



# Cultural Resources

Existing Conditions Report

June 2020



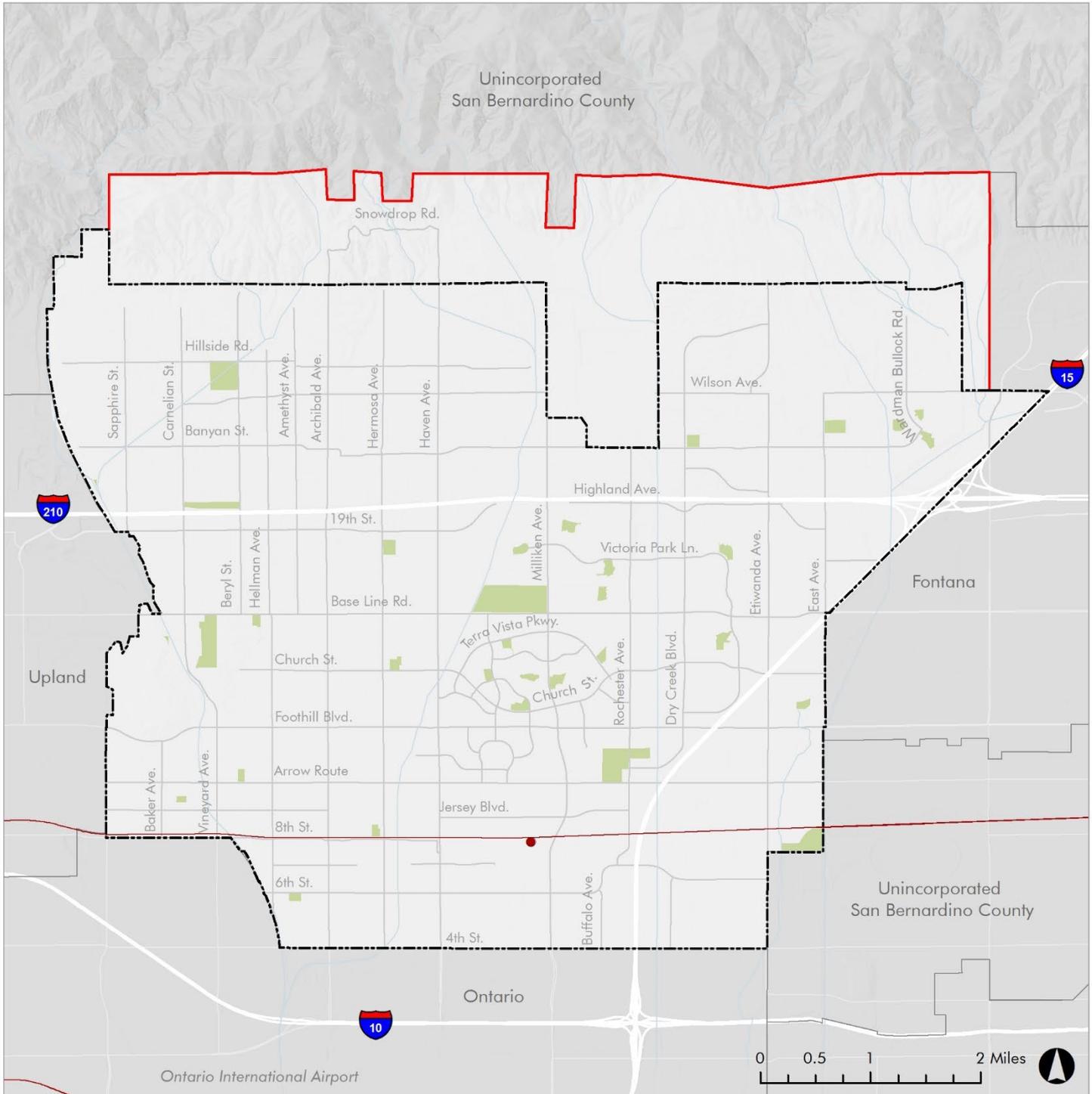
## Summary

Historic-era buildings, archaeological sites, and tribal resources (collectively, cultural resources) are scattered throughout the City. The opportunity for more to be identified in the City exists, as buildings reach the 50-year or older mark or as development under the General Plan proceeds. To better guide development in the City, the Rancho Cucamonga General Plan update strategy is to identify existing and future cultural resources in the City and ensure compliance with applicable laws before they can be altered or impacted. Figure 1, Plan Area Map, shows the project area, including the Sphere of Influence, and surrounding cities.

## Key Findings

1. Preservation of cultural resources in place is preferred, where feasible.
2. Periodic reassessment of cultural resources is necessary because buildings, structures, objects, or sites increase in age over time and may become subject to laws regarding cultural resources in the future.
3. The various historic neighborhoods within the City each have their own style of development and historic character and it would be helpful to identify key characteristics to help with subsequent analysis.
4. A working relationship with affected Tribes, and development of standard mitigation, will make the consultation process more efficient.

Figure 1. Plan Area Map



Raimi + Associates, 2020 | Sources: City of Rancho Cucamonga, 2020; SCAG, 2020; County of San Bernardino, 2020.



