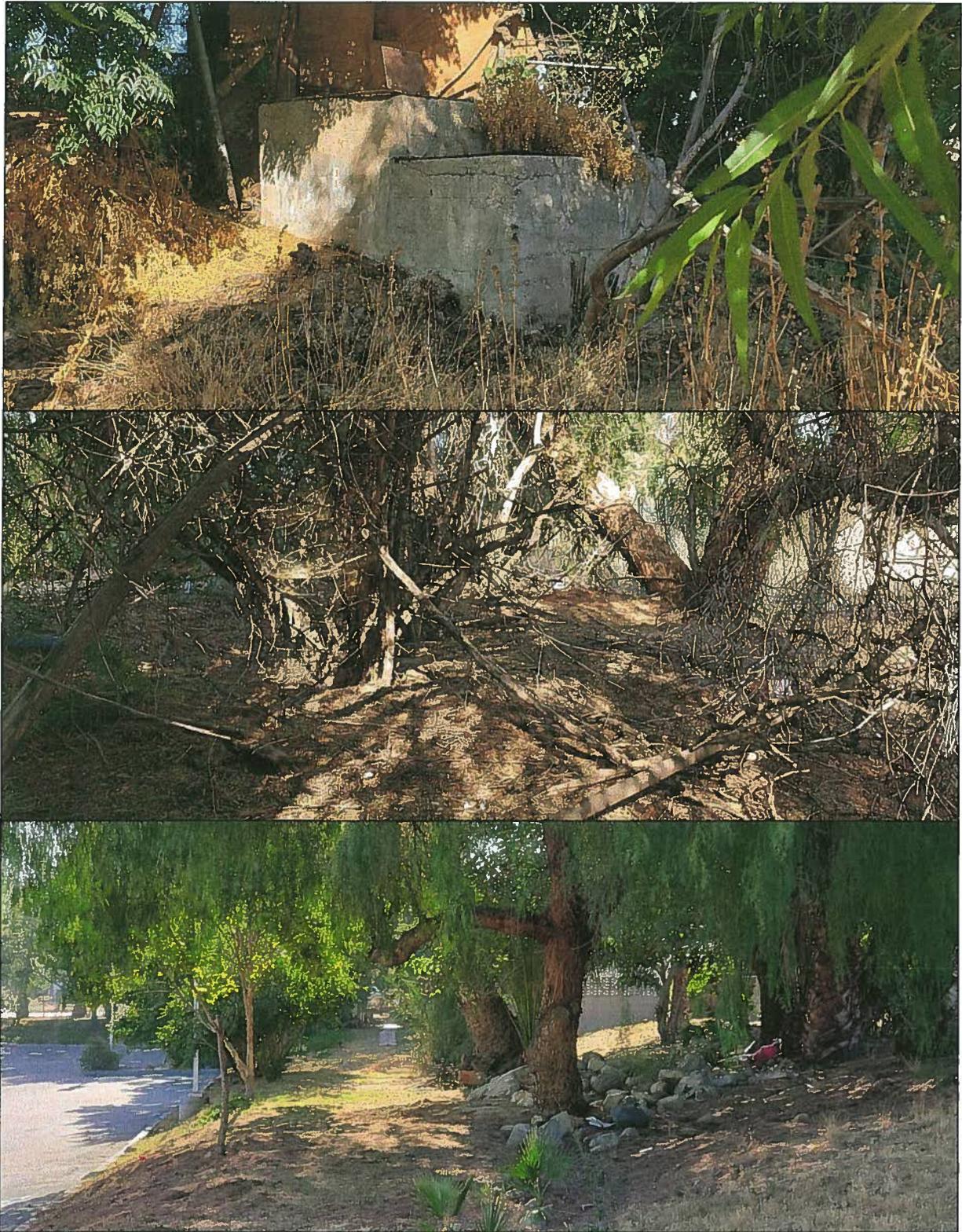
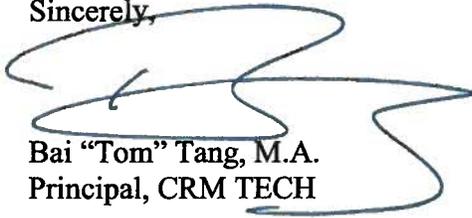


Figure 5. Features likely marking the former course of the Mill Creek Zanja. *Top to bottom:* concrete weir at the southwestern corner of the project area, view to the northwest; tree alignment along the southern project boundary, view to the west; old-growth trees and non-native river rocks to the east of the project area, view to the east. (Photographs taken on August 8, 2019)

Based on these considerations, CRM TECH concludes that the proposed project would not “cause a substantial adverse change in the significance” of this “historical resource” (PRC §21084.1). However, if the project plans undergo such changes in the future that ground disturbances in the area of Site 36-008092 can no longer be avoided, a systematic archaeological testing program will be required to ascertain the nature, extent, and condition of what remains of the Mill Creek Zanja at this location, as recommended in our original studies (Tang 2018:10).

