

Appendix D

Historical Resources Technical Report

**HISTORICAL RESOURCES TECHNICAL REPORT FOR
THE MISSION AND RAMONA BUSINESS PARK PROJECT
MONTCLAIR, CALIFORNIA**

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Executive Summary

Dudek was retained by the Oakmont Industrial Group to prepare a cultural resources technical report for the proposed Mission and Ramona Industrial Park Project in the City of Montclair, California (project). This report includes the results of a California Historical Resources Information System (CHRIS) records search; coordination with the Native American Heritage Commission (NAHC) for a Sacred Lands File (SLF) search; a pedestrian survey of the Project site by a dual qualified archaeologist and architectural historian; building development and archival research, development of an appropriate historic context for the Project site; and recordation and evaluation of two built environment resources, Mission Tiki Drive-in Theatre (10798 Ramona Avenue and 4363-4366 State Street) and the Montclair Tire Company (4485 State Street) (subject properties), that are over 45 years old for historical significance and integrity in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of Montclair designation criteria and integrity requirements. This report was prepared in conformance with California Environmental Quality Act (CEQA) Guidelines Section 15064.5 for historical resources and all applicable local guidelines and regulations.

Dudek conducted a CHRIS records search at the South Central Coastal Information Center (SCCIC) on January 22, 2020. The records search identified eleven previously conducted cultural resources technical investigations within the records search area. No studies overlapped the Project site. Additionally, the SCCIC records indicate that no previously recorded built environment resources, prehistoric, or historic-era archaeological resources were identified within the Project site and that nine cultural resources have been identified, all of which are built environment resources. Dudek contacted the NAHC on December 31, 2019 to request a search of the SLF. Results of the SLF (received January 13, 2020) were negative. Because the SLF search does not include an exhaustive list of Native American cultural resources, the NAHC suggested contacting 11 Native American individuals and/or tribal organizations who may have direct knowledge of cultural resources in or near the proposed Project site. No informal tribal consultation was initiated by Dudek for the proposed Project; however, in compliance with Assembly Bill (AB) 52 and Senate Bill (SB) 18, the City of Montclair (City) mailed invitations for consultation to NAHC-listed California Native American Tribal representatives that have requested project notification pursuant to AB 52 and SB 18. One tribe requested consulting-party status; however, no Tribal Cultural Resources (TCRs) were identified in the Project site by California Native American tribes as part of the City's AB 52 and SB 18 notification and consultation process. Documents related to AB 52 and SB 18 consultation are on file with the City.

Dudek reviewed a geotechnical report that was prepared for the Project in June 2019 (SoCalGeo 2019). According to the report, artificial fills soils were observed in depths ranging from 1.5 to 12 feet below the existing ground surface and underlain by alluvium. No cultural material was observed within the Project site as a result of the reconnaissance-level archaeological pedestrian survey. However, due to the presence of artificial soil, native soils were not available for observation rendering the survey less than reliable,

Both the Mission Tiki Drive-in Theatre property and the Montclair Tire Company property do not appear eligible under any NRHP, CRHR, or City of Montclair landmark designation criteria due to a lack of significant historical associations, lack of architectural merit, and/or lack of requisite integrity to convey significance. Therefore, these properties are not considered historical resource for the purposes of CEQA. Additionally, as a result of Dudek's extensive archival research, field survey, NAHC SLF review, and property significance evaluations, no historical or archaeological resources were identified within the Project site. Nor were any adjacent resources identified that could be indirectly impacted by proposed project activities. However, since native soils were not visible during the

pedestrian survey and the Project site has not been subjected to an archaeological survey prior to the deposit of artificial soils, it is difficult to determine the potential for unknown archaeological resources to exist within native soils. Since the proposed ground disturbances extend deeper than the documented fill soils, there is a potential that unknown cultural resources may be present and could potentially be impacted if inadvertently encountered. Finally, the Project would result in a less than significant impact to known historical and archaeological resources under CEQA. Additionally, measures have been recommended to ensure that if any unknown archaeological resources are encountered, that they are treated properly according to CEQA.

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1 Introduction

Dudek was retained by the Oakmont Industrial Group to complete a cultural resources technical report and accompanying Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Mission and Ramona Industrial Park Project (project) in the City of Montclair, California. This report includes the results of a California Historical Resources Information System (CHRIS) records search; coordination with the California Native American Heritage Commission (NAHC) for a Sacred Lands File (SLF) search; a pedestrian survey of the Project site by a dual qualified archaeologist and architectural historian; building development and archival research, development of an appropriate historic context for the Project site; and recordation and evaluation of two built environment resources, Mission Tiki Drive-in Theatre (10798 Ramona Avenue and 4363-4366 State Street) and the Montclair Tire Company (4485 State Street) (subject properties), that are over 45 years old for historical significance and integrity in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of Montclair designation criteria and integrity requirements. This report was prepared in conformance with California Environmental Quality Act (CEQA) Guidelines Section 15064.5 for historical resources.

