

HISTORICAL/ARCHAEOLOGICAL RESOURCES SURVEY REPORT

**SIXTH STREET PROPERTIES SUB FUND, LLC
WAREHOUSE PROJECT**

**Assessor's Parcel No. 0278-191-37
Near the City of San Bernardino, San Bernardino County, California**

For Submittal to:

Land Use Services Department, Planning Division
County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, CA 92415

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April 5, 2021
CRM TECH Contract No. 3689A

Title: Historical/Archaeological Resources Survey Report: Sixth Street Properties Sub Fund, LLC Warehouse Project, Assessor's Parcel No. 0278-191-37, near the City of San Bernardino, San Bernardino County, California

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Project Size: Approximately 9.6 acres

USGS Quadrangle: San Bernardino South, Calif., 7.5' quadrangle (Rancho San Bernardino land grant; T1S R4W, San Bernardino Baseline and Meridian)

Keywords: Eastern San Bernardino Valley; Phase I historical/archaeological resources survey; Bergman Ranch, circa 1927 to 1950s; Jerome ("Jerry") and Matilda ("Tillie") Bergman; Jerry Bergman and Sons Sporting Goods; no impact on "historical resources" under CEQA

EXECUTIVE SUMMARY

Between December 2020 and April 2021, at the request of MIG and Sixth Street Properties Sub Fund, LLC, CRM TECH performed a historical/archaeological resources survey on approximately 9.6 acres of former ranch land near the City of San Bernardino, San Bernardino County, California. The subject property of the study, Assessor's Parcel No. 0278-191-37, is located at 24662-24712 East 6th Street, on the northeast corner of 6th Street and Pedley Road, in a portion of the Rancho San Bernardino land grant lying within T1S R4W, San Bernardino Baseline and Meridian.

The study is part of the environmental review process for an industrial/commercial development project proposed by Sixth Street Properties Sub Fund, LLC, which entails primarily the construction of a 179,000-square-foot building with 169,000 square feet of warehouse space and 10,000 square feet of office space. The County of San Bernardino, 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 County with the necessary information and analysis to determine whether the project would cause a substantial adverse change to any "historical resources," as defined by CEQA, that may exist in or around the project area.

In order to identify such resources, CRM TECH initiated a historical/archaeological resources records search and a Native American Sacred Lands File search, pursued historical background research, and carried out fieldwork that included an intensive-level archaeological survey and inspection of all existing built-environment features within the project boundaries. The results of these research procedures indicate that the buildings and structures currently present on the property represent the long-time family ranch of Jerome ("Jerry") and Matilda ("Tillie") Bergman, which was established around 1927 on a 56-acre parcel that included the project area. It continued to develop through the 1950s, by which time Jerry Bergman had assembled a menagerie of domestic and exotic animals that delighted local school children on field trips, and had also opened Bergman and Sons Sporting Goods, known for Jerry Bergman's craftsmanship in custom firearm production.

Because of its early 20th century origin, the Bergman Ranch was recorded into the California Historical Resources Inventory and designated temporarily as CRM TECH 3689-1H, pending assignment of an official site number by the appropriate information center. The property was evaluated against the criteria for listing in the California Register of Historical Resources during this study and, despite its colorful past, was determined to fall short of the level of significance required. Therefore, it does not appear to meet the definition of a "historical resource" under CEQA provisions. No other potential cultural resources of prehistoric or historical origin were encountered within or adjacent to the project area.

Based on these findings, CRM TECH recommends to the County of San Bernardino a conclusion of *No Impact* regarding "historical resources." No further cultural resources investigation is recommended for the project unless development plans undergo such changes as to include areas not covered by this study. However, if buried cultural materials are discovered during 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.

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INTRODUCTION

Between December 2020 and April 2021, at the request of MIG and Sixth Street Properties Sub Fund, LLC, CRM TECH performed a historical/archaeological resources survey on approximately 9.6 acres of former ranch land near the City of San Bernardino, San Bernardino County, California (Fig. 1). The subject property of the study, Assessor's Parcel No. 0278-191-37, is located at 24662-24712 East 6th Street, on the northeast corner of 6th Street and Pedley Road, in a portion of the Rancho San Bernardino land grant lying within T1S R4W, San Bernardino Baseline and Meridian (Figs. 2, 3).

The study is part of the environmental review process for an industrial/commercial development project proposed by Sixth Street Properties Sub Fund, LLC, which entails primarily the construction of a 179,000-square-foot building with 169,000 square feet of warehouse space and 10,000 square feet of office space. The County of San Bernardino, 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 County with the necessary information and analysis to determine whether the project would cause a substantial adverse change to any "historical resources," as defined by CEQA, that may exist in or around the project area.

In order to identify such resources, CRM TECH initiated a historical/archaeological resources records search and a Native American Sacred Lands File search, pursued historical background research, and carried out fieldwork that included an intensive-level archaeological survey and inspection of all existing built-environment features within the project boundaries. The following report is a complete account of the methods, results, and final conclusion of the study. Personnel who participated in the study are named in the appropriate sections below, and their qualifications are provided in Appendix 1.

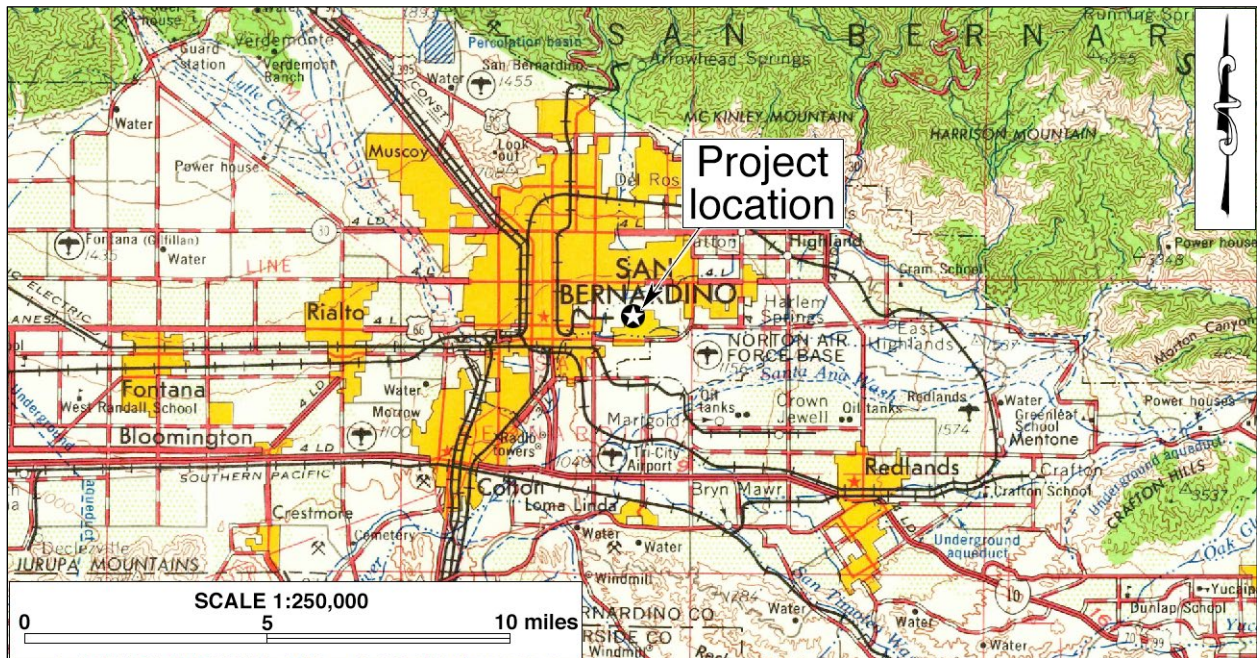


Figure 1. Project vicinity. (Based on USGS San Bernardino, Calif., 120°x60' quadrangle [USGS 1969])