- Rancho Cucamonga City Limits
- Sphere of Influence
- Adjacent City Limits
- Parks
- Waterways
- Metrolink Station
- Metrolink

# Cultural Resources

*Cultural resources are found throughout the City and reflect the rich diversity of cultures and history of the City over many generations.*

## Introduction

The City of Rancho Cucamonga is located in the western portion of San Bernardino County, just south of the San Bernardino National Forest. The land now occupied by the City of Rancho Cucamonga was home to ancestral Gabrielino populations of Native Americans, who continue to live in the area to this day. The City was incorporated in 1977, consolidating the three historic towns of Alta Loma, Cucamonga, and Etiwanda into one municipality. Given its fertile soil, temperate climate, and access to an ample supply of water, agriculture developed as the main industry in Rancho Cucamonga in the latter half of the 19th Century, when farmers and vintners began producing a variety of crops, particularly citrus fruits and grapes for wine-making. Although the local agriculture industry has changed over time due to a variety of factors, including technological advancement and transportation improvements, agriculture remains a recognizable, although, fading, feature of Rancho Cucamonga's physical landscape.

## Regulatory Environment

There are many federal, state, and local regulations designed to protect cultural resources within the City, some of which have been enacted since the last General Plan update. The most commonly invoked laws and regulations are summarized below. Most of these regulations are independent of the process under the California Environmental Quality Act. This means that the regulations apply to a cultural resource even if there is no discretionary permit that would require an environmental analysis for the overall project.

### Federal Regulations

#### National Historic Preservation Act of 1966

Cultural resources are considered during Federal undertakings under Section 106 of National Historic Preservation Act (NHPA) of 1966 (as amended) through one of its implementing regulations (36 Code of Federal Regulations [CFR] 800, Protection of Historic Properties). Properties of traditional religious and cultural importance to Native Americans are considered under Section 101(d)(6)(A) of NHPA.

Section 106 of NHPA (54 United States Code [USC] 300101 *et seq.*) requires Federal agencies to take into account the effects of their undertakings on any district, site, building, structure, or object that is included in or eligible for inclusion in the National Register of Historic Places (NRHP) and to afford the Advisory Council on Historic Preservation (ACHP) a reasonable opportunity to comment on such undertakings (36 CFR 800.1). Under Section 106, the significance of any adversely affected cultural resource is assessed and mitigation measures are proposed to reduce the impacts to a less than

significant level. Significant cultural resources are those that are listed or are eligible for listing in the NRHP in accordance with the criteria stated in 36 CFR 60.4, which are listed below:

“The quality of significance in American history, architecture, archaeology, engineering and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

In addition, the resource must be at least 50 years old, except in exceptional circumstances (36 CFR 60.4)”.

In addition, the resource must be at least 50 years old, except in exceptional circumstances” (36 CFR 60.4).

Effects to NRHP-eligible resources, deemed “historic properties” under Section 106, are adverse if the project may alter, directly or indirectly, any of the characteristics of an historic property that qualify the property for inclusion in the NRHP in a manner that would diminish the integrity of the property’s location, design, setting, materials, workmanship, feeling, or association.

## State Regulations

### California Register of Historical Resources

CEQA requires a lead agency to determine whether a project would have a significant effect on one or more historical resources. A “historical resource” is defined as a resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (*California Public Resources Code* [PRC] §5024.1, Title 14 CCR, Section 4850 *et seq.*) (14 CCR 15064.5[a][1]) “a resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code” (14 CCR, Section 15064.5[a][2]); or “any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record” (14 CCR 15064.5[a][3]).

PRC Sections 5020 to 5029.5 continued the former Historical Landmarks Advisory Committee as the State Historical Resources Commission. The Commission oversees the administration of the California Register of Historical Resources and is responsible for designating State Historical Landmarks and Historical Points of Interest.

Section 5024.1 of 14 CCR 15064.5 of the CEQA Guidelines requires evaluation of historical resources to determine their eligibility for listing on the CRHR. The purposes of the CRHR are to maintain listings of the State’s historical resources and to indicate which properties are to be protected from substantial adverse change. The criteria for listing resources in the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP (per the criteria listed at 36 CFR 60.4). The criteria listed below are used to determine whether or not a cultural resource is considered historically significant and eligible for listing on the CRHR.

- A) “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 (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4852) including the following: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- B) Is associated with the lives of persons important in our past;
- C) Embody the distinctive characteristics of a type, period, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- D) Has yielded, or may be likely to yield, information important in prehistory or history.

According to Section 15064.5(a)(3)(A-D) of the CEQA Guidelines (14 CCR), a resource is considered historically significant if it meets the criteria for listing in the NRHP (per the criteria listed at 36 CFR 60.4 previously discussed). Impacts that affect those characteristics of the resource that qualify it for the NRHP or that would adversely alter the significance of a resource listed in or eligible for listing in the CRHR are considered to have a significant effect on the environment.

PRC Sections 5079 to 5079.65 define the functions and duties of the Office of Historic Preservation (OHP), which administers federal- and state-mandated historic preservation programs in California as well as the California Heritage Fund.

## Tribal Cultural Resources

Effective July 1, 2015, Assembly Bill 52 (AB 52) amended CEQA to mandate consultation with California Native American tribes during the CEQA process to determine whether or not the proposed project may have a significant impact on a Tribal Cultural Resource, and that this consideration be made separately from cultural and paleontological resources.

Section 21073 of the Public Resources Code defines California Native American tribes as “a Native American tribe located in California that is on the contact list maintained by the Native American Heritage Commission for the purposes of Chapter 905 of the Statutes of 2004.” This includes both federally and non-federally recognized tribes.