1.1 Project Location and Description

Project Location

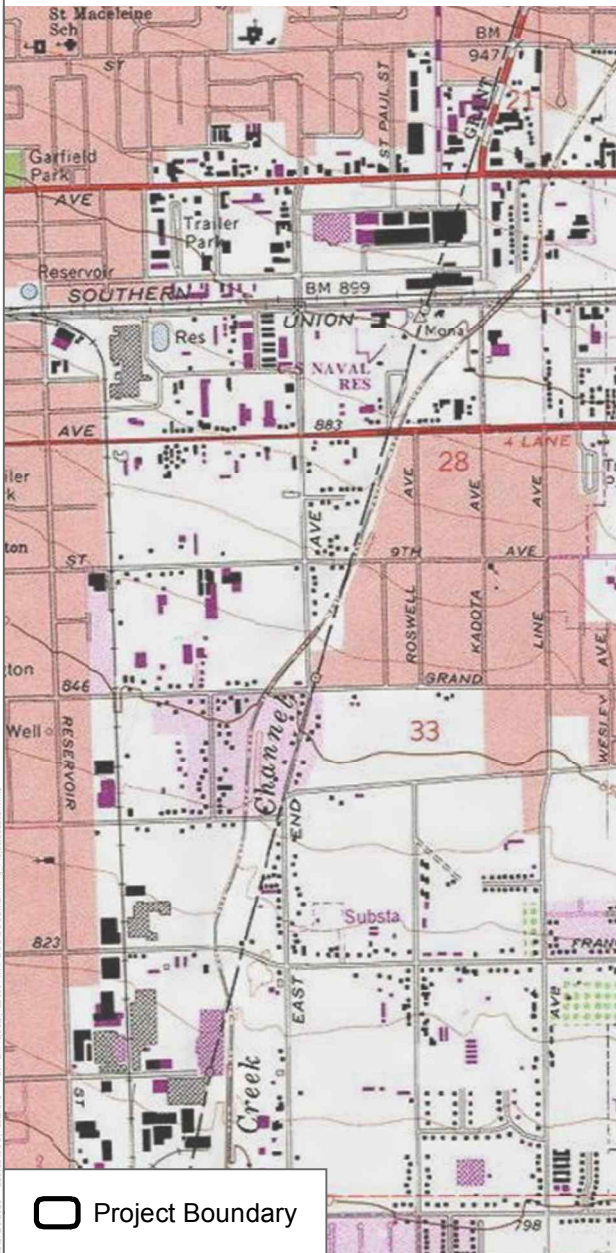
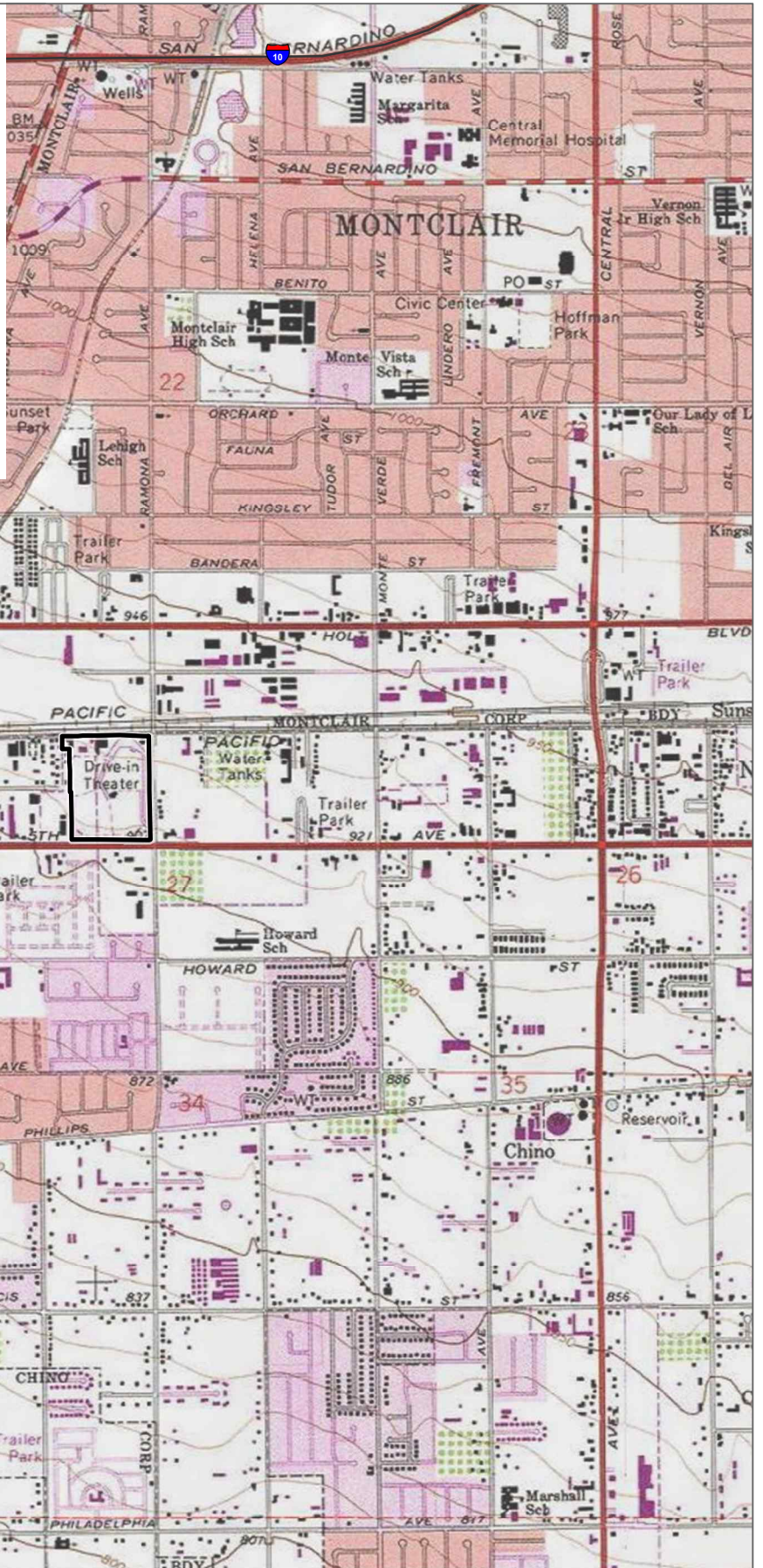
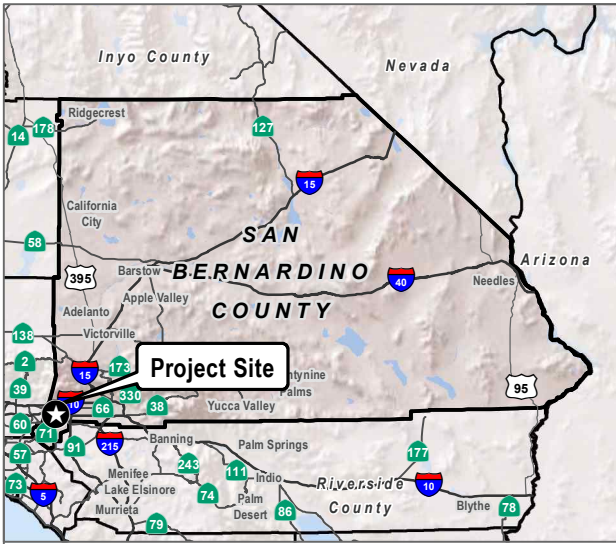
The approximately 27.74-acre Project site is located in the City of Montclair (City), within the western portion of San Bernardino County (County), approximately 2.5 miles east of Pomona and 30 miles east of Downtown Los Angeles in Section 27 of Township 1 South, Range 8 West, as depicted on the *Ontario* U.S. Geological Survey California 7.5 minute topographic quadrangle map (Figure 1. Project Location). The City is bounded by the cities of Claremont to the north, Ontario to the east, Chino to the south, and Pomona to the west. The Project site is generally located in the southwestern portion of the City, near the City's boundaries with Pomona and Chino. The Project site consists of three properties located immediately south of the Southern Pacific Railroad right-of-way, west of Ramona Avenue, north of Mission Boulevard, and east of several small-scale industrial properties. The setting is in an industrial corridor that runs along the railroad, spanning the area south of the railroad right-of-way, north of Mission Boulevard, east of East End Street in Pomona, and west of South Cypress Avenue in Ontario (Figure 2. Project Aerial). The postal addresses associated with the Project site consist of Mission Tiki Drive-in Theatre, 10798 Ramona Avenue; a warehouse/office building associated with the Drive-In, 4363-4366 State Street; and the Montclair Tire Company, 4485 State Street. The project site is approximately 27.74 gross acres and is composed of nine individual parcels: Assessor Parcel Numbers (APNs) 101-215-127, 101-215-128, 101-216-101, 101-216-102, 101-216-105, 101-216-103, 101-216-104, 101-215-120, and 101-215-129.

Project Description

The Project involves the demolition of the existing structures and surface pavement/asphalt associated with the Mission Tiki Drive-in Theatre and Swap Meet (10798 Ramona Ave and 4363-4366 State Street) and the Montclair Tire Company (4485 State Street). The Project includes the construction of an eight-building manufacturing/industrial park. In total, the Project would provide approximately 513,295 square feet of industrial space and associated improvements including loading docks, tractor trailer stalls, passenger vehicle parking spaces, and street, sidewalk, and landscape improvements.

Although the future occupants of the Project are unknown at this time, the buildings would be used for general warehousing. In general, the Project would support a variety of activities associated with the eight warehouse buildings, including the ingressing and egressing of passenger vehicles and trucks; the loading and unloading of trucks within designated truck courts/loading areas; and the internal and external movement of materials around the Project site via forklifts, pallet jacks, yard hostlers, and similar equipment. In addition, the office space would support general internal office activities related to the warehouse uses. On-Site improvements include the extension of existing water, sewer, and storm drain utilities into the Project site. As part of the Project, stormwater flows would be captured on-site and treated within a series of underground infiltration facilities. Ground disturbance associated with the Project is anticipated to be up to 20 feet below the existing ground surface for the underground infiltration basins in the truck courts for Buildings 7 and 8 and approximately 2 to 4 feet below the existing ground surface for the remainder of the site. Grading would occur across the 27.74-acre Project site and result in approximately 139,302 cubic yards of cut, 103,261 cubic yards of fill, and the net export of 36,042 cubic yards of soil.

The existing alignment of 3rd Street currently stops at the Project site's western boundary. As part of the Project, 3rd Street would be extended through the Project site to connect with Ramona Avenue at the intersection of Ramona Avenue and Dale Street.