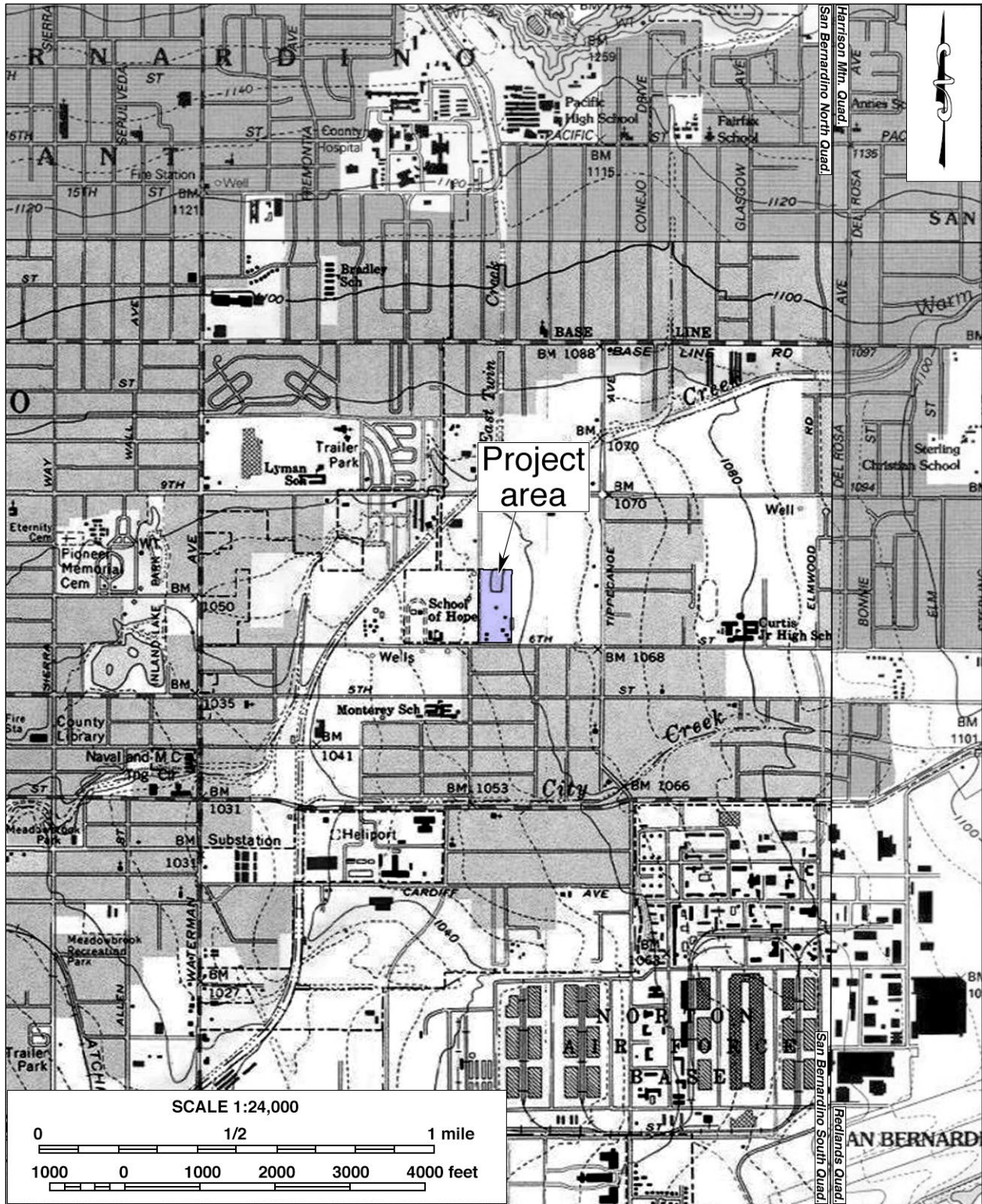


Figure 2. Project area. (Based on USGS Harrison Mtn., Redlands, San Bernardino North, and San Bernardino South, Calif., 7.5' quadrangles [1980; 1988; 1996a; 1996b])

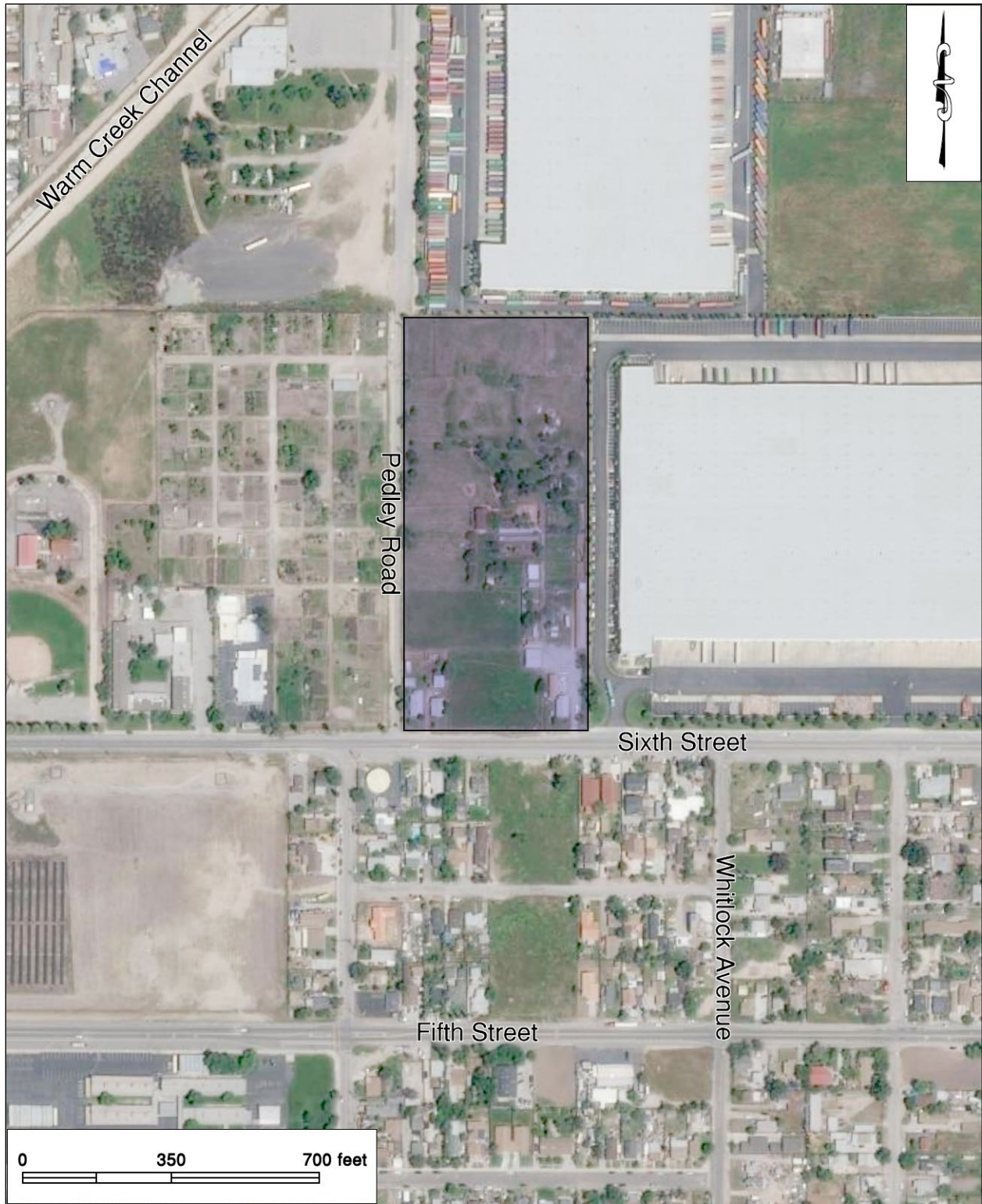


Figure 3. Aerial image of the project area.