Section 21074(a) of the Public Resource Code defines Tribal Cultural Resources for the purpose of CEQA as: sites, features, places, cultural landscapes (geographically defined in terms of the size and scope), 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; and/or
- b. included in a local register of historical resources as defined in subdivision (k) of Section 5020.1; and/or
- c. 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.

Because criteria A and B also meet the definition of a Historical Resource under CEQA, a Tribal Cultural Resource may also require additional consideration as a Historical Resource. Tribal Cultural Resources may or may not exhibit archaeological, cultural, or physical indicators.

Recognizing that California tribes are experts in their tribal cultural resources and heritage, AB 52 requires that CEQA lead agencies carry out consultation with tribes at the commencement of the CEQA process to identify Tribal Cultural Resources. Furthermore, because a significant effect on a Tribal Cultural Resource is considered a significant impact on the environment under CEQA, consultation is required to develop appropriate avoidance, impact minimization, and mitigation

measures. Consultation is concluded when either the lead agency and tribes agree to appropriate mitigation measures to mitigate or avoid a significant effect, if a significant effect exists, or when a party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached (21080.3.2[b]), whereby the lead agency uses its best judgement in requiring mitigation measures that avoid or minimize impact to the greatest extent feasible.

## Mills Act

In 1972, California State Senator James Mills introduced a bill known as the Mills Act to grant property tax relief to owners of qualified historic properties. The Mills Act is a preservation tool created by the California legislature to encourage the preservation and restoration of historic properties. The Act enables cities to enter into historical property agreements with owners of qualifying properties; these agreements will result in reductions to the owner's property taxes. The agreements provide a benefit to cities in that they ensure preservation and guarantee authentic rehabilitations and a high level of maintenance of cultural resources important to communities.

## Local Regulations, Programs, and Plans

### City of Rancho Cucamonga Municipal Code

The purposes of Chapter 2.24, Historic Preservation, of the Rancho Cucamonga Municipal Code, are to:

1. Provide a mechanism to identify, designate, protect, preserve, enhance, and perpetuate those historic sites, structures, and objects that embody and reflect the City's aesthetic, cultural, architectural, and historic heritage;
2. Foster civic pride in the beauty and accomplishments represented by the City's historic landmarks and distinctive neighborhoods and recognize these resources as economic assets;
3. Encourage the protection, enhancement, appreciation, and use of structures of historical, cultural, architectural, community, or aesthetic value that have not been designated as historical resources but are deserving of recognition;
4. Enhance the quality of life and promote future economic development within the City by stabilizing and improving the aesthetic and economic value of such districts, sites, structures, and objects;
5. Encourage adaptive reuse of the City's historic resources by promoting public awareness of the value of rehabilitation, restoration, and maintenance of existing buildings as a means to conserve reusable material and energy resources;
6. Integrate historic preservation within the City's comprehensive development plan; and
7. Promote and encourage historic preservation through continued private ownership and utilization of such sites, buildings, and other structures now so owned and used, to the extent that objectives listed above can be attained under such policy.

The Rancho Cucamonga Municipal Code was amended in 2012 to include Chapter 17.18, Historic Preservation Commission Decisions, the purpose of which is to:

"...establish permits and entitlements that are decided by the historic preservation commission and is intended to work in conjunction with chapter 2.24 (Historic Preservation) of this Code. This chapter provides mechanisms to identify, designate, protect, preserve, enhance, and perpetuate historic sites, structures, and objects that embody and reflect the city's aesthetic, cultural, architectural, and historic heritage. Each permit and entitlement type is described in this chapter in terms of purpose and applicability, exemptions, review process, findings for approval, and conditions. General processing procedures are established in chapter 17.14 (General Application Processing Procedures). (Code 1980, § 17.18.010; Ord. No. 855, § 4, 2012)"

Chapter 17.18 provides detailed information on the criteria for designation of historic resources; the certification, maintenance, and preservation of historic resources; and the processes by which historic resources may be demolished; and information regarding the historic preservation fund and preservation incentives that may be utilized for the benefit of property owners and the greater community.

## Landmark Designation Program

An important element of the program is the identification of benefits and incentives to encourage participation. The City has designated many Landmarks and Points of Interest within Rancho Cucamonga and there exists a potential to do the same within the Sphere of Influence, once additional areas are annexed into the City limits. Participation in the Landmark Designation Program provides the following benefits:

- Qualifies buildings to use the flexible Historical Building Code
- Qualifies the owners to apply for use of the Mills Act contract for lower property taxes
- Enables owners to receive free information about rehabilitation
- Fosters civic pride and encourages additional historical research
- Allows qualified owners to participate in the City's Landmark Plaque Program

## Specific and Neighborhood Plans

The City also has a number of specific or neighborhood plans to guide development in certain areas within the City. These plans must be consistent with the General Plan, but can reflect the individuality of each of the areas subject to these plans. Several of the existing plans are listed below. Future plans present an opportunity to incorporate historic preservation and management of our City's history and prehistory using the goals and policies of the existing General Plan, plus new goals and policies that reflect the changes in regulations and the historic profile of the City.

- Caryn Planned Community
- Central Park Master Plan
- Empire Lakes Specific Plan
- Empire Yards Specific Plan
- Etiwanda Heights Neighborhood and Conservation Plan
- Etiwanda Specific Plan
- Etiwanda North Specific Plan
- Etiwanda Highlands Foothill Boulevard Visual Improvement Plan
- Pacific Electric Trail Master Plan
- Terra Vista Community Plan
- Town Square Master Plan
- Trail Implementation Plan
- University Property
- VG Master Plan
- Victoria Arbors Master Plan
- Victoria Community Plan

## Rancho Cucamonga General Plan

### Existing General Plan Goals and Policies

The following existing goals and policies are aimed at providing guidance and policy direction regarding historic resources in the City. The goals and policies allow for the continued protection, preservation, maintenance, recognition, and documentation of historic resources so that future residents can enjoy what many residents value today.