 Project Boundary

SOURCE: 7.5-Minute Quadrangle, Ontario CA
Township 01S, Range 08W, Section 27

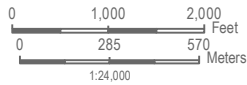
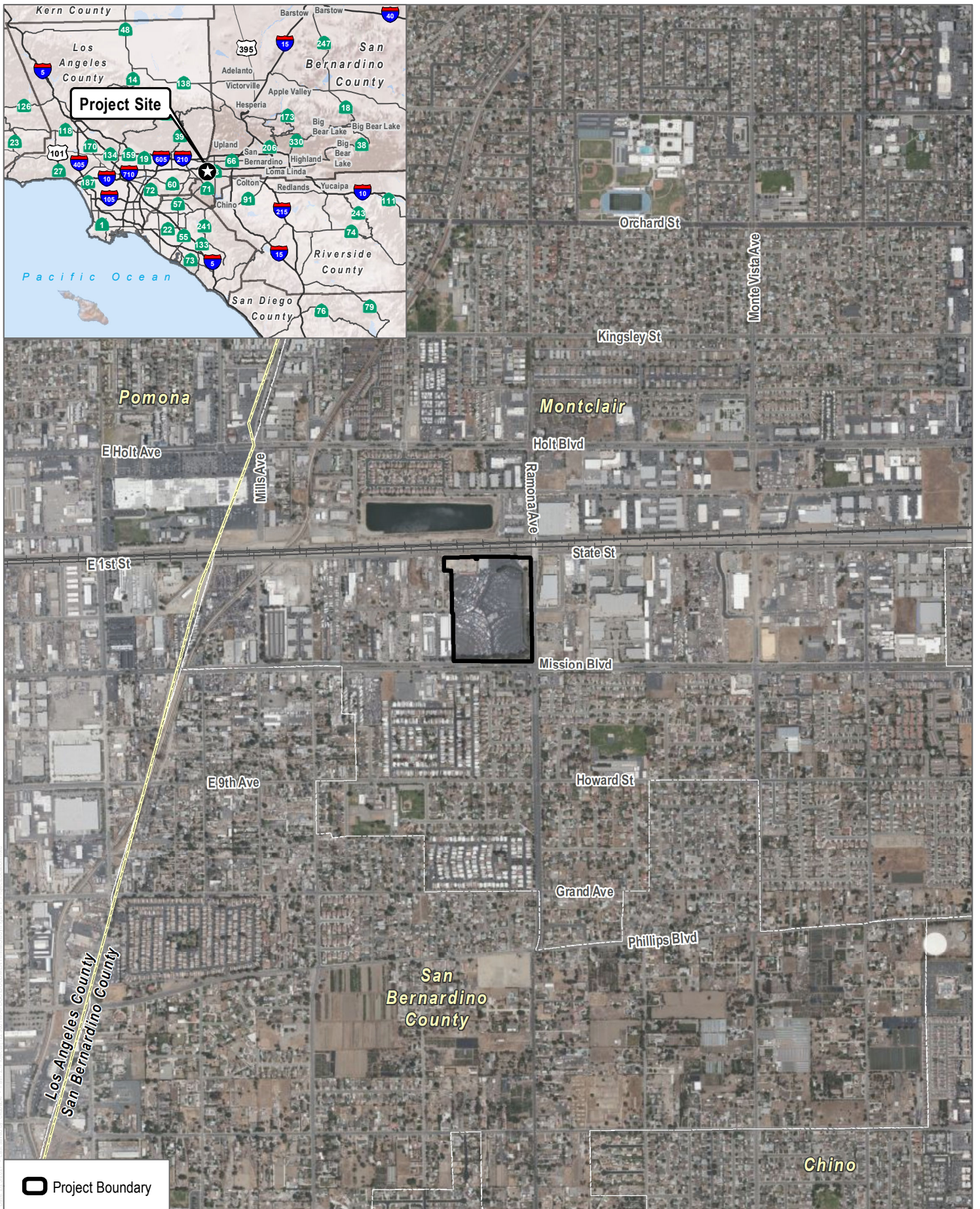


FIGURE 1

Project Location Map

Mission and Ramona Industrial Park Project, Montclair

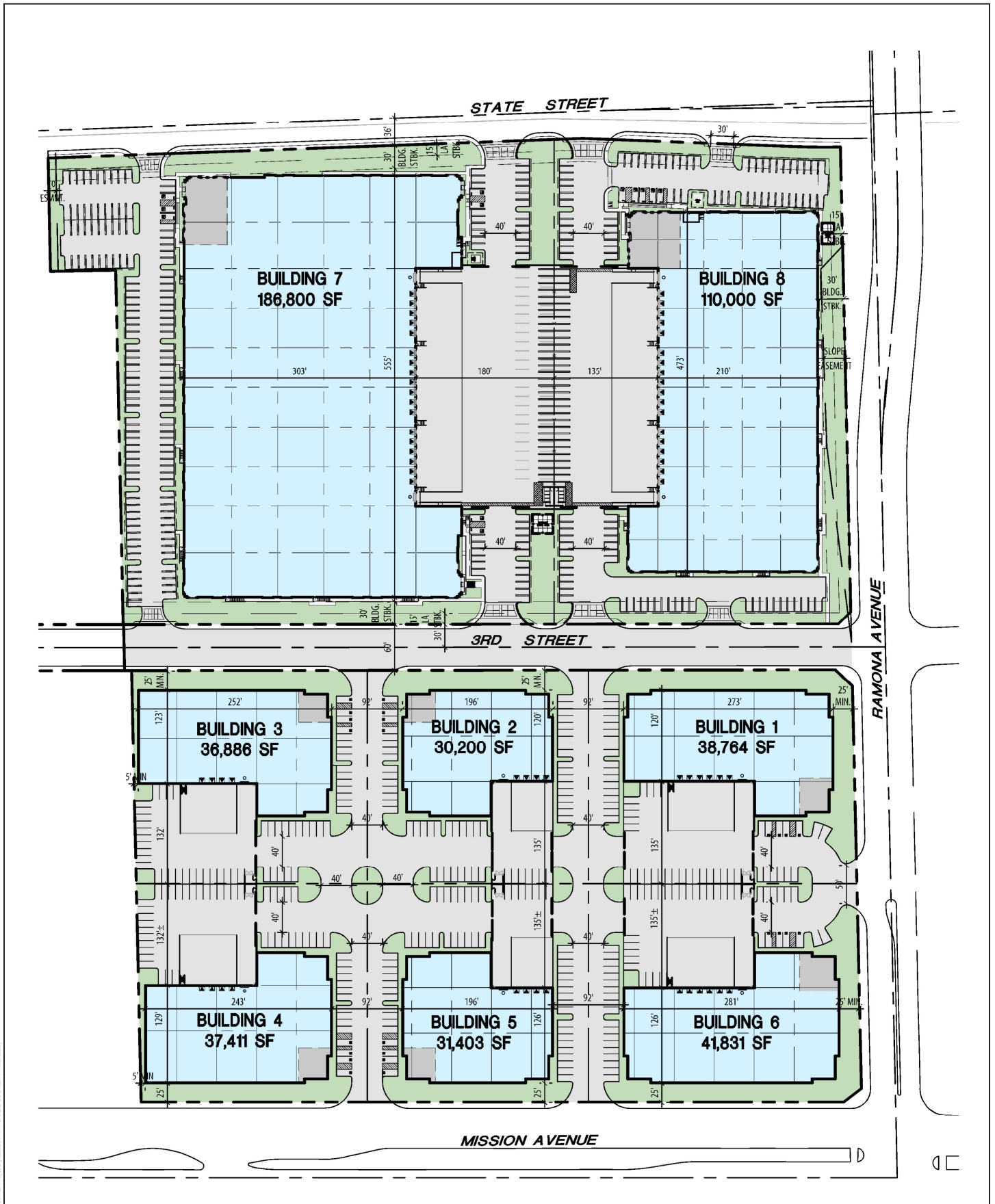
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SOURCE: Bing Maps 2020; Open Street Maps 2020

FIGURE 2
Project Aerial

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SOURCE: GAA Architects 2020

FIGURE 3-7

Site Plan

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1.2 Project Personnel

Dudek Architectural Historian Kate Kaiser prepared this report and associated property significance evaluations, MSHP. Dudek Lead Archaeologist Linda Kry, BA, RA, reported on and provided recommendations for archaeological resources. This report was reviewed for quality assurance/quality control by Dudek Principal Architectural Historian Samantha Murray, MA, and Dudek Senior Archaeologist Heather McDaniel McDevitt, MA, RPA. Allison Lyons provided additional review, MSHP in July 2021 and November 2021. Resumes for all key personnel are provided in Appendix A.

1.3 Regulatory Setting

Federal

National Register of Historic Places

While there is no federal nexus for this project, the subject properties were evaluated in consideration of NRHP designation criteria. The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service, under the U.S. Department of the Interior, the NRHP was authorized under the National Historic Preservation Act, as amended. Its listings encompass all National Historic Landmarks, as well as historic areas administered by the National Park Service.

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the NRHP. For a property to be listed in or determined eligible for listing, it must be demonstrated to possess integrity and to meet at least one of the following criteria:

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.

Integrity is defined in NRHP guidance, "How to Apply the National Register Criteria," as "the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity" (Andrus and Shrimpton 2002). NRHP guidance further asserts that

properties be completed at least 50 years ago to be considered for eligibility. Properties completed fewer than 50 years before evaluation must be proven to be “exceptionally important” (criteria consideration to be considered for listing).

State

California Register of Historical Resources

In California, the term “historical resource” includes but is not limited to “any object, building, structure, 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” (California Public Resources Code Section 5020.1(j)). In 1992, the California legislature established the CRHR “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (California Public Resources Code Section 5024.1(a)). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated below. According to California Public Resources Code Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one 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.

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

As described further below, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- California Public Resources Code Section 21083.2(g) defines “unique archaeological resource.”

- California Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5(a) define “historical resources.” In addition, CEQA Guidelines Section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource.” It also defines the circumstances when a project would materially impair the significance of an historical resource.
- California Public Resources Code Section 21074(a) defines “tribal cultural resources.”
- California Public Resources Code Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- California Public Resources Code Sections 21083.2(b)-(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(b).) If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code Section 5024.1(q)), it is a “historical resource” and is presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A “substantial adverse change in the significance of an historical resource” reflecting a significant effect under CEQA means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines Section 15064.5(b)(1); California Public Resources Code Section 5020.1(q)). In turn, CEQA Guidelines section 15064.5(b)(2) states the significance of an historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any “historical resources,” then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource’s historical significance is materially impaired.

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (California Public Resources Code Section 21083.2[a], [b], and [c]).