SETTING

CURRENT NATURAL SETTING

The City of San Bernardino is situated 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. The natural environment of the region is characterized by its temperate Mediterranean climate, featuring hot, dry summers and mild, wet winters, with the average maximum temperature in July reaching over 90 degrees Fahrenheit (°F) and the average minimum temperature in January hovering around 35°F. Typical annual rainfall in the area is approximately 13-16 inches, most of which occurs between November and March.

The project location is in a formerly rural area just outside the San Bernardino city limits, which has been increasingly taking on commercial/industrial characteristics in recent decades, partially due to its proximity to the San Bernardino International Airport (formerly Norton Air Force Base). The project area is bounded by Pedley Road on the west, Sixth Street on the south, and existing warehouses on the east and the north. Four residences, a stable, a large workshop, and various sheds stand in the southern portion of the property near Sixth Street (Figs. 3, 4). A large wooden canopy stands near the center of the property, housing hay bales, wooden pallets, and farming equipment. Animal keeping hutches, pens, kennels, and wire cages are scattered across the eastern portion, along with wells with pumps, trailers, and wooden and metal crates.

Former pastures, divided into smaller areas by metal fences and trees, are found along the western project boundary. A southwest-northeast trending power transmission line bisects the property. Construction and animal-keeping activities in the past have greatly disturbed the ground surface. Today, the terrain is relatively level with the exception of a concrete-lined basin in the north-central portion of the property. Elevations range approximately around 1,058 to 1,065 feet above mean sea level. The existing vegetation consists primarily of a thick cover of mixed grasses and low-lying weeds with scattered pepper trees (Fig. 4).



Figure 4. Overview of the project area, from the northwestern pasture toward buildings and structures in the central and southeast portion. (Photograph taken February 4, 2021)

CULTURAL SETTING

The earliest evidence of human occupation in inland southern California, or the Inland Empire region, 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 the same age range have been found in the 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 prehistory of inland southern California has been summarized into numerous chronologies, including those developed by Chartkoff and Chartkoff (1984), Warren (1984), and others. Specifically, the prehistory of the Inland Empire region 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 regional prehistory can be broken into three primary periods:

- **Paleoindian 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 Paleoindian markers at tool-making sites. Other artifacts associated with the Paleoindian 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 present-day San Bernardino area is a part of the homeland of the Serrano people, which is centered in the San Bernardino Mountains. Together with that of the Vanyume people, linguistically a subgroup, the traditional territory of the Serrano also includes part of the San Gabriel Mountains, much of the San Bernardino Valley, and the Mojave River valley in the southern portion of the Mojave Desert, reaching as far east as the Cady, Bullion, Sheep Hole, and Coxcomb Mountains. The name "Serrano" was derived 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). The following ethnographic discussion of the Serrano people is based mainly on these sources.

Prior to European contact, Serrano subsistence was defined by the surrounding landscape and primarily based on the gathering of wild and cultivated foods and hunting, exploiting nearly all of the resources available. They settled mostly on elevated terraces, hills, and finger ridges near where flowing water emerged from the mountains. Loosely organized into exogamous clans led by hereditary heads, the clans were in turn affiliated with one of two exogamous moieties, the Wildcat (*Tukutam*) or the Coyote (*Wahiiam*). 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 the unit was the patrilineage, although women retained their own lineage names after marriage. There was no pan-tribal political union among the clans.

The Serrano had a variety of technological skills that they used to acquire food, shelter, and clothing as well as to create ornaments and decorations. Common tools included manos and metates, mortars and pestles, hammerstones, fire drills, awls, arrow straighteners, and stone knives and scrapers. These lithic tools were made from locally sourced material as well as materials procured through trade or travel. They also used wood, horn, and bone spoons and stirrers; baskets for winnowing, leaching, grinding, transporting, parching, storing, and cooking; and pottery vessels for carrying water, storage, cooking, and serving food and drink. Much of this material cultural, elaborately decorated, does not survive in the archaeological record. As usual, the main items found archaeologically relate to subsistence activities.

Although contact with Europeans may have occurred as early as 1771 or 1772, Spanish influence on Serrano lifeways was minimal until the 1810s, when a mission *asistencia* was established on the southern edge of Serrano territory. Between then and the end of the mission era in 1834, most of the Serrano in the western portion of their traditional territory were removed to the nearby missions. In the eastern portion, a series of punitive expeditions in 1866-1870 resulted in the death or displacement of almost all remaining Serrano population in the San Bernardino Mountains. Today, most Serrano descendants are affiliated with the San Manuel Band of Mission Indians, the Morongo Band of Mission Indians, or the Serrano Nation of Indians.

Historic Context

The San Bernardino Valley, along with the rest of Alta California, was claimed by Spain in the late 18th century, and the first European explorers traveled through the area as early as 1772, three years after the beginning of Spanish colonization (Beck and Haase 1974:15). For nearly four decades afterwards, however, the arid inland valley received little attention from the European colonizers, who concentrated their efforts along the Pacific coast. Following the establishment of Mission San Gabriel in 1771, the San Bernardino Valley became a part of the mission's vast land holdings. The name "San Bernardino" was bestowed on the region in the 1810s, when the *asistencia* and an associated mission rancho, both bearing that name, were established in present-day Loma Linda (Lerch and Haenszel 1981).

After gaining independence from Spain in 1821, the Mexican authorities began in 1834 the process of secularization to dismantle the mission system in Alta California. During the next 12 years,

former mission ranchos throughout Alta California were surrendered to the Mexican government, and subsequently divided and granted to various prominent citizens of the province. In 1842, Rancho San Bernardino was granted to members of a prominent Los Angeles family, the Lugos (Schuiling 1984:34). An adobe house built by one of the grantees at the site of today's county courthouse became the earliest non-Indian settlement in San Bernardino. As elsewhere in Alta California during the Spanish and Mexican periods, cattle raising was the primary economic activity on Rancho San Bernardino and other nearby land grants, often with the local Native American population providing the labor force (Lerch and Haenszel 1981).

After the American annexation of Alta California in 1848, the Lugos sold the entire Rancho San Bernardino land grant in 1851 to a group of Mormon settlers, who promptly established a fortified settlement around the Lugo adobe and founded the town of San Bernardino (Schuiling 1984:45). The early growth of the Mormon colony was promising. It became county seat of the newly created San Bernardino County in 1853 and incorporated as a city the next year (*ibid.*:48-49). In 1857, however, half of the population was recalled to Utah by Mormon leaders, and the budding town was disincorporated (*ibid.*:50). In the 1880s, spurred by the selection of San Bernardino as the regional headquarters of the newly completed Atchison, Topeka and Santa Fe Railway, the rise of the profitable citrus industry, and a general land boom that swept through much of southern California, San Bernardino gradually recovered, reincorporated in 1886, and embarked on a period of steady growth.