- **Goal LU-9: Foster a cohesive, healthy community through appropriate patterns and scales of development, including complementary transitions between districts, neighborhoods, and land uses.**
  - **Policy LU-9.1:** Preserve and enhance the special qualities of existing districts and neighborhoods through focused attention on land use, community design, and economic development.
  - **Policy LU-9.4:** Ensure that infill development is sensitive and compatible with the design and scale of all adjacent historic properties.
- **Goal LU-15: Maintain a local historic resource survey, local inventory of historic resources, and local register of historic resources.**
  - **Policy LU-15.1:** Regularly update the City's historic context statement, historic resource survey, and the inventory of historic resources.
  - **Policy LU-15.2:** Identify funding sources to support regularly updating the historic context statement and historic resource survey.
  - **Policy LU-15.3:** Continue to encourage listing local historic resources in the California and National Registers.
  - **Policy LU-15.4:** Define local register of historic resources.
  - **Policy LU-15.5:** Designate local landmarks from the inventory.
- **Goal LU-16: Protect historic resources.**

- **Policy LU-16.1:** Incorporate historic preservation principles into the City’s project review process.
- **Policy LU-16.2:** Avoid illegal demolition of historic resources and “demolition by neglect.”
- **Goal LU-17: Expand preservation incentives.**
  - **Policy LU-17.2:** Create a conservation easement program for historic resources.
  - **Policy LU-17.3:** Develop a preservation grant program.
  - **Policy LU-17.4:** Facilitate acquisition of preservation loans.
  - **Policy LU-17.5:** Continue to pursue designation as a Certified Local Government (CLG).
  - **Policy LU-17.6:** Continue to utilize Community Development Block Grant (CDBG) funds for historic preservation.
  - **Policy LU-17.7:** Continue to promote use and knowledge of the California Historical Building Code (CHBC).
  - **Policy LU-17.8:** Promote the use of the Federal Historic Preservation Tax Incentives Program.
  - **Policy LU-17.9:** Address adaptive re-use in the Historic Preservation Ordinance.
  - **Policy LU-17.10:** Employ the use of floor area incentives.
  - **Policy LU-17.11:** Continue to make available land development incentives and modifications to development standards.
  - **Policy LU-17.12:** Promote the use of National Park Service (NPS) Route 66 Corridor Preservation Program’s cost-share grant program for preservation of Historic Route 66 resources.
- **Goal LU-18: Identify and protect cultural landscape features.**
  - **Policy LU-18.1:** Prepare a Cultural Landscape Report.
  - **Policy LU-18.2:** Update files for identified historic resources to include extant cultural landscape features.
  - **Policy LU-18.3:** Create a conservation easement program for cultural landscapes.
  - **Policy LU-18.4:** Continue to rebuild agricultural landscapes.
  - **Policy LU-18.5:** Retain and restore windbreaks where appropriate.
- **Goal LU-19: Identify and protect historic districts and Neighborhood Character Areas (NCAs).**
  - **Policy LU-19.1:** Identify historic districts and Neighborhood Character Areas (NCAs).
  - **Policy LU-19.2:** Create new, and modify existing, specific plans to guide development of historic districts and Neighborhood Character Areas (NCAs).
  - **Policy LU-19.3:** Evaluate post-World War II buildings for historic significance.
- **Goal LU-20: Develop a historic resource interpretation program.**
  - **Policy LU-20.1:** Create a historic resource interpretation program aimed at enhancing both public awareness of local history and opportunities for heritage tourism.
- **Goal LU-21: Preserve and interpret Historic Route 66 for residents, visitors, and business owners.**
  - **Policy LU-21.1:** Evaluate Route 66 properties and designate Route 66-related historic resources.
  - **Policy LU-21.2:** Amend the existing Foothill Boulevard Specific Plan (Development Code § 17.32) to include a linear Route 66 Neighborhood Character Area (NCA).

- **Policy LU-21.3:** Clarify the Foothill Boulevard Specific Plan and Route 66/Foothill Boulevard Visual Improvement Plan/Foothill Boulevard/Route 66 Mural Program to include policies that prioritize preservation of documented historic character of Route 66.
- **Goal LU-22: Create interpretive programs for the Pacific Electric Railway right-of-way.**
  - **Policy LU-22.1:** The City shall maintain and build on existing programs for Pacific Electric Trail development and interpretation.
- **Goal LU-23: Educate residents and City staff to address historic properties.**
  - **Policy LU-23.1:** Continue to work with City staff and homeowners' organizations, historical societies, and historic preservation advocacy groups to develop education programs about the maintenance and care of historic buildings.
  - **Policy LU-23.2:** Continue to train City staff in historic preservation.

## Cultural Resources

### Rancho Cucamonga General Plan

#### General Plan Environmental Impact Report

According to the background research conducted for the existing General Plan and more recent research for the General Plan Update, the City of Rancho Cucamonga has at least 445 previously identified properties listed in the City's "Historic Site List" dated April 23, 2009 and three properties listed in the NRHP, nine properties listed in the CRHR, three California Historical Landmarks, and six California Points of Historical Interest. Some of these properties are provided below. In addition, there are numerous archaeological sites representing the prehistoric and historic occupation and history of the City that are withheld from public disclosure due to confidentiality.