California Public Resources Code Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

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

Impacts to non-unique archaeological resources are generally not considered a significant environmental impact (California Public Resources Code section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)). However, if a non-unique archaeological resource qualifies as tribal cultural resource (California Public Resources Code Section 21074(c), 21083.2(h)), further consideration of significant impacts is required. CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described below, these procedures are detailed in California Public Resources Code Section 5097.98.

California State Assembly Bill 52

Assembly Bill (AB) 52 of 2014 amended PRC Section 5097.94 and added PRC Sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3. AB 52 established that TCRs must be considered under CEQA and also provided for additional Native American consultation requirements for the lead agency. Section 21074 describes a TCR as a site, feature, place, cultural landscape, sacred place, or object that is considered of cultural value to a California Native American Tribe and that is either:

- On or determined to be eligible for the California Register of Historical Resources or a local historic register;
or
- 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.

AB 52 formalizes the lead agency–tribal consultation process, requiring the lead agency to initiate consultation with California Native American groups that are traditionally and culturally affiliated with the project site, including tribes that may not be federally recognized. Lead agencies are required to begin consultation prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report.

Section 1 (a)(9) of AB 52 establishes that “a substantial adverse change to a tribal cultural resource has a significant effect on the environment.” Effects on TCRs should be considered under CEQA. Section 6 of AB 52 adds Section 21080.3.2 to the PRC, which states that parties may propose mitigation measures “capable of avoiding or substantially lessening potential significant impacts to a tribal cultural resource or alternatives that would avoid significant impacts to a tribal cultural resource.” Further, if a California Native American tribe requests consultation regarding project alternatives, mitigation measures, or significant effects to tribal cultural resources, the consultation shall include those topics (PRC Section 21080.3.2[a]). The environmental document and the mitigation monitoring and reporting program (where applicable) shall include any mitigation measures that are adopted (PRC Section 21082.3[a]).

Senate Bill 18

The Local and Tribal Intergovernmental Consultation process, commonly known as Senate Bill (SB) 18 was signed into law September of 2004 and took effect March 1, 2005. SB 18 refers to PRC Section 5097.9 and 5097.995, which defines cultural places as:

- Native American sanctified cemetery place of worship, religious or ceremonial site, or sacred shrine (PRC Section 5097.9).
- Native American historic, cultural, or sacred site that is listed or may be eligible for listing in the California Register of Historic Resources pursuant to Section 5024.1, including any historic or prehistoric ruins, any burial ground, any archaeological or historic site (PRC Section 5097.993).

SB 18 established responsibilities for local governments to contact, provide notice to, refer plans to, and consult with California Native American tribes that have been identified by the NAHC and if that tribe requests consultation after local government outreach as stipulated in Government Code Section 65352.3. The purpose of this consultation process is to protect the identity of the cultural place and to develop appropriate and dignified treatment of the cultural place in any subsequent project. The consultation is required whenever a general plan, specific plan, or open space designation is proposed for adoption or to be amended. Once local governments have sent notification, tribes are responsible for requesting consultation. Pursuant to Government Code Section 65352.3(a)(2), each tribe has 90 days from the date on which they receive notification to respond and request consultation.

In addition to the requirements stipulated previously, SB 18 amended Government Code Section 65560 to “allow the protection of cultural places in open space element of the general plan” and amended Civil Code Section 815.3 to add “California Native American tribes to the list of entities that can acquire and hold conservation easements for the purpose of protecting their cultural places.”

Local

City of Montclair

This study was completed in consideration of all sections of the City of Montclair, California - Code of Ordinances related to Historic Preservation and Historic Landmark Designation (Chapters 11.56). Sections most relevant to this study are provided below.

Chapter 11.56.060 - Landmark designation—Criteria.

A building or structure may be designated a historic landmark if it is found that one or more of the following conditions exist with reference to such building or structure:

- A. The proposed landmark is particularly representative of a historical period, type, style, region or way of life;
- B. The proposed landmark is an example of a type of building which was once common but is now rare;
- C. The proposed landmark is one of the best remaining examples of a particular architectural type or style in the area;
- D. The proposed landmark is identified with persons or events significant in local, State or national history;
- E. The proposed landmark is representative of the notable work of a builder, designer or architect.

(Prior code § 9-10.107)

2 Background Research

2.1 CHRIS Records Search

On January 22, 2020, Dudek completed a CHRIS records search of the Project site and a 0.5-mile search radius at the South Central Coastal Information Center (SCCIC), located on the campus of California State University, Fullerton. This search included mapped prehistoric, historical, and built-environment resources; Department of Parks and Recreation (DPR) site records; technical reports; archival resources; and ethnographic references. The confidential records search results are also provided in Confidential Appendix B.

Previously Conducted Cultural Resources Studies

Results of the cultural resources records search indicated that 11 previous cultural resource studies have been conducted within 0.5-mile of the Project site between 1977 and 2014. No studies overlap the Project site; however, five studies are adjacent. Table 1, below, summarizes all 11 previous cultural resources studies followed by a brief summary of the five studies adjacent to the Project site.

Table 1. Previously Conducted Cultural Resources Studies within 0.5-Mile of the Project Site

SCCIC Report Number (SB-)	Authors	Year	Title	Proximity to Project Site
00500	Hearn, Joseph E.	1977	Archaeological - Historical Resources Assessment of Approximately Nineteen Acres Located West of Ramona Avenue and South of Holt Boulevard in the Montclair Area	Outside
00813	Hearn, Joseph E.	1979	Mission Boulevard at Pipeline Avenue, Montclair Area, HO 7042, Cultural Resources Assessment	Outside
02795	Hampson, Paul R., Schmidt, James J., Schmidt, June A.	1991	Cultural Resource Investigation: Cajon Pipeline Project in Los Angeles, Riverside and San Bernardino Counties	Adjacent
02796	McKenna, Jeanette	1993	Cultural Resources Investigations, Site Inventory, and Evaluations, the Cajon Pipeline Project Corridor, Los Angeles and San Bernadine Counties, California	Adjacent
04002	Harper, Caprice	2004	Cultural Resource Assessment: Cingular Wireless Facility #SB 469-01, Montclair, San Bernardino County, CA. 31PP	Outside
04504	Shepard, Richard	2004	Preliminary Cultural Resources Assessment: Mission Blvd Corridor Improvements, City of Montclair, San Bernardino County. 6PP	Adjacent

Table 1. Previously Conducted Cultural Resources Studies within 0.5-Mile of the Project Site

SCCIC Report Number (SB-)	Authors	Year	Title	Proximity to Project Site
06081	Wlodarski, Robert J.	2008	A Record Search and Field Reconnaissance Phase for the Proposed Bechtel Wireless Telecommunications Site SV0083 (Jack's Basket), located at 4672 Mission Boulevard, Montclair, California 91763.	Outside
06516	Ashkar, Shahira	1999	Cultural Resource Inventory Report for Williams Communications, Inc., Proposed Fiber Optic System Installation Project, Los Angeles to Riverside, Los Angeles, Riverside and San Bernardino Counties.	Adjacent
06787	Tang, Bai "Tom", Deirdre Encarnacion, and Daniel Ballester	2008	Historical/Archaeological Resources Survey Report: Chino Groundwater Basin Dry-Year Yield Program Expansion, Los Angeles, Riverside and San Bernardino Counties, California.	Adjacent
07660	Duke, Curt	2013	Cultural Resources Assessment: SBA Communications Corporation Facility Number: CA45930-A Facility Name: Little Mountain 2, 27910 Stoddard Mountain Road, Barstow, California 92311 San Bernardino County.	Outside
07881	Fulton, Phil	2014	Cultural Resource Assessment Class I Inventory: Verizon Wireless Services, Merle Facility, City of Montclair, County of San Bernardino, California.	Outside

SB-02795

Cultural Resource Investigation: Cajon Pipeline Project in Los Angeles, Riverside and San Bernardino Counties (Hampson et. al. 1991), documents the results of a Phase I archaeological investigation of an 80-foot wide pipeline corridor adjacent to the current Project site. The investigation included an archaeological records search, literature review, and an intensive field survey. The purpose of the investigation was to evaluate the impact the proposed Cajon Pipeline installation would have on known and unknown cultural resources. The background investigation of the subject property identified no previously recorded archaeological sites to be affected by the pipeline installation. Prehistoric and historic isolates were identified within the proposed pipeline area along with several nearby sites (CA-22-HS, CA-25-HS, CP-28-HS, and CP-30-HS) that were not impacted by the pipeline installation. The conclusion of the investigation was that avoidance and recordation measures provided by on-site cultural monitors would ensure full compliance of the proposed Cajon pipeline. No cultural resources were identified within the current Project site through this study.