During World War II, the growth of San Bernardino was further boosted when the U.S. Army Air Corps established a pilot training base in the southeastern portion of the city in 1941 (Richards 1966). Renamed Norton Air Force Base in 1950, this military installation proved to be an important driving force in the local economy for the next 45 years. In 1994, the base was officially closed, and its 2,400-acre site was transferred to local civilian authorities for redevelopment in 1999, ultimately becoming the San Bernardino International Airport. Today, the city spans over 62 square miles, has a population of over 218,500 residents, and is home to over 6,200 businesses (City of San Bernardino n.d.).

RESEARCH METHODS

RECORDS SEARCH

The historical/archaeological resources records search for this study was conducted by the South Central Coastal Information Center (SCCIC) of the California Historical Resources Information System on January 26, 2021. Located on the campus of California State University, Fullerton, SCCIC is the State of California's official cultural resource records repository for the County of San Bernardino. During the records search, SCCIC staff examined digital maps, records, and databases for previously identified cultural resources and existing cultural resources reports within a half-mile radius of the project area. Due to facility closure during the COVID-19 pandemic, records that had not been digitized were unavailable to SCCIC staff. Therefore, SCCIC cautions that the records search results "may or may not be complete."

SACRED LANDS FILE SEARCH

On December 4, 2020, CRM TECH submitted a written request to the State of California Native American Heritage Commission (NAHC) for a records search in the commission's Sacred Lands File. The NAHC is the State of California's trustee agency for the protection of "tribal cultural resources," as defined by California Public Resources Code §21074, and is tasked with identifying and cataloging properties of Native American cultural value, including places of special religious, spiritual, or social significance and known graves and cemeteries throughout the state. The response from the NAHC is summarized below and attached to this report as Appendix 2.

HISTORICAL BACKGROUND RESEARCH

Upon commencement of the study, CRM TECH principal investigator/historian Bai "Tom" Tang conducted a general historical background research to establish an overview of the land use history of the project vicinity. The research was based mainly on published literature in local history, historic maps of the San Bernardino area, and aerial photographs of the project vicinity. Among the maps consulted for this study were U.S. General Land Office (GLO) land survey plat maps dated 1876-1878 and U.S. Geological Survey (USGS) topographic maps dated 1901-1996, which are accessible at the websites of the U.S. Bureau of Land Management and the USGS. The aerial photographs, taken in 1938-2020, are available at the Nationwide Environmental Title Research (NETR) Online website and through the Google Earth software.

After the identification of buildings, structures, and other features on the property that appeared to date to the historic period, CRM TECH historian/architectural historian Terri Jacquemain pursued more focused background research on the property in order to ascertain their construction dates, past use, and potential associations. Sources consulted during this phase of the research included primarily the following:

- Real property tax assessment records of the County of San Bernardino;
- Materials on file at the Arda Haenszel California Room of the Norman F. Feldheym Central Library in San Bernardino;
- Online newspaper archives and genealogical databases.

FIELD SURVEY

On February 4, 2021, CRM TECH field director Daniel Ballester and project archaeologist Nina Gallardo carried out the intensive-level archaeological survey of the project area by walking a series of parallel transects oriented east-west and spaced 15 meters (approximately 50 feet) apart. Where transects were impracticable, such as around the buildings, structures, and farm equipment, the field team stayed as close to the transect system as possible and examined the ground surface wherever it was exposed. 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., 50 years ago or older). Ground visibility was generally poor (0-25%) over most of the property due to the presence of dense grasses but was good (70-80%) near the perimeter fences. In light of the extent of past ground disturbances on the property, the survey effort and visibility were deemed adequate for the purpose of this study.

After the completion of the archaeological field survey, on March 16 and 25 Gallardo returned to the project area and systematically inspected and photo-documented all built-environment features that appeared to date to the historic period, with the primary focus on the more substantive features such as the residences and other buildings. To facilitate proper recordation, evaluation, and integrity assessment, Gallardo made detailed notations on the structural and architectural characteristics of the buildings and the current conditions of the property as a whole. The field data were then compiled into standard record forms for submittal to the SCCIC for inclusion in the California Historical Resources Inventory (see App. 3).

RESULTS AND FINDINGS

RECORDS SEARCH

According to SCCIC records, the project area had not been surveyed for cultural resources prior to this study, and no historical/archaeological resources had been recorded within or adjacent to the project boundaries. Records indicate that a large-scale study in 1998 that essentially included the entire City of San Bernardino may have covered a portion of the project area in its overall scope, but that study is focused on 50 buildings scattered throughout the city and did not entail a systematic survey elsewhere (Hatheway 1998).

Within the half-mile scope of the records search, 16 additional studies have been reported to the SCCIC, among them a linear survey along Sixth Street in 2005. As a result of these and other similar studies nearby, two archaeological sites and 41 historic-period buildings have been recorded into the California Historical Resources Inventory. One of the archaeological sites was the “Old Victory Village” (36-002794), a prehistoric—i.e., Native American—settlement represented by mortars and metates that were discovered in 1961 during construction activities roughly a half-mile southwest of the project location (Smith 1961). The other site was the Keller-Graham Ranch (36-026988), recorded near the intersection of Ninth Street and Valencia Avenue, about a half-mile northwest of the project location (McKenna 2014).

Among the 41 recorded historic-period buildings were single-family residences, commercial buildings, and churches, all of them built in the 1932-1968 era. Most of these buildings were recorded along Tippecanoe Avenue near the intersection of Fifth Street, to the southeast of the project location. None of these previously recorded sites or buildings were found in the immediate vicinity of the project area, and thus none of them require further consideration during this study.

SACRED LANDS FILE SEARCH

In response to CRM TECH’s inquiry, the NAHC states in a letter dated December 21, 2020, that the Sacred Lands File identified unspecified Native American cultural resources in the general vicinity of the project area and refers further inquiry on such resources to the San Manuel Band of Mission Indians. In addition, the NAHC recommends that other local Native American tribes be contacted as well for further information. The NAHC’s reply is attached to this report as Appendix 2 for reference by the County of San Bernardino in future government-to-government consultations with these Native American groups.

HISTORICAL BACKGROUND RESEARCH

Historical sources consulted for this study indicate that settlement activities began in the project vicinity shortly after the establishment of the Mormon colony in 1851 (Scott 1977:12). By the 1890s, a grid of roads had been established around the project location, including the forerunner of present-day Sixth Street, and the Highland Motor Line was also present near the project area, on the south side of Sixth Street (Fig. 5). A narrow-gauge rail line that began service between San Bernardino and Highland in 1888, the Highland Motor Line later became a part of the Pacific Electric Railway's interurban rail system in 1911 and continued to provide passenger service until 1936 (Fig. 6; Landis 2020).

In the 1930s, the rudimentary forerunner of present-day Pedley Road was apparent along the west project boundary (NETR Online 1938). The project area appeared to be under agricultural use at that time, with one building near the southeastern corner (*ibid.*; Fig. 6). Two decades later, the agrarian character of the surrounding area began to recede as a few suburban residential tracts began to emerge (Fig. 7; NETR Online 1959). By the turn of the 20th century, commercial/industrial development had become evident in the project vicinity (NETR Online 1966-2002; Google Earth 1985-2002). The two large warehouses now occupying the adjacent properties to the north and the east were both constructed between 2007 and 2009 (Google Earth 2007; 2009).