#### National Register of Historic Places

- Casa de Rancho Cucamonga (John Rains House Museum) at 8810 Hemlock
- Cucamonga Service Station (Multiple Property Listing, Highway 66), 9670 Foothill Boulevard
- Pacific Electric Etiwanda Depot, 7092 Etiwanda Avenue

#### California Register of Historical Resources

- Padre/Biane Winery, 9951 8th Street (1909)
- Ernst Mueller House, 6563 East Avenue (date unknown)
- James G. Isle House, 6490 Etiwanda Avenue (date unknown; moved to 7086 Etiwanda Avenue)
- Herbert Goerlitz House, 6558 Hermosa Avenue/9893 Highland Avenue (1926; moved to 6558 Hermosa Avenue)
- John Rains House Museum, 7869 Vineyard Avenue (1859; currently at 8810 Hemlock Street)
- Christmas House / Whitson House, 9240 Archibald Avenue (1904)
- Cucamonga Chinatown Site, south of San Bernardino Rd between Klusman and Hellman Ave (pre-1919)
- Cucamonga Rancho Winery/Thomas Vineyards, 8916 Foothill Boulevard (1839)
- Milliken Ranch, Arrow Highway and Haven Avenue (ca. 1891)

## California Historical Landmarks

- Cucamonga Rancho Winery/Thomas Vineyards, 8916 Foothill Boulevard (1839) (California Historical Landmark No. 490)
- Site of Tapia Adobe, top of Red Hill, approximately 8501 Red Hill Country Club Drive (1839; California Historical Landmark No. 360), demolished. Note: Property is also a local Designated Point of Interest (DPI).
- Historic Route 66 / National Old Trails Highway (California Historic Landmark No. 781)

## California Points of Historical Interest

- Base Line Road, Highway from Highland to Claremont (1853; Point of Historical Interest No. SBR-012)
- Cucamonga Chinatown Site, 9591 San Bernardino Road (1920; Point of Historical Interest No. SBR-077)
- Christmas House, 9240 Archibald Avenue (1904; Point of Historical Interest No. SBR-073)
- Garcia Ranch House (currently the Chaffey-Garcia House), 7150 Etiwanda Avenue (1874; Point of Historical Interest No. SBR-082)
- Sycamore Inn (historically Uncle Billy's Tavern), 8318 Foothill Boulevard (1848; Point of Historical Interest No. SBR-070)
- Milliken Ranch, 8798 Haven Avenue (1891; Point of Historical Interest No. SBR-075)

The City has 77 Designated Local Landmarks (DLLs) and 29 Designated Points of Interest (DPI). In addition, the City identified eight properties potentially eligible for listing in the NRHP, which were identified as “Potential National Register” (PNR) properties; 115 properties identified as “Potential Local Landmarks” (PLLs), three of which have been demolished; 24 properties determined insignificant or “Survey Determined Insignificant” (SDI); and 154 properties that were documented by listed as “Survey Undetermined Significance” (SUS).

## Eligible for Inclusion in the National Register of Historic Places

Of the recorded properties from the SCCIC records search, several properties appear to be individually eligible for listing in the NRHP, receiving a California Historical Resource Status Code 3S. These resources, as discussed below, would also be eligible for listing in the CRHR and for local designation, if not already listed or designated:

- **Sam and Alfreda Maloof Compound.** The Sam and Alfreda Maloof Compound is located at 5131 Carnelian Street.
- **Demens-Tolstoy House.** The Demens-Tolstoy House is located at 9686 Hillside Road (Assessor's Parcel Number [APN] 106156104).
- **Cucamonga Rooming House.** The Cucamonga Rooming House is located at 9680 San Bernardino Road (APN: 20813109).
- **China House.** China House is located at 9591 San Bernardino Road (APN: 20815124).
- **Biane Winery.** Biane Winery is located at 9985 8th Street (APNs 20920119/20920120).
- **Kincaid Ranch.** Kincaid Ranch is located at 9449 9<sup>th</sup> Street (APN 0209-031-03)
- **W.J. Kincaid House.** W.J. Kincaid House is located at 7609 Turner Avenue (APN 1077-281-44)
- **Strane House.** Strane House is located at 7403 Archibald Avenue (APN 1077-011-43)
- **Old Stone Church.** Old Stone Church is located at 7656 Archibald Avenue (APN 0208-041-29)

## Eligible for Inclusion in the California Register of Historical Resources

Based on the records search, there were several properties, including four that appear eligible for the NRHP, that appear individually eligible for listing in the CRHR, receiving a California Historical

Resource Status Code 3CS. The following 10 resources would be eligible for designation in the CRHR and as local landmarks.

- **Stone House.** Stone House is located at 10270 Church Street (APN 107727103).
- **Sanchez Home and Winery.** The Sanchez Home and Winery is located at 7402 Hermosa Avenue (APN 107703105).
- **Jones House.** The Jones House is located at 13232 Victoria Avenue (APN 22706171).
- **Mandala Winery.** The Mandala Winery is located at 10277 Foothill Boulevard (APN 20833123).
- **Sweeten Hall.** Sweeten Hall, which was formerly Cucamonga Public School, is located at 9324 San Bernardino Road (APN 20811109).
- **Scott House.** The Scott House is located at 8555 Grove Avenue (APN 20722203).
- **Stone House.** This property is located at 8619 Barker Avenue (APN 20713253).
- **Willows School.** Willows School is located at 8968 Archibald Avenue (APN 20917115).
- **Billings House.** This property is located at 7601 Archibald Avenue (APN 107732112).
- **Southern Pacific Overcrossing.** This overcrossing is located on Foothill Boulevard (APN 20710139).