SB-02796

Cultural Resources Investigations, Site Inventory, and Evaluations, the Cajon Pipeline Project Corridor, Los Angeles and San Bernardino Counties, California (McKenna, J. 1993), documents the results of a Phase I archaeological investigation of an 80-foot wide pipeline corridor adjacent to the Project site. The investigation included an archaeological records search and literature review and an intensive field survey. The purpose of the investigation

was to evaluate the impact the proposed Cajon Pipeline installation would have on known and unknown cultural resources. The background investigation resulted in the identification of numerous previously identified cultural resources, though only a limited number of these resources were of potential impact to the pipeline corridor. McKenna et.al. identified one culturally significant site within the proposed Cajon Pipeline Project boundary, CA-SBR-7086, that would require monitoring during the construction phase. No cultural resources were identified within the current Project site through this study.

SB-04504

Preliminary Cultural Resources Assessment: Mission Blvd Corridor Improvements, City of Montclair, San Bernardino County. 6PP (Shepard, Richard 2004), documents the results of a Phase I archaeological investigation of a proposed project for improvements to Mission Boulevard. The investigation included an archaeological records search, literature review, and an intensive field survey. The purpose of the investigation was to evaluate the impact the proposed improvements to a section of Mission Boulevard would have on known and unknown cultural resources. The background investigation of the subject area resulted in no identified cultural resources. The conclusion of this investigation was that the chance of subsurface deposits along Mission Boulevard are low. No cultural resources were identified within the current Project site through this study.

SB-06516

Cultural Resource Inventory Report for Williams Communications, Inc., Proposed Fiber Optic System Installation Project, Los Angeles to Riverside, Los Angeles, Riverside and San Bernardino Counties. (Ashkar 1999), documents the results of a Phase I archaeological investigation of a proposed subsurface fiber optic cable system that connects Los Angeles, California with El Paso, Texas. The investigation included an archaeological records search, literature review, and an intensive field survey of the proposed project between Los Angeles, California and Riverside, California. The purpose of the investigation was to evaluate the impact the proposed fiber optic line would have on known and unknown cultural resources. None of the cultural resources identified in this study impact the current Project site.

SB-06787

Historical/Archaeological Resources Survey Report: Chino Groundwater Basin Dry-Year Yield Program Expansion, Los Angeles, Riverside and San Bernardino Counties, California. (Tang et. al. 2008), documents the results of a Phase I archaeological investigation of the Chino Groundwater Basin Dry-Year Yield Program Expansion Project. The investigation included an archaeological records search and literature review and an intensive field survey. The purpose of the investigation was to evaluate the impact the proposed expansions to the existing Chino Groundwater Basin would have on known and unknown cultural resources. The background investigation of the subject area resulted the identification of three cultural resources requiring protection under current CEQA guidelines. The cultural resources identified for the project include: P-36-015497 (the Historic San Bernardino Base Line), P-36-016451 (the circa 1895-vintage Norton Fisher House at 7165 Etiwanda Avenue), and P-36-016464 (the circa-1938 Aggazzotti Winery at 11929 Foothill Boulevard). The authors of the 2008 study recommended a buffer zone for these historic resources in order to retain CEQA compliance, and additional cultural monitoring during ground disturbance activities in vicinity of these buffers. No cultural resources were identified within the current Project site through this study.

Previously Recorded Cultural Resources

The CHRIS records search indicates that nine cultural resources have been previously recorded within 0.5-mile of the Project site, none of which overlap or are adjacent to the Project site. All of the previously recorded cultural resources within the records search area consist of built environment resources. No prehistoric or historic-era archaeological resources were identified within the records search area.

Table 2. Previously Recorded Cultural Resources Within a 0.5-Mile Radius of the Project Site

Primary (P-19-)	Trinomial (CA-SBR-)	Resource Age and Type	Resource Description	NRHP Eligibility	Recording Events	Proximity to Project Site
010330	CA-SBR-010330H	Historic: Roads, trails, railroad grades	Union Pacific Railroad	6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.	1999 (S. Ashkar, Jones & Stokes Associates, Inc.); 2002 (Goodwin, R., LSA Associates, Inc.); 2008 (Harper, C.D., SWCA); 2010 (Tibbet, C., LSA Associates, Inc.); 2012 (Paul, Daniel D., ICF International)	Outside
027152	—	Historic: Single Family Property	4953 West State Street	6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.	2012 (Daniel Paul and Elizabeth Hilton, ICF International)	Outside
027153	—	Historic: Single Family Property	4977 West State Street	6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.	2012 (Daniel Paul and Elizabeth Hilton, ICF International)	Outside
027154	—	Historic: Single Family Property	10745 South Monte Vista Avenue	6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.	2012 (Paul; Hilton, ICF International)	Outside

Table 2. Previously Recorded Cultural Resources Within a 0.5-Mile Radius of the Project Site

Primary (P-19-)	Trinomial (CA-SBR-)	Resource Age and Type	Resource Description	NRHP Eligibility	Recording Events	Proximity to Project Site
027155	-	Historic: Single Family Property	10751 South Monte Vista Avenue	6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.	2012 (Paul; Hilton, ICF International)	Outside
027156	-	Historic: Commercial Building	10777 South Monte Vista Avenue, Montclair	6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.	2012 (Paul; Hilton, ICF International)	Outside
027157	-	Historic: Single Family Home	10787 South Monte Vista Avenue, Montclair	6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.	2012 (Paul; Hilton, ICF International)	Outside
027158	-	Historic: Commercial Building	10807 South Monte Vista Avenue, Montclair	6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.	2012 (Paul; Hilton, ICF International)	Outside
033162	--	Historic: Single Family Property	11095 South Kadota Ave	6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.	2002 (Melinda Paulson, Co of SB)	Outside

2.2 Geotechnical Report Review

The geotechnical report, *Geotechnical Investigation Proposed Commercial/Industrial Development* (SoCalGeo 2019), was prepared for Mission Boulevard Industrial Owner, L.P. in June 2019 to determine the geotechnical conditions of an approximately 27.87-acre parcel in the City of Montclair. The report details the results of subsurface explorations at seventeen (17) locations that fall within the proposed Project site, to determine subsurface

conditions. According to the report, 17 hollow-stem auger borings were completed to depths between 12 and 35 feet below ground surface. Artificial fill soils encountered during subsurface testing are described as dark brown to brown silty fine to medium sand, coarse sand, and gravel. The native soils encountered during borings are described as alluvium and characterized as gray-brown fine to coarse sand and gravel. The report concludes that artificial fills soils were observed in depths ranging from 1.5 to 12 feet below ground surface and underlain by alluvium.

2.3 Native American Coordination

NAHC Sacred Lands File Search

Dudek contacted the NAHC on December 31, 2019 and requested a review of the SLF. The NAHC replied via email on January 13, 2020 stating that the results of the SLF search were negative. The NAHC also suggested contacting 11 Native American individuals and/or tribal organizations who may have direct knowledge of cultural resources in or near the Project site. No informal tribal consultation was initiated by Dudek for the proposed Project. This coordination was conducted for informational purposes only and does not constitute formal government-to-government consultation as specified by Assembly Bill (AB) 52. The AB 52 consultation efforts conducted by the City are discussed in the following paragraph. Documentation of Dudek's coordination with the NAHC is provided in Appendix C.

Assembly Bill 52 Consultation

The Project is subject to compliance with AB 52 (PRC 21074), which requires consideration of impacts to TCRs as part of the CEQA process, and that the lead agency notify California Native American Tribal representatives (that have requested notification) who are traditionally or culturally affiliated with the geographic area of the proposed Project. All NAHC-listed California Native American Tribal representatives that have requested project notification pursuant to AB 52 were sent letters by the City on February 24, 2021. The letters contained a project description, outline of AB 52 timing, an invitation to consult, and contact information for the appropriate lead agency representative. Documents related to AB 52 consultation are on file with the City.

Senate Bill 18 Consultation

The Project is subject to compliance with SB 18 (Government Code Section 65352.3), which requires local governments to invite California Native American Tribal representatives to participate in consultation about proposed General Plan and Specific Plan adoptions or amendments. The City is considering an amendment to the General Plan for the Project and as such, initiated SB 18 consultation. All SB 18 California Native American Tribal representatives, who have requested notification, were sent notification letters via email by the City on February 24, 2021. The letters contained a project description, an invitation to consult, and contact information for the appropriate lead agency representative. Documents related to SB 18 consultation are on file with the City.