The project area was part of a 56-acre parcel that was acquired by Jerome "Jerry" Bergman (1904-1980) and Matilda "Tillie" Bergman (nee Kopman, 1905-1994) around 1927 (Directory 1928; Johnson 1976:11; *San Bernardino County Sun* 1980). The building noted near the southeastern corner of the property on historic maps from the 1930s (Fig. 6) was likely already in place at the time, as directories show the couple residing on Sixth Street in 1928 (Directory 1928). Prior to that, they lived on Jerry Bergman's grandfather's ranch on Mill Street (Johnson 1976:11; *San Bernardino County Sun* 1980). They apparently decided to retain 20 acres of the land for their own use and leased the remaining acreage to others for grazing, reportedly including land that later became a part of Norton Air Force Base (Johnson 1976:11).

Two additional buildings were present by 1952-1954 (Fig. 7), probably representing the large detached garage northwest of the first house and one of the two residences near the southwestern corner of the property. By 1959, the second residence at the southwestern corner had been added, along with a fourth residence behind the original farmhouse and the stable near the eastern property boundary (NETR Online 1959). More animal keeping structures had appeared by 1966, as had a large rectangular pond on the north-central portion of the property (NETR Online 1966). The ponds thrived for a time, but eventually fell to disuse by 1994, although its dried outline has persisted for decades (NETR Online 1966-2005). In 2008, the Bergman family reduced their 20-acre holding to the current 9.6-acre parcel, which the family trust eventually parted with in December 2020 (County Assessor n.d.).

When the Bergmans first moved to Sixth Street in 1927-1928, the property's location was just outside the city's southern limit, and that was important because the Bergmans were livestock traders and animal keepers who enjoyed the Western style of ranch life (Johnson 1976:11; Garrity n.d.). Besides wrangling the prerequisite cattle and horses, the Bergmans collected other domestic and exotic animals that at various times included Shetland ponies, deer, elk, llama, rare wild

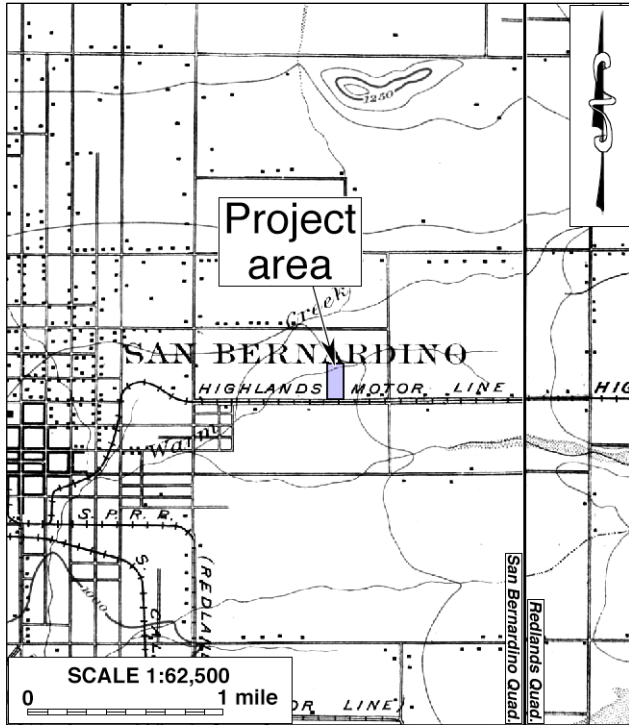


Figure 5. The project area and vicinity in 1893-1899.
(Source: USGS 1901a; 1901b)

waterfowl and birds, ostrich, and kangaroos (Pigeon 1962). The ranch's menagerie for years delighted local school children as a traditional field trip destination. In the meantime, Jerry Bergman turned his other hobbies, firearms and saddlery, into the Bergman and Sons Sporting Goods around 1960, and was known for his craftsmanship in custom firearm production (Pigeon 1962; Johnson 1976:11; Garrity n.d.).

FIELD SURVEY

During the field survey, no evidence of any prehistoric cultural resources was found in or adjacent to the project area. As stated previously, the project area has been extensively disturbed by construction, agricultural, and animal husbandry activities in the past, making it unlikely for any prehistoric cultural remains to survive intact within the project boundaries. As result of the field inspection and the historical background research, four residential buildings, a tall workshop/garage, and a stable were

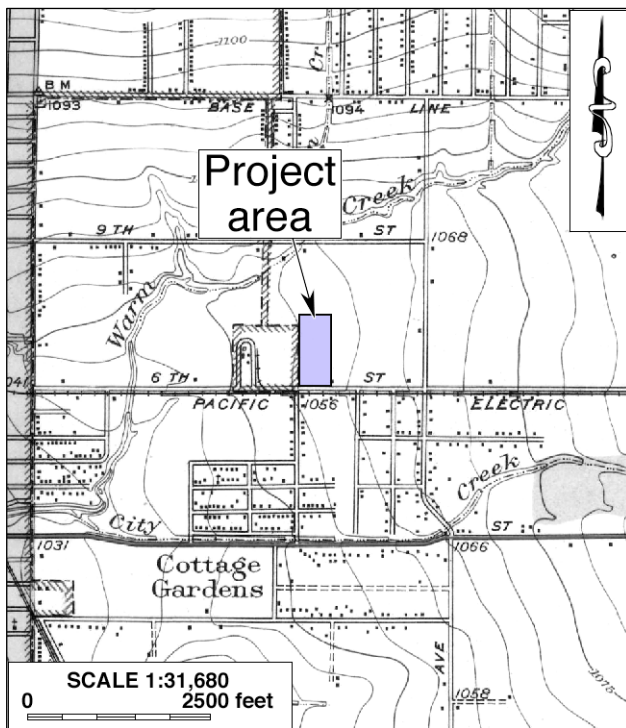


Figure 6. The project area and vicinity in 1936-1938.
(Source: USGS 1943)

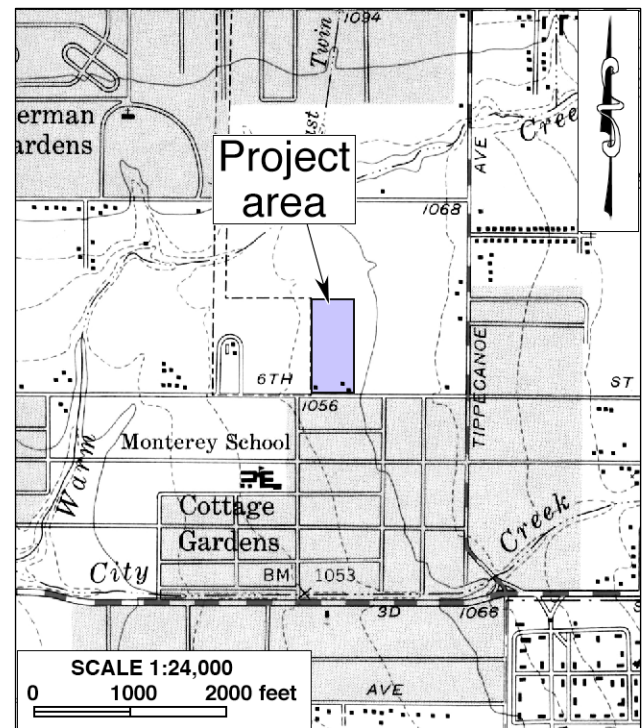


Figure 7. The project area and vicinity in 1952-1954.
(Source: USGS 1954)

determined to be more than 50 years of age. Modest in scale and style, these buildings are built of common materials consistent to their age and function. They appear to have undergone few alterations in the modern era and retain well recognizable historical characteristics.