### Local Designation

There are also 110 properties that appear individually eligible for local designation, receiving a California Historical Resource Status Code of 5S3.

### Historic Districts and Neighborhood Character Areas

A historic district is a definable unified geographic entity that possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. It can be distinguished from surrounding properties and presents the same constraints and opportunities as individually listed properties. Historic districts can be designated at the national, State, and local level.

A neighborhood character area (NCA), also commonly referred to as a conservation district, is a tool used to define a group of significant historic resources that do not retain adequate integrity to qualify as a historic district but still maintain important levels of cultural, historic, or architectural significance. The focus of a neighborhood character area is on maintaining basic community character of an area.

The neighborhoods of Alta Loma, Cucamonga, and Etiwanda are historic NCAs, as each have their own style of development. The City of Rancho Cucamonga recognizes the heritage and history of these communities, and strives to preserve, honor, and enhance them by encouraging the preservation and restoration of historical buildings and cultural resources. However, the City has faced the challenge of not only respecting the qualities of these communities, but achieving coherence and identity for the City as a whole. General design principles of the existing General Plan include incorporating theme and innovative designs in districts with a strong historical character, and to ensure that development reflects the community's aesthetic values while ensuring the incorporation of features that are compatible with existing buildings.

Moreover, historic landscaping and trees provide reminders of Rancho Cucamonga's agrarian past and highlight the importance of mature landscaping as a design component. Within Rancho Cucamonga, certain types of vegetation also provide a historic link to the City's agricultural past. Stands of eucalyptus tree windrows in Alta Loma and Etiwanda were planted in the late 1800s to protect crops from severe winds. Remaining vineyards and citrus trees enhance the historic rural atmosphere of the City, and are scenic and historical assets.

### **Alta Loma**

The Alta Loma area encompasses roughly one-quarter of Rancho Cucamonga and is bordered by the City boundary to the north and west, Deer Creek to the east, and Base Line Road to the south. This area is characterized by stable neighborhoods, established single-family homes situated on larger

one-half acre equestrian oriented lots in the northern portion and one-quarter acre lots to the south. The neighborhood contains a variety of multi-family housing complexes that are situated along the major boulevards in the southern portion.

### **Cucamonga**

The Cucamonga area encompasses roughly one-quarter of Rancho Cucamonga and is bordered by Base Line Road to the north, Deer Creek Channel to the east, and the City boundary to the west and south. This area contains a stable mix of single-family and multi-family housing. This area also contains the Red Hill area distinguished by hillside terrain, a non-traditional street layout, a wide mix of lot sizes, and is anchored by the Red Hill Country Club.

### **Etiwanda**

The Etiwanda area is located along the eastern portion of Rancho Cucamonga and is bordered by the City boundary to the north and east, Day Creek Channel to the west, and Foothill Boulevard to the south. The Etiwanda Specific Plan was developed to retain the rural character of the area and equestrian oriented residential development. The area is characterized by stable residential neighborhoods surrounded by Eucalyptus windrows reminiscent of the agricultural heritage of the area. Residential uses include a mix of one acre, one-half acre, and one-quarter acre residential lots, with the larger lots suitable for equestrian uses.

### **Latino community of North Town**

The Latino community of North Town area is located in the southern portion of Rancho Cucamonga and surrounds Eighth Street and the Burlington Northern Santa Fe Railway. The North Town area is bordered by Ninth Street to the north, Haven Avenue to the east, Hellman Avenue to the west, and Seventh Street to the south. The Latino community of North Town specifically includes properties located between Hermosa Avenue to the west, Marine Avenue to the east, and the Deer Creek Channel runs through the neighborhood. The neighborhood contains single-family housing, a modern suburban street layout, and standard lot sizes. Secondo Guasti purchased eight square miles of land in the Cucamongo Valley in the early 1900s and founded the Italian Vineyard Company. Many of the laborers of Guasti's vineyard lived in the town north of it and the area was known as North Cocamonga or Northtown. This neighborhood however is located in southern Rancho Cucamonga and is anchored by the Northtown Community Center. This neighborhood dates back to the 1900s.

### **Red Hill**

This area is contained within the Cucamonga area and is distinguished by hillside terrain, a non-traditional street layout, a wide mix of lot sizes, and is anchored by the Red Hill Country Club. This area more specially includes the historic residential neighborhood located on Red Hill. These residences were constructed beginning in the late 1930s and are located northeast of the Red Hill Country Club and Golf Course.

### **Bear Gulch area of Foothill Blvd/Route 66**

The Bear Gulch area is located in the western portion of Rancho Cucamonga and is located at the base of the Red Hill area. The Bear Gulch area is bordered by the City boundary to the west and the Cucamonga Creek Channel to the east. This area contains commercial properties located on either side of Foothill Blvd/Route 66 and is anchored by Sycamore Inn. The Sycamore Inn overlooks the historic Route 66 which was previously the Santa Fe Trail. This area contained groves of Cottonwoods, Willows, Sycamores, and natural drainages. The area was named the Arroyo Los Oso by the Spaniards which was translated to Bear Gulch from the California bears that meandered the creeks.