2.4 Historical Map Review and Review of Academic Literature

Dudek cultural resources specialists reviewed pertinent academic and ethnographic literature for information pertaining to past Native American use of the Project site. This review included consideration of sources commonly

identified through consultation, notably the 1938 Kirkman-Harriman Historical Map (Figure 4). Based on this map, the Project site overlaps a portion of a northwest-southeast-trending "Mission Road" and is over 0.5 miles northeast of the northwest-southeast-trending unnamed "ancient road." The nearest mapped unnamed Native American village is more nearly 1 mile southwest of the Project site and is situated just northeast of an area labeled as "Butterfield," at the northeastern base of Chino Hills. It should be noted that this map is highly generalized due to scale and age and may be somewhat inaccurate with regard to distance and location of mapped features. Additionally, this map was prepared based on review of historic documents and notes more than 100 years following secularization of the missions (in 1833). Although the map contains no specific primary references, it matches with the details documented by the Portolá expedition (circa 1769-1770). The map is a valuable representation of post-contact mission history; however, it is limited to a specific period of Native American history and substantiation of the specific location and uses of the represented individual features should be verified by archaeological records and/or other primary documentation.

At the time of Portolá's expedition, and through the subsequent mission period, the area surrounding the Project site was occupied by Eastern Gabrielino, Cahuilla, and Serrano. Native American inhabitants of the San Bernardino area where the Project site is located in spoke the Gabrielino variety of Takic and may have also spoken the Cahuilla and Serrano variety since the traditional boundary between these groups is nearby. One study made an effort to map the traditional Gabrielino cultural use area through documented family kinships included in mission records (NEA and King 2004). This process allowed for the identification of clusters of tribal villages (settlements) with greater relative frequencies of related or married individuals than surrounding areas. Traditional cultural use area boundaries, as informed by other ethnographic and archaeological evidence, were then drawn around these clusters. The relative sizes of these villages were also inferred from their relative number of mission-period recruits. No archaeological evidence of the nearest village on the 1938 Kirkman-Harriman map was provided in the SCCIC records search results or review of other archaeological information. This is likely due to the approximately 1-mile distance from the mapped village location to the Project site and the records search radius measuring 0.5 mile.

Based on review of pertinent academic and ethnographic information, the Project site falls within the boundaries of the Gabrielino traditional territory. Based on the SCCIC and NAHC records search results and literature review, no Native American cultural resources have been documented within the Project site.

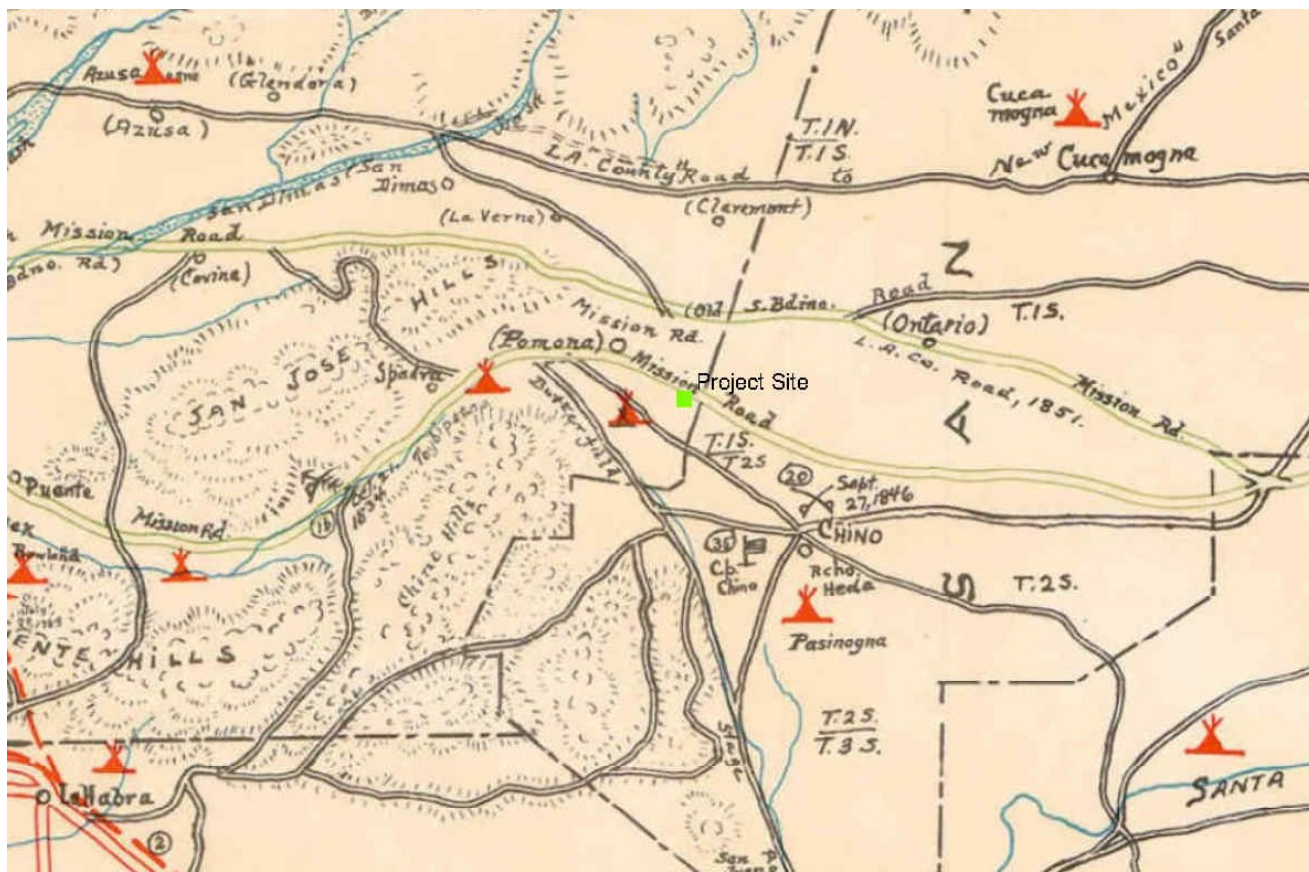


Figure 4. 1938 Kirkman-Harriman Historical Map

2.5 Building Development and Archival Research

Building development and archival research were conducted for the Project site in an effort to establish a thorough and accurate historic context for the significance evaluations, and to confirm the building development history of the Project site and associated parcels.

City of Montclair Building Division

Dudek visited the City of Montclair Building Division on January 28, 2020 in order to request permits for the subject properties at 10798 Ramona Avenue and 4485 Stat Street. Dudek reviewed all available permits and all information obtained from the City of Montclair Building Division was used in the preparation of the historic context and significance evaluations.

San Bernardino County Office of the Assessor

The San Bernardino County Office of the Assessor's Property Information Management System website was visited in January 2020, in order to determine the dates of construction for both the Mission Tiki Drive-In and Associated Buildings (10798 Ramona Avenue) and Montclair Tire Company (4485 State Street). The Assessor webpage indicated that Mission Tiki Drive-In was constructed in 1958, with an effective year of 1960, however, this is contradicted in newspaper articles that indicate the theater was operating as early as 1956. The Assessor webpage also indicated that the Montclair Tire Company was constructed in 1958, with an effective year of 1960.

San Bernardino County Archives

On July 13, 2021, Dudek reached out to the San Bernardino Archives to request if the archive had any materials related to the Mission Tiki Drive-In or the Montclair Tire Company properties, or general information about local drive-in movie theaters in the County. Archivist Stanly Rodriguez responded to the information request on July 13, 2021 and informed Dudek that they did not have any materials relating to the subject properties or to movie theaters.

Historical Society of Pomona Valley

On July 13, 2021, Dudek reached out to the Historical Society of Pomona Valley to request if the archive had any materials related to the Mission Tiki Drive-In or the Montclair Tire Company properties, or regional information about local drive-in movie theaters by email and by phone. On July 14, 2021, Historical Society of Pomona Valley responded that they did not have any information on the Mission Tiki Drive-In or the Montclair Tire Company properties, and that Montclair fell outside their society's focus area.

San Bernardino Public Library – Arda Haenszel California Room

On July 13, 2021, Dudek reached out to the Arda Haenszel California Room to ask if the archive had any materials related to the Mission Tiki Drive-In or the Montclair Tire Company properties, or general information about local drive-in movie theaters in the County. The librarian responded by phone and confirmed that the Arda Haenszel California Room had subject files for the City of Montclair and for movie theaters and invited Dudek to review materials. On July 15, 2021, Dudek visited the Arda Haenszel California Room, reviewed both subject files, and consulted with archives librarian, Paul Garrity, Jr. however, no additional information about the Mission Tiki Drive-In was available. Dudek did gather additional information about Inland Empire and San Bernardino County drive-in movie theaters, which was used in the historical context for local drive-in movie theaters (refer to Section 3.5 of this report).

San Bernardino County Library – Montclair Branch

Dudek visited the Montclair Branch of San Bernardino County Library on January 28, 2020. A reference librarian was consulted for information specific to the subject properties and general information about the history of the City of Montclair. All available information obtained from the library was used in preparation of the historic context and significance evaluations.