Collectively, the buildings were recorded into the California Historical Resources Inventory as the Bergman Ranch with the temporary designation CRM TECH 3689-1H, pending assignment of an official site number by the SCCIC when it resumes full operation. Further descriptions of the physical characteristics of the buildings are provided in the site record forms in Appendix 3. Numerous ancillary features such as corrals, hutches, pens, cages, and the hay shade are considered secondary components of the ranch complex, along with a non-contributing brick shed of modern origin, but these features exhibit no particular historical, architectural, or aesthetic qualities.

DISCUSSION

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

In summary of the research results outlined above, the Bergman Ranch complex recorded as CRM TECH 3689-1H during this study is the only potential “historical resource” known to exist within the project boundaries. The beginning of the Bergman Ranch dates to a period in San Bernardino’s history when the city was emerging as an urban transportation hub that increasingly expanded its perimeter and relegated agriculture to dwindling rural outskirts. As a relic that survived on the rural edge of the city through contemporary times, this property retains sufficient historical character to

relate to the period but does not demonstrate a unique particularly close association with that pattern of events or with any other established themes in local history.

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 the buildings. Through almost its entire history, the property is most closely associated with the Bergman family. Jerry Bergman in particular is remembered today as an active and respected community member known for opening his property to school children and as an expert gunsmith, but there is no evidence that he or any of the other family members attained in their lifetime the level of historic significance required by the criteria for the California Register of Historical Resources.

In terms of architectural or aesthetic merits, the Bergman Ranch does not stand out as an important example of any style, type, period, region, method of construction, architectural ideal, or design concept, nor does any of the components individually. Furthermore, neither the ranch as a whole nor any of the buildings or other components has received a local historical designation. Based on these considerations, the Bergman Ranch does not appear eligible for listing in the California Register of Historical Resources, and thus does not constitute a “historical resource” 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 is a project that may have a significant effect on the environment” (PRC §21084.1). “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.” As stated above, no “historical resources,” as defined by CEQA and associated regulations, were encountered throughout the course of this study. Therefore, CRM TECH presents the following recommendations to the County of San Bernardino:

- The project as currently proposed will not cause a substantial adverse change to any known “historical resources.”
- No further cultural resources investigation is necessary for the proposed project unless construction plans undergo such changes as to include areas not covered by this study.
- If buried cultural materials are encountered 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.

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 2001 Archaeological Survey of the Southern California Trials Association Event Area, Little Pine Flats, Mountaintop Ranger District, San Bernardino National Forest, California. San Bernardino National Forest Technical Report 05-12-BB-106. San Bernardino.
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1980 Map: San Bernardino South, Calif. (7.5', 1:24,000); 1967 edition photorevised in 1979.
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**APPENDIX 1:
PERSONNEL QUALIFICATIONS**

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

Education

- 1988-1993 Graduate Program in Public History/Historic Preservation, University of California, 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, University of California, Riverside.
- 1990 Intern Researcher, California State Office of Historic Preservation, Sacramento.
- 1990-1992 Teaching Assistant, History of Modern World, University of California, Riverside.
- 1988-1993 Research Assistant, American Social History, University of California, 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, ARCHAEOLOGY
Michael Hogan, Ph.D., RPA (Registered Professional Archaeologist)

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, California.
1996-1998 Project Director and Ethnographer, Statistical Research, Inc., Redlands, California.
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 Project Director, Field Director, Crew Chief, and Archaeological Technician 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

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

Memberships

Society for American Archaeology; Society for California Archaeology; Pacific Coast Archaeological Society; Coachella Valley Archaeological Society.

PROJECT ARCHAEOLOGIST/REPORT WRITER
Deirdre Encarnación, M.A.

Education

2003 M.A., Anthropology, San Diego State University, California.
2000 B.A., Anthropology, minor in Biology, with honors; San Diego State University, California.

Professional Experience

2004- Project Archaeologist/Report Writer, CRM TECH, Riverside/Colton, California.
2001-2003 Part-time Lecturer, San Diego State University, California.
2001 Research Assistant for Dr. Lynn Gamble, San Diego State University.
2001 Archaeological Collection Catalog, SDSU Foundation.

Memberships

Society for California Archaeology; Society for Hawaiian Archaeology; California Native Plant Society; Journal of California and Great Basin Anthropology.

PROJECT ARCHAEOLOGIST
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.

Cultural Resources Management Reports

Co-author of and contributor to numerous cultural resources management reports since 2004.

PROJECT ARCHAEOLOGIST/FIELD DIRECTOR
Daniel Ballester, M.S., RPA (Registered Professional Archaeologist)

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/GIS Specialist, CRM TECH, Riverside/Colton, California.
- 2011-2012 GIS Specialist for Caltrans District 8 Project, Garcia and Associates, San Anselmo, California.
- 2009-2010 Field Crew Chief, Garcia and Associates, San Anselmo, California.
- 2009-2010 Field Crew, ECorp, Redlands.
- 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.

Cultural Resources Management Reports

Field Director, co-author, and contributor to numerous cultural management reports since 2002.

HISTORIAN/ARCHITECTURAL HISTORIAN
Terri Jacquemain, M.A.

Education

- 2004 M.A., Public History and Historic Resource Management, University of California, Riverside.
- 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.

Membership

California Preservation Foundation.

APPENDIX 2

SACRED LANDS FILE SEARCH RESULT

NATIVE AMERICAN HERITAGE COMMISSION

December 21, 2020

Nina Gallardo
CRM TECH

Via Email to: ngallardo@crmtech.us

Re: Proposed Starpoint Properties Project, San Bernardino County

Dear Ms. Gallardo:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were positive. Please contact the San Manuel Band of Mission Indians on the attached list for more information. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

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

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

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

Sincerely,



Andrew Green
Cultural Resources Analyst

Attachment



CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
Marshall McKay
Wintun

COMMISSIONER
William Mungary
Paiute/White Mountain
Apache

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[Vacant]

COMMISSIONER
[Vacant]

EXECUTIVE SECRETARY
Christina Snider
Pomo

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

**Native American Heritage Commission
Native American Contact List
San Bernardino County
12/21/2020**

**Agua Caliente Band of Cahuilla
Indians**

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

**Agua Caliente Band of Cahuilla
Indians**

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

**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

**Morongo Band of Mission
Indians**

Robert Martin, Chairperson
12700 Pumarra Road Cahuilla
Banning, CA, 92220 Serrano
Phone: (951) 849 - 8807
Fax: (951) 922-8146
dtorres@morongo-nsn.gov

**Quechan Tribe of the Fort Yuma
Reservation**

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

**Quechan Tribe of the Fort Yuma
Reservation**

Jill McCormick, Historic
Preservation Officer
P.O. Box 1899 Quechan
Yuma, AZ, 85366
Phone: (760) 572 - 2423
historicpreservation@quechantribe.com

**San Manuel Band of Mission
Indians**

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

**Santa Rosa Band of Cahuilla
Indians**

Lovina Redner, Tribal Chair
P.O. Box 391820 Cahuilla
Anza, CA, 92539
Phone: (951) 659 - 2700
Fax: (951) 659-2228
Isaul@santarosa-nsn.gov

**Serrano Nation of Mission
Indians**

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

**Serrano Nation of Mission
Indians**

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

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

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Proposed Starpoint Properties Project, San Bernardino County.