Thank you for this opportunity to be of service. If you have any questions or need further information on the issues addressed in this memorandum, please feel free to contact me at (909) 824-6400 or ttang@crmtech.us.

Sincerely,



Bai “Tom” Tang, M.A.  
Principal, CRM TECH

#### References Cited

Beattie, George William

1951 *Origin and Early Development of Water Rights in the East San Bernardino Valley*. San Bernardino Valley Water Conservation District Bulletin 4. Redlands.

Huffstutler, Michael (then-General Manager, Bear Valley Mutual Water Company)

2003 Personal communication with CRM TECH personnel.

Paxton, Hale (long-time resident on Mission Road, Loma Linda)

2003 Personal communication with CRM TECH personnel.

Tang, Bai “Tom”

2018 Phase I Cultural Resources Survey (Addendum): APNs 0292-168-21 and -22, City of Redlands, San Bernardino County, California. On file, South Central Coastal Information Center, California State University, Fullerton.

Tang, Bai, Michael Hogan, Josh Smallwood, and Casey Tibbet

2003 Historical Research and Archaeological Testing on Sites CA-SBR-8092H and P1063-17H: An Addendum to Historical/Archaeological Resources Survey Report, Assessor Parcel Numbers 0292-161-01, -04, and -05, City of Loma Linda, San Bernardino County, California. On file, South Central Coastal Information Center, California State University, Fullerton.

Tang, Bai “Tom,” Terri Jacquemain, and Daniel Ballester

2018 Historical/Archaeological Resources Survey Report: Historical/Archaeological Resources Survey Report: APNs 0292-167-08, -11, -12, -13, -18, and -25 and 0292-168-03 and -16, City of Redlands, San Bernardino County, California (revised). On file, South Central Coastal Information Center, California State University, Fullerton.

State of California--The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # 36-008092 (Update)  
HRI # \_\_\_\_\_  
Trinomial CA-SBR-8092H (Update)

Page 1 of 3

Resource name or # (Assigned by recorder) \_\_\_\_\_

Recorded by Salvadore Z. Boites Date March 23, 2018 Continuation  Update   
Form Prepared by Bai "Tom" Tang Date August 27, 2019  
Affiliation: CRM TECH, Colton Project No: CRM TECH 3324

On March 23, 2018, an intensive-level archaeological field survey was conducted on Assessor's Parcel No. (APN) 0292-168-22, located to the south of Orange Avenue and the west of Alabama Street. According to the San Bernardino County Assessor's parcel maps, the southern boundary of the parcel is defined by the former course of the Mill Creek Zanja. This is corroborated by the United States Geological Survey's 1901 map of the Redlands area. During the field survey, no identifiable features associated with the stone-lined or paved open ditch was found on the ground surface, but the intermittent presence of mature domestic tree alignments and non-native river rocks along the southern boundaries of the parcel and the adjacent parcel to the east, APN 0292-168-07, may mark the location where the remnants of the Zanja may be buried underground (see p. 3).

In addition, two concrete weir boxes were observed near the southwestern corner of APN 0292-168-22 and the southeastern corner of APN 0292-168-07 (see p. 3). These weir boxes are undoubtedly associated with an underground pipeline, known locally as the "B Contract pipeline," that the City of Redlands built in 1926 to replace the function of the Mill Creek Zanja in delivering irrigation water to the citrus growers along its course (Beattie 1951:64-65). According to oral historical accounts, the pipeline was laid along the original open ditch, within a distance of no more than ten feet (Tang et al. 2003:8). Based on these sources and the field observations, the former course of the Mill Creek Zanja can be delineated as extending exactly along the southern boundary of APN 0292-168-22, within a 20-foot-wide corridor that spans both sides of the line.

**Report Citation:**

Tang, Bai "Tom"  
2018 Phase I Cultural Resources Survey (Addendum): APNs 0292-168-21 and -22, City of Redlands, San Bernardino County, California  
2019 Response to Comments on Cultural Resources Studies for Orange Avenue Luxury Apartments Project (State Clearing House No. 2019069016)

**Other References Cited:**

Beattie, George William  
1951 *Origin and Early Development of Water Rights in the East San Bernardino Valley.* San Bernardino Valley Water Conservation District Bulletin 4. Redlands.  
Tang, Bai, Michael Hogan, Josh Smallwood, and Casey Tibbet  
2003 Historical Research and Archaeological Testing on Sites CA-SBR-8092H and P1063-17H: An Addendum to Historical/Archaeological Resources Survey Report, Assessor Parcel Numbers 0292-161-01, -04, and -05, City of Loma Linda, San Bernardino County, California. On file, South Central Coastal Information Center, California State University, Fullerton.

\*Map Name: Redlands, Calif.

\*Scale: 1:24,000

\*Date of Map: 1967/1988





Features likely marking the former course of the Mill Creek Zanja. *Clockwise from top left*: concrete weir at the southwestern corner of APN 0292-168-22, view to the northwest; tree alignment and concrete weir along the southern boundary of APN 0292-168-07, view to the west; old-growth trees along the southern boundary of APN 0292-168-22, view to the west. (Photographs taken on August 8, 2019)