Historical Aerial Photographs

Historic aerial photographs of the project site were available from Nationwide Environmental Title Research (NETR) LLC maps for the years 1938, 1946, 1948, 1953, 1959, 1964, 1965, 1966, 1972, 1980, 1994, 2002, 2003, 2005, 2009, 2010, 2012, 2014, and 2016. Additional historic aerial photographs of the subject property were available from University of California Santa Barbara (UCSB) Map and Imagery Laboratory's FrameFinder application for the years 1928, 1938, 1949, 1952, 1959, 1960, 1968, 1972, 1976, 1977, 1980, and 1981. The earliest available photograph of the project site from 1928 depicts the area as small farming and orchard tracts, aligned along Holt Boulevard, Orchard Avenue and Benito Avenue to the north, and Mission Boulevard, Howard Avenue and Phillips Boulevard to the south. The San Antonio Wash is visible to the west, in its natural course. Residential tracts in Pomona are visible much further to the west. The area remains mainly orchards and agricultural fields in the next two photographs. In 1938, flood damage is visible around the San Antonio Wash. In 1949, the Valley Drive-In Theater on Holt Boulevard appears, the first in the area. By the 1953 photograph however, the residential development outside of Pomona has exploded, with nearly all previously available orchard lands now dedicated to residential developments. Nearer to the project site, more residences and industrial properties appear in place of former orchards between Mission Boulevard and the Southern Pacific Railroad Line to the north. However, in 1953, there are still few residential developments in Monte Vista/ Montclair itself, with most housing clustered along Ramona Avenue, Holt Boulevard and Benito Avenue (NETR 2020; UCSB 2020).

In 1959, the Mission Drive-In property and warehouse property appears for the first time. The Mission Drive-in is oriented towards a curved screen in the southeast corner of the property. A structure, likely an office or concession stand is located in the center of the fan-shaped parking area. Nearly all of the original orchards surrounding the drive-in property were removed. Industrial properties begin to densely populate the area between the Southern Pacific Railroad tracks and Mission Boulevard by 1959. West of the project area, the San Antonio Creek Channel is visible, in its concrete-lined channel format for the first time. Probably the most noticeable difference is the increase in residential subdivisions that appear north of the railroad tracks. By the 1968 photograph, the Montclair Tire Company building appears along State Street, at the northwest corner of the project site. The trend of industrial properties set along the railroad tracks and dense residential subdivisions north of Holt Boulevard, continues in all remaining photographs from 1968 through 2018. South of Mission Boulevard remains a mix of residential and orchard tracts until 1980, when residential and industrial park properties begin to dominate the area (NETR 2020; UCSB 2020).

Between 1972 and 1976, the original screen was demolished, and the property is converted to an outdoor four-plex theater, with a screen and fanned out parking in all four corners of the property (see Figure 6 in Section 3.5). The office/concession stand in the center of the property appears to have received additions between 1972 and 1976. The entrance configuration has changed as well: in the earlier photographs, there were two entrances at the southeast corner of the property from both Ramona Avenue and Mission Boulevard and all cars would pass ticket booths in the southeast corner before entering the single screen area. By 1976, the approach layout changes, and cars enter the property from Ramona Avenue to pass ticket booths in the northeast corner of the property before entering the individual screens from the north (NETR 2020; UCSB 2020).

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3 Cultural Setting

3.1 Prehistoric Overview

Evidence for continuous human occupation in Southern California spans the last 10,000 years. Various attempts to parse out variability in archaeological assemblages over this broad period have led to the development of several cultural chronologies; some of these are based on geologic time, most are based on temporal trends in archaeological assemblages, and others are interpretive reconstructions. However, given the direction of research and differential timing of archaeological study following intensive development in the County, chronology building in the Inland Empire must rely on data from neighboring regions to fill the gaps. To be more inclusive, this research employs a common set of generalized terms used to describe chronological trends in assemblage composition: Paleoindian (pre-5500 BC), Archaic (8000 BC–AD 500), Late Prehistoric (AD 500–1769), and Ethnohistoric (post-AD 1769).

Paleoindian Period (pre-5500 BC)

Evidence for Paleoindian occupation in the region is tenuous. Our knowledge of associated cultural pattern(s) is informed by a relatively sparse body of data that has been collected from within an area extending from coastal San Diego, through the Mojave Desert, and beyond. One of the earliest dated archaeological assemblages in the region is located in coastal Southern California (though contemporaneous sites are present in the Channel Islands) derives from SDI-4669/W-12 in La Jolla. A human burial from SDI-4669 was radiocarbon dated to 9,590–9,920 years before present (95.4% probability) (Hector 2006). The burial is part of a larger site complex that contained more than 29 human burials associated with an assemblage that fits the Archaic profile (i.e., large amounts of ground stone, battered cobbles, and expedient flake tools). In contrast, typical Paleoindian assemblages include large stemmed projectile points, high proportions of formal lithic tools, bifacial lithic reduction strategies, and relatively small proportions of ground stone tools. Prime examples of this pattern are sites that were studied by Emma Lou Davis (1978) on Naval Air Weapons Station China Lake near Ridgecrest, California. These sites contained fluted and unfluted stemmed points and large numbers of formal flake tools (e.g., shaped scrapers, blades). Other typical Paleoindian sites include the Komodo site (MNO-679)—a multi-component fluted point site, and MNO-680—a single component Great Basined Stemmed point site (see Basgall et al. 2002). At MNO-679 and -680, ground stone tools were rare while finely made projectile points were common.

Warren et al. (2004) claimed that a biface manufacturing tradition present at the Harris site complex (SDI-149) is representative of typical Paleoindian occupation in the region that possibly dates between 10,365 and 8,200 BC (Warren et al. 2004). Termed San Dieguito (see also Rogers 1945), assemblages at the Harris site are qualitatively distinct from most others in region because the site has large numbers of finely made bifaces (including projectile points), formal flake tools, a biface reduction trajectory, and relatively small amounts of processing tools (see also Warren 1968). Despite the unique assemblage composition, the definition of San Dieguito as a separate cultural tradition is hotly debated. Gallegos (1987) suggested that the San Dieguito pattern is simply an inland manifestation of a broader economic pattern. Gallegos's interpretation of San Dieguito has been widely accepted in recent years, in part because of the difficulty in distinguishing San Dieguito components from other assemblage constituents. In other

words, it is easier to ignore San Dieguito as a distinct socioeconomic pattern than it is to draw it out of mixed assemblages.

The large number of finished bifaces (i.e., projectile points and non-projectile blades), along with large numbers of formal flake tools at the Harris site complex, is very different than nearly all other assemblages throughout the region, regardless of age. Warren et al. (2004) made this point, tabulating basic assemblage constituents for key early Holocene sites. Producing finely made bifaces and formal flake tools implies that relatively large amounts of time were spent for tool manufacture. Such a strategy contrasts with the expedient flake-based tools and cobble-core reduction strategy that typifies non-San Dieguito Archaic sites. It can be inferred from the uniquely high degree of San Dieguito assemblage formality that the Harris site complex represents a distinct economic strategy from non-San Dieguito assemblages.

San Dieguito sites are rare in the inland valleys, with one possible candidate, RIV-2798/H, located on the shore of Lake Elsinore. Excavations at Locus B at RIV-2798/H produced a toolkit consisting predominately of flaked stone tools, including crescents, points, and bifaces, and lesser amounts of groundstone tools, among other items (Grenda 1997). A calibrated and reservoir-corrected radiocarbon date from a shell produced a date of 6630 BC. Grenda (1997) suggested this site represents seasonal exploitation of lacustrine resources and small game and resembles coastal San Dieguito assemblages and spatial patterning.

If San Dieguito truly represents a distinct socioeconomic strategy from the non-San Dieguito Archaic processing regime, its rarity implies that it was not only short-lived, but that it was not as economically successful as the Archaic strategy. Such a conclusion would fit with other trends in Southern California deserts, where hunting-related tools were replaced by processing tools during the early Holocene (see Basgall and Hall 1990).

Archaic Period (8000 BC – AD 500)

The more than 2,500-year overlap between the presumed age of Paleoindian occupations and the Archaic period highlights the difficulty in defining a cultural chronology in Southern California. If San Dieguito is the only recognized Paleoindian component in the coastal Southern California, then the dominance of hunting tools implies that it derives from Great Basin adaptive strategies and is not necessarily a local adaptation. Warren et al. (2004) admitted as much, citing strong desert connections with San Dieguito. Thus, the Archaic pattern is the earliest local socioeconomic adaptation in the region (see Hale 2001, 2009).