Native American Heritage Commission
Native American Contact List
San Bernardino County
12/21/2020

**Soboba Band of Luiseno
Indians**

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

Cahuilla
Luiseno

**Soboba Band of Luiseno
Indians**

Scott Cozart, Chairperson
P. O. Box 487
San Jacinto, CA, 92583
Phone: (951) 654 - 2765
Fax: (951) 654-4198
jontiveros@soboba-nsn.gov

Cahuilla
Luiseno

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 Proposed Starpoint Properties Project, San Bernardino County.

APPENDIX 3

**CALIFORNIA HISTORICAL RESOURCES INVENTORY
RECORD FORMS**

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 6

*Resource Name or # (Assigned by recorder) CRM TECH 3689-1H

P1. Other Identifier: Bergman Ranch
*P2. Location: Not for Publication Unrestricted *a. County San Bernardino
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad San Bernardino South, Calif. Date 1980
T1S; R4W; S.B. B.M. (within the Rancho San Bernardino land grant)
c. Address 24662-24712 Sixth Street City San Bernardino Zip 92408
d. UTM: (Give more than one for large and/or linear resources) Zone 11; 475,523 mE/ 3,774,479 mN
UTM Derivation: USGS Quad GIS Google Earth
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
Assessor's Parcel Number 0278-191-37; northeast corner of Sixth Street and
Pedley Road

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Among the historic-period features comprising the Bergman Ranch are four residential buildings, a tall workshop/garage, and a stable. Modest in scale and style, these buildings are built of common materials consistent to their age and function. They appear to have undergone few alterations in the modern era and retain well recognizable historical characteristics. Numerous ancillary features such as corrals, hutches, pens, (continued on p. 4)

*P3b. Resource Attributes: (List attributes and codes) HP33: Ranch
*P4. Resources Present: Buildings 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 (view, date, accession number): Photo taken on March 25, 2021; view to the north (see also p. 6)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
Circa 1927-1950s

*P7. Owner and Address: Sixth Street Properties Sub Fund, LLC, 433 North Camden Drive, Beverly Hills, CA 90210

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

*P9. Date Recorded: March 16-25, 2021

*P10. Survey Type (describe): Intensive-level survey for CEQA-compliance purposes
*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Bai "Tom" Tang, Deirdre Encarnación, Terri Jacquemain, Daniel Ballester, and Nina Gallardo (2021): Historical/Archaeological Resources Survey Report: Historical/Archaeological Resources Survey Report: Sixth Street Properties Sub Fund, LLC Warehouse Project, Assessor's Parcel No. 0278-191-37, near the City of San Bernardino, San Bernardino County, California

*Attachments: None Location Map Sketch 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 6

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) CRM TECH 3689-1H

- B1. Historic Name: Bergman Ranch
- B2. Common Name: Bergman and Sons Sporting Goods (California Wholesale)
- B3. Original Use: Ranch B4. Present Use: Vacant
- *B5. Architectural Style: Minimal Traditional and Craftsman style elements
- *B6. Construction History: (Construction date, alterations, and date of alterations) This 9.6-acre property was part of a 56-acre parcel acquired by Jerome "Jerry" Bergman (1904-1980) and Matilda "Tillie" Bergman (nee Kopman, 1905-1994) around 1927. The residence near the southeastern corner of the property was likely already in place at the time, as the local directory show the couple residing on Sixth (continued on p. 5)
- *B7. Moved? No Yes Unknown Date: _____ Original Location: _____
- *B8. Related Features: See Item P3a.
- B9a. Architect: Unknown b. Builder: Unknown
- *B10. Significance: Theme Mid-20 century rural and suburban development
Area San Bernardino Period of Significance 1927-1950s
Property Type Ranch Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The beginning of the Bergman Ranch dates to a period in San Bernardino's history when the city was emerging as an urban transportation hub that increasingly expanded its perimeter and relegated agriculture to dwindling rural outskirts. As a relic that survived on the rural edge of the (continued on p. 5)
- B11. Additional Resource Attributes: (List attributes and codes) _____
- *B12. References: Aerial photographs from 1938-2016, <http://www.historicaerials.com>; San Bernardino County Assessor's Property Information Management Database, <http://www.sbcounty.gov/ARC/Main/Assessor/PropertyInformation.aspx>; San Bernardino City Directory, 1928; Shirlee Pigeon: Jerry Bergman's Menagerie: 20-Acre "Ark" is Family's Hobby, *The Sun-Telegram* (San Bernardino) 1962 June 21:D11; Jimmy Johnson: He Lives by the Cowboys' Code, *The San Bernardino County Sun* August 17, 1976:9-11; Jerome "Jerry" Bergman obituary, *The San Bernardino County Sun* June 7, 1980:B4.
- B13. Remarks: _____
- *B14. Evaluator: Terri Jacquemain
- *Date of Evaluation: March 25, 2021

(This space reserved for official comments.)