### **Cucamonga Vineyard Tract Subdivision B, Tract No. 5576**

The Cucamonga Vineyard Tract Subdivision B, Tract No. 5576 area includes Hellman Avenue, San Bernardino Road, Harvard Street, Montara Avenue, and Selma Avenue. This area contains post-war

tract housing. This area is located one block north of Route 66 and contains single-family housing, a modern suburban street layout, and standard lot sizes.

### **Tract Nos. 5591, 5593, and 8892**

The Tract Nos. 5591, 5593, and 8892 areas include Effen Street, Dorset Street, Stafford Street, Hermosa Avenue, Center Avenue, Ashford Street, Norwick Street, and Kinlock Avenue. This area contains post-war tract housing. This area is located north of Route 66 and south of Church Street. This area contains single-family housing, a traditional street layout, and standard lot sizes.

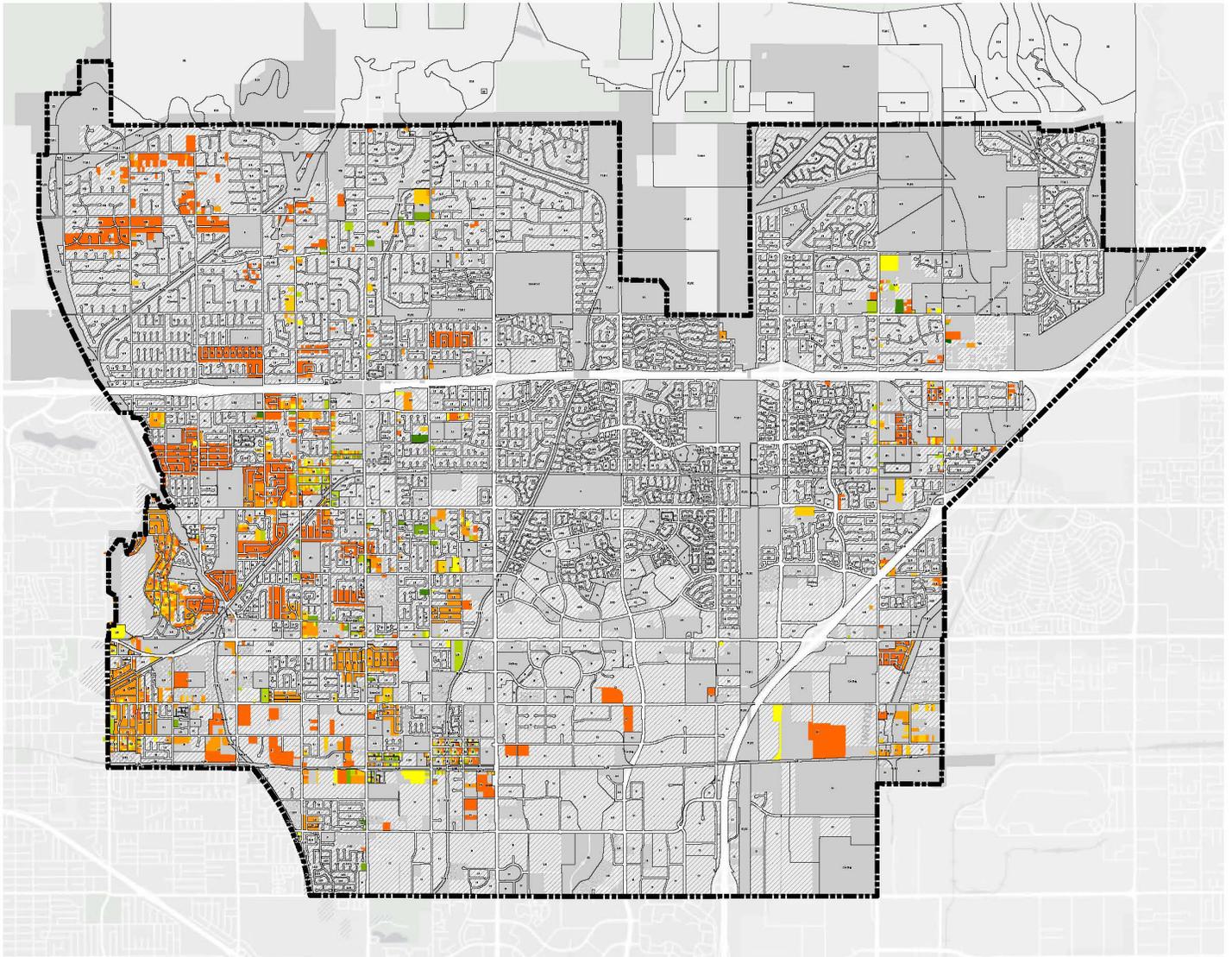
## **General Plan Update**

As it has been approximately 10 years since the preparation of the 2010 General Plan EIR, additional buildings in the City would have reached the 50-year mark, thereby increasing the number of potentially eligible historic resources in the City. As seen in Figure 2, *Building Age – Pre-1970*, and Figure 3, *Building Age –1970-2019*, there are core areas where there may be more potential for historic structures. In addition to the individual structures the neighborhoods may also have historic characteristics that could be affected by future development.

In addition, the existing General Plan did not include consideration of tribal cultural resources and archaeological sites. Through the update of the General Plan, there exists an opportunity to re-evaluate and refine the General Plan goals and policies. Such updates may take the following forms.