The Archaic pattern, which has also been termed the Millingstone Horizon (among others), is relatively easy to define with assemblages that consist primarily of processing tools, such as millingstones, handstones, battered cobbles, heavy crude scrapers, incipient flake-based tools, and cobble-core reduction. These assemblages occur in all environments across the region with little variability in tool composition. Low assemblage variability over time and space among Archaic sites has been equated with cultural conservatism (see Basgall and Hall 1990; Byrd and Reddy 2002; Warren 1968; Warren et al. 2004). Despite enormous amounts of archaeological work at Archaic sites, little change in assemblage composition occurred until the bow and arrow were adopted around AD 500, as well as ceramics at approximately the same time (Griset 1996; Hale 2009). Even then, assemblage formality remained low. After the bow was adopted, small arrow points appear in large quantities and already low amounts of formal flake tools are replaced by increasing amounts of expedient flake tools. Similarly, shaped millingstones and handstones decreased in proportion relative to expedient, unshaped ground stone tools (Hale 2009). Thus, the terminus of the Archaic period is equally as hard to define as its beginning because basic assemblage constituents

and patterns of manufacturing investment remain stable, complemented only by the addition of the bow and ceramics.

Late Prehistoric Period (AD 500-1769)

The period of time following the Archaic and before Ethnohistoric times (AD 1769) is commonly referred to as the Late Prehistoric (Rogers 1945; Wallace 1955; Warren et al. 2004); however, several other subdivisions continue to be used to describe various shifts in assemblage composition. In general, this period is defined by the addition of arrow points and ceramics, as well as the widespread use of bedrock mortars. The fundamental Late Prehistoric assemblage is very similar to the Archaic pattern but includes arrow points and large quantities of fine debitage from producing arrow points, ceramics, and cremations. The appearance of mortars and pestles is difficult to place in time because most mortars are on bedrock surfaces. Some argue that the Ethnohistoric intensive acorn economy extends as far back as AD 500 (Bean and Shipek 1978). However, there is no substantial evidence that reliance on acorns, and the accompanying use of mortars and pestles, occurred before AD 1400. In San Bernardino County and the surrounding region, millingstones and handstones persisted in higher frequencies than mortars and pestles until the last 500 years (Basgall and Hall 1990); even then, weighing the economic significance of millingstone-handstone versus mortar-pestle technology is tenuous due to incomplete information on archaeological assemblages.

3.2 Ethnographic Overview

The history of the Native American communities prior to the mid-1700s has largely been reconstructed through later mission-period and early ethnographic accounts. The first records of the Native American inhabitants of the region come predominantly from European merchants, missionaries, military personnel, and explorers. These brief and generally peripheral accounts were prepared with the intent of furthering respective colonial and economic aims and were combined with observations of the landscape. They were not intended to be unbiased accounts regarding the cultural structures and community practices of the newly encountered cultural groups. The establishment of the missions in the region brought more extensive documentation of Native American communities, though these groups did not become the focus of formal and in-depth ethnographic study until the early twentieth century (Bean and Shipek 1978; Boscana 1846; Geiger and Meighan 1976; Harrington 1934; Laylander 2000; Sparkman 1908; White 1963). The principal intent of these researchers was to record the precontact, culturally specific practices, ideologies, and languages that had survived the destabilizing effects of missionization and colonialism. This research, often understood as “salvage ethnography,” was driven by the understanding that traditional knowledge was being lost due to the impacts of modernization and cultural assimilation. Alfred Kroeber applied his “memory culture” approach (Lightfoot 2005: 32) by recording languages and oral histories within the region. Ethnographic research by Dubois, Kroeber, Harrington, Spier, and others during the early twentieth century seemed to indicate that traditional cultural practices and beliefs survived among local Native American communities.

It is important to note that even though there were many informants for these early ethnographies who were able to provide information from personal experiences about native life before the Europeans, a significantly large proportion of these informants were born after 1850 (Heizer and Nissen 1973); therefore, the documentation of pre-contact, aboriginal culture was being increasingly supplied by individuals born in California after considerable contact with Europeans. As Robert F. Heizer (1978) stated, this is an important issue to note when examining these ethnographies, since considerable culture change had undoubtedly occurred by 1850 among the Native American

Golla interpreted the amount of internal diversity within the Gabrieliño and Serrano language-speaking communities to reflect an evolutionary time depth of approximately 2,000 years. Other researchers contend that Takic may have diverged from Uto–Aztecan ca. 2600 BC–AD 1, which was later followed by language diversification within Takic-speaking tribes occurring approximately 1500 BC–AD 1000 (Laylander 2000).

Native groups of this area traditionally spoke Takic languages of the Uto–Aztecan family (Golla 2007: 74). Since the proposed project area is located in the San Bernardino region near the traditional boundary between the Gabrieliño groups, inhabitants likely spoke the Gabrieliño and Serrano varieties of Takic.

Victor Golla has contended that one can interpret the amount of variability within specific language groups as being associated with the relative “time depth” of the speaking populations (Golla 2007: 80). A large amount of variation within the language of a group represents a greater time depth than a group’s language with less internal diversity. One method that he has employed is by drawing comparisons with historically documented changes in Germanic and Romantic language groups. Golla has observed that the “absolute chronology of the internal diversification within a language family” can be correlated with archaeological dates (2007:71). This type of interpretation is modeled on concepts of genetic drift and gene flows that are associated with migration and population isolation in the biological sciences.

The tribes of this area have traditionally spoken Takic languages that may be assigned to the larger Uto–Aztecan family (Golla 2007, p. 74). These groups include the Gabrielino (alternately Gabrieleño), Cahuilla, and Serrano. Golla has interpreted the amount of internal diversity within these language-speaking communities to reflect a time depth of approximately 2,000 years. Other researchers have contended that Takic may have diverged from Uto–Aztecan ca. 2600 BC–AD 1, which was later followed by the diversification within the Takic speaking tribes, occurring approximately 1500 BC–AD 1000 (Laylander 2000).

Gabrielino (Gabrieleño)/Tongva

The archaeological record indicates that Project site and vicinity was occupied by the Gabrieleño, who arrived in the Los Angeles Basin around 500 B.C. Surrounding cultural groups included the Chumash and Tataviam to the northwest, the Serrano and Cahuilla to the northeast, and the Juaneño and Luiseño to the southeast.

The name “Gabrieliño” or “Gabrieleño” denotes those people who were administered by the Spanish from the San Gabriel Mission, which included people from the Gabrieleño area proper as well as other social groups (Bean and Smith 1978a; Kroeber 1925). Therefore, in the post-Contact period, the name does not necessarily identify a specific ethnic or tribal group. The names by which Native Americans in southern California identified themselves have, in some cases, been lost. Many modern Gabrieleño identify themselves as the Tongva (King 1994), within which there are a number of regional bands. Though the names “Tongva” or “Gabrieleño” are the most common names used by modern Native American groups, and are recognized by the Native American Heritage Commission, there are groups within the region that self-identify differently, such as the Gabrielino Band of Mission Indians - Kizh Nation. In order to be inclusive of the majority of tribal entities within the region, the name “Tongva” or “Gabrieleño” are used within this report.

Tongva lands encompassed the greater Los Angeles Basin and three Channel Islands, San Clemente, San Nicolas, and Santa Catalina. The Tongva established large, permanent villages in the fertile lowlands along rivers and streams, and in sheltered areas along the coast, stretching from the foothills of the San Gabriel Mountains to the Pacific Ocean. A total tribal population has been estimated of at least 5,000 (Bean and Smith 1978a),

but recent ethnohistoric work suggests a number approaching 10,000 (O'Neil 2002). Houses constructed by the Tongva were large, circular, domed structures made of willow poles thatched with tule that could hold up to 50 people (Bean and Smith 1978a). Other structures served as sweathouses, menstrual huts, ceremonial enclosures, and probably communal granaries. Cleared fields for races and games, such as lacrosse and pole throwing, were created adjacent to Tongva villages (McCawley 1996). Archaeological sites composed of villages with various sized structures have been identified. The Gabrieliño/Tongva shared boundaries with the Chumash to the west, the Tataviam to the north, Serrano to the northeast, the Cahuilla to the east, and the Luiseño and Juaneño to the southwest (Bean and Smith 1978a; Kroeber 1925; Heizer 1968).

The largest, and best documented, ethnographic Tongva village in the vicinity was that of *Yanga* (also known as *Yaangna*, *Janga*, and *Yabit*), which was in the vicinity of the downtown Los Angeles (McCawley 1996:56-57; NEA and King 2004). This village was reportedly first encountered by the Portola expedition in 1769. In 1771, Mission San Gabriel was established. *Yanga* provided a large number of the recruitments to this mission; however, following the founding of the Pueblo of Los Angeles in 1781, opportunities for local paid work became increasingly common, which had the result of reducing the number of Native American neophytes from the immediately surrounding area (NEA and King 2004). Mission records indicate that 179 Gabrieliño inhabitants of *Yanga* were recruited to San Gabriel Mission (King 2000; NEA and King 2004: 104). Based on this information, *Yanga* may have been the most populated village in the Western Gabrieliño territory.

Father Juan Crespi passed through the area near *Yanga* on August 2-3, 1769. The pertinent