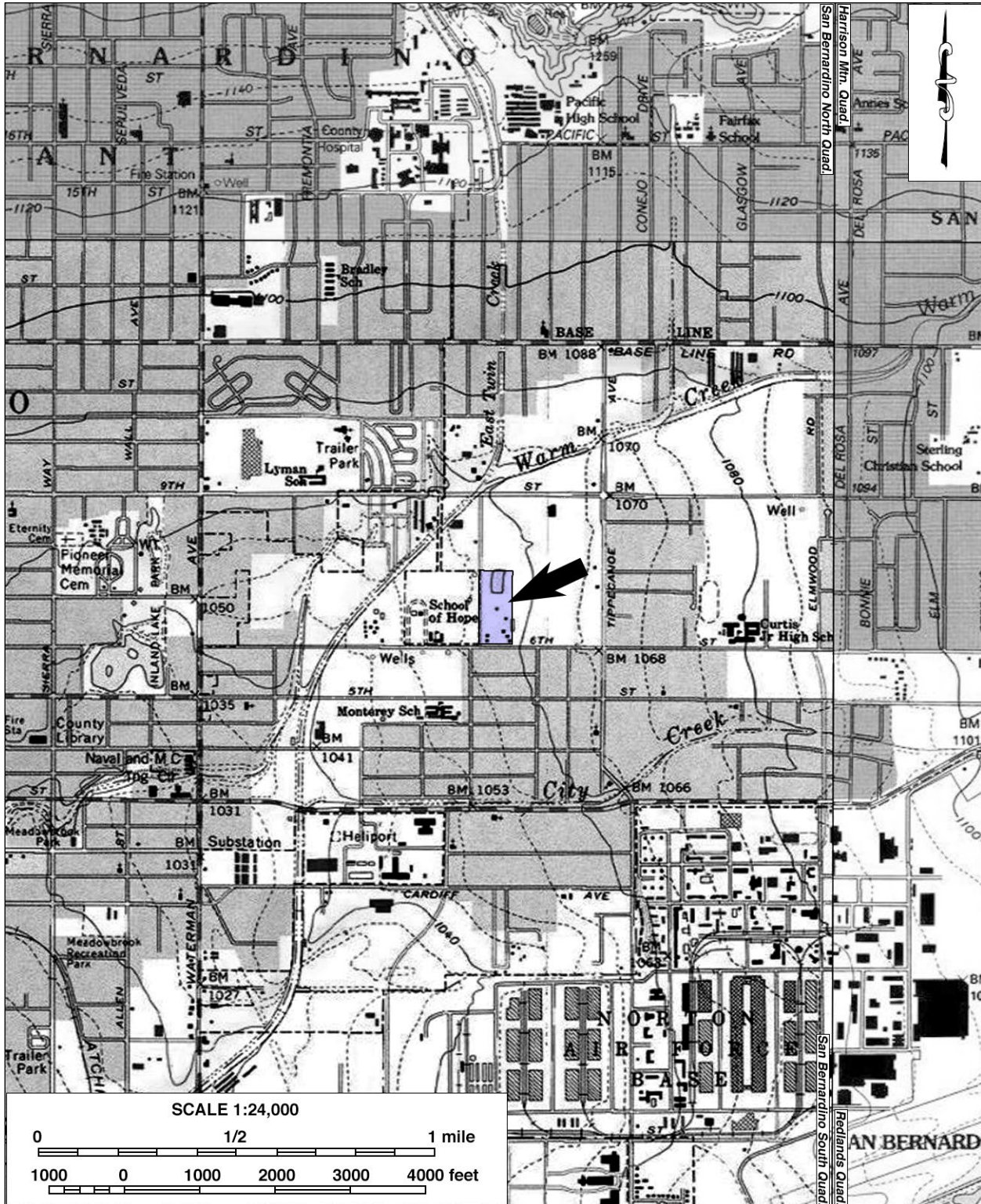
LOCATION MAP

Trinomial _____

*Map Name: Harrison Mtn., Redlands, San Bernardino North, and San Bernardino South

*Scale: 1:24,000

*Date of Map: 1980-1996



Recorded by: Nina Gallardo and Terri Jacquemain

*Date: March 16-25, 2021 √ Continuation Update

***P3a. Description (continued):** cages, and hay shades make up secondary components of the ranch complex, along with a non-contributing brick shed of modern origin, but these features exhibit no particular historical, architectural, or aesthetic qualities.

The oldest of the four residences, located at 24712 Sixth Street, is a simple rectangular building resting on perimeter footings and surmounted by a medium-pitched front-gable roof (see p. 1). The roof is sheathed with gray composition shingles and ends in narrow, open eaves with white-painted fascia boards. Long-cut, dark red board siding set horizontally clads the exterior walls. The front of the building faces south and features a louvered vent below the gable peak, a slightly offset main entry accessed by two concrete steps, a large double-hung window to the east of the entry, and a smaller aluminum-framed sliding window to the west set high to match the top of the doorway. The vent, entry, and windows all sport white, flat board trim, as do two other entries at the rear and the rest of the windows. The rear entries are filled with wood doors glazed with vertically sliding glass panes and are accessed by concrete steps from a small patio. Double-hung windows, a small sliding window, and a modest tri-part slider are spaced across the east side, the latter two under aluminum awnings, while the west side features a double-hung and a small slider.

Behind this original farmhouse is a long, rectangular Ranch-style building (see p. 6), its low-pitched side-gable roof covered with terra cotta tiles and extending over the east-facing front to shelter a full-width open veranda. The porch roof is supported by six white metalwork columns anchored in the concrete floor. A partial-width extension is attached to southern end of the building. Like the main farmhouse, the exterior walls are clad with long-cut, dark-red horizontal board siding. Under the porch roof, the space between three entries is filled by wood-framed double-hung windows and aluminum-framed sliding windows. A third entry and a double-hung window are found on the north side, and two double-hungs and a small slider complete the western façade.

A short distance to the north, a tall wood-framed and stucco-clad workshop/garage (see p. 6) is covered by a medium-pitched front-gable roof that extends at a slightly lower pitch over a lean-to on the north side of this east-facing building. The roof is covered with gray composition shingles and ends in narrow eaves with white board trim, except for the west side where the eaves are untrimmed and features exposed rafter tails. The taller portion of the main façade is filled with a large corrugated-metal roll-up door and entry, while the lean-to has a smaller roll-up door, each of these accompanied by a man-door. Two untrimmed, aluminum-framed sliding windows are set in the southern façade, while the northern façade is blind.

To the east, near the property boundary, is a long stable (see p. 6) oriented north-south and enclosed by wood siding on both ends and across the rear. The enclosed area at the southern end has an entryway and two modern, faux-divided pane windows with white trim. The side-gable roof is cover by gray composite tiles and supported across the open west side by white-painted wood columns with dark red Y bracket. Between the two enclosed areas are a series of 7-8 stalls separated by wood walls and access gates attached by large hinges and topped by chicken wire attached to wood frames.

The two wood-framed residences located near the southwestern corner of the property (see p. 6) are identical in plan except for a covering over the (Continued on p. 4)

***P3a. Description (continued):** raised, partially enclosed porch of the easterly building. Their stucco-clad exterior walls rest on perimeter footings, and the main masses are surmounted by medium-pitched front-gable roofs featuring grey composition shingles, medium-width eaves, and white trim. The raised porch fills the southeastern portions of the front façades of these south-facing buildings, and smaller and lower masses under secondary gables fills the southwestern portions. All of the gables have small louvered vents at the peaks. The westerly building, at 22462 Sixth Street, is white with dark red trim, while the other one, at 24668-24670 Sixth Street, is off-white with weathered gray trim.

The main entries of these buildings open to the east onto the porches, accessed by three concrete steps and centered walkways. Fenestration consists of wood-framed double-hung windows with lugsills, many of them quite narrow, such as two in the porch area of each building. Also featured prominently on the front façades are large tri-part windows centered under the secondary gables. Behind each residence are detached, stucco-clad double-size garages.

***B6. Construction History (continued):** Street in 1928. They apparently decided to retain 20 acres of the land for their own use and leased the remaining acreage to others for grazing. Two additional buildings were present by 1952-1954, probably representing the large detached garage northwest of the first house and one of the two residences near the southwestern corner of the property. By 1959, the second residence at the southwestern corner had been added, along with a fourth residence behind the original farmhouse and the stable near the eastern property boundary. More animal keeping structures had appeared by 1966, as had a large rectangular pond on the north-central portion of the property. The ponds thrived for a time, but eventually fell to disuse by 1994, although its dried outline has persisted for decades. In 2008, the Bergman family reduced their 20-acre holding to the current 9.6-acre parcel, which the family trust eventually parted with in December 2020.

***B10. Significance (continued):** city through contemporary times, this property retains sufficient historical character to relate to the period but does not demonstrate a unique particularly close association with that pattern of events or with any other established themes in local history.

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 the buildings. Through almost its entire history, the property is most closely associated with the Bergman family. Jerry Bergman in particular is remembered today as an active and respected community member known for opening his property to school children and as an expert gunsmith, but there is no evidence that he or any of the other family members attained in their lifetime the level of historic significance required by the criteria for the National Register of Historic Places or the California Register of Historical Resources.

In terms of architectural or aesthetic merits, the Bergman Ranch does not stand out as an important example of any style, type, period, region, method of construction, architectural ideal, or design concept, nor does any of the components individually. Furthermore, neither the ranch as a whole nor any of the buildings or other components has received a local historical designation. Based on these considerations, the Bergman Ranch does not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources.

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Buildings on the Bergman Ranch property. *Clockwise from top left:* the Ranch-style residence behind the original farmhouse (see photograph on p. 1), view to the west; stable, view to the northeast; workshop/garage, view to the west; modern brick shed, view to the north; the two nearly identical residences in the southwestern portion of the property, view to the north. (Photographs taken on March 16 and 25, 2021)