- **Goal LU-10: Encourage sustainable landscaping and streetscape design.**
  - **Policy LU-10.7:** Seek oppoprtnunities to incorporate traditional native plants into sustainable landscaping.
- **Goal LU-25: Preserve and manage tribal cultural resources.**
  - **Policy LU-25.1:** Seek opportunities, through meaningful tribal consultation with Native American communities, to develop educational programs for residents regarding the local history of the area prior to European contact.

Figure 2. Building Age – Pre 1970



### Year Built

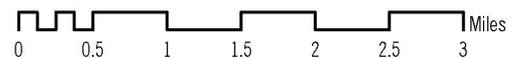
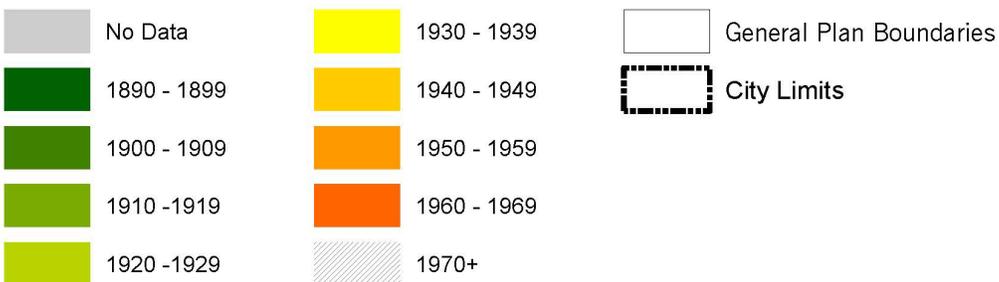
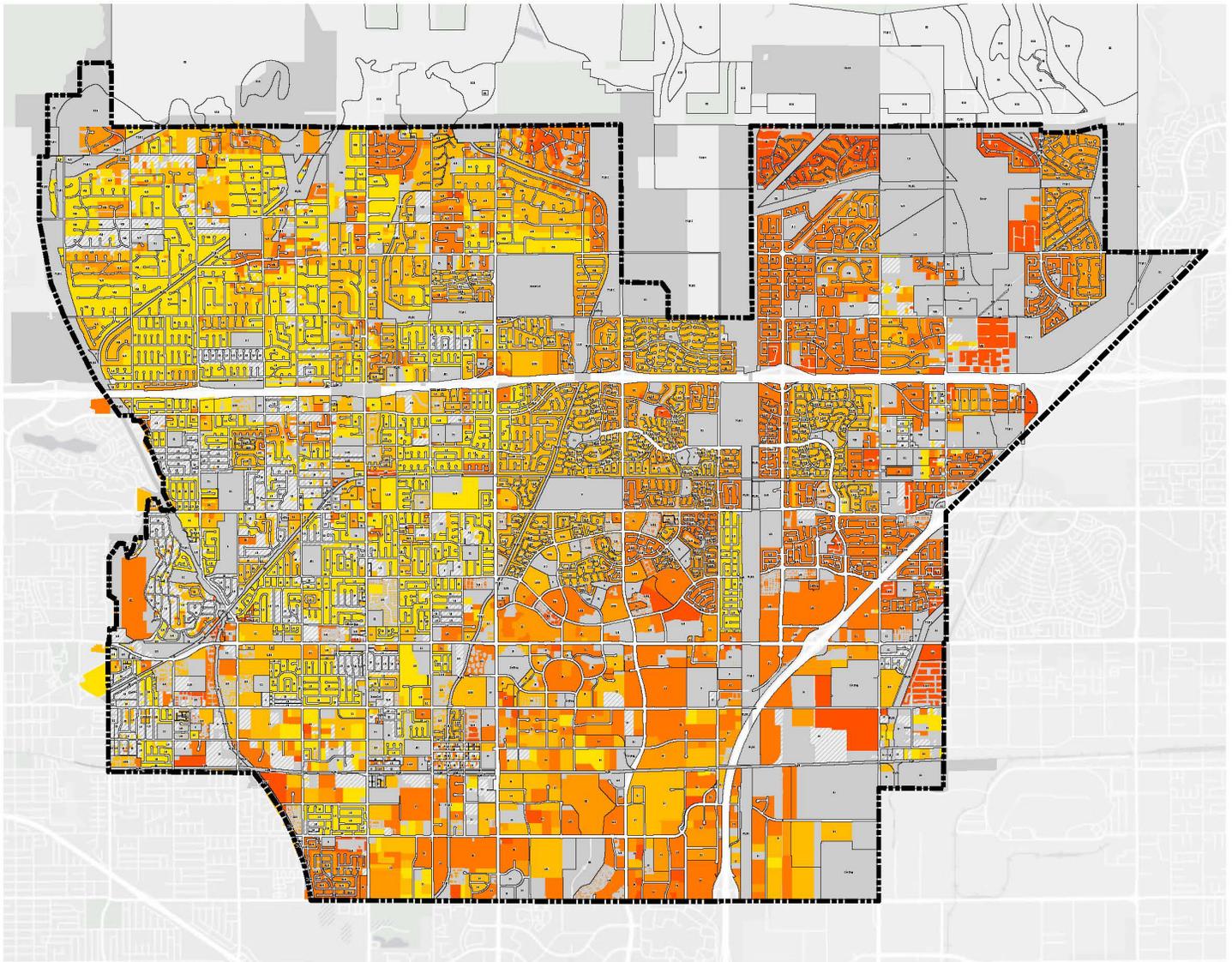


Figure 3. Building Age –1970-2019



### Year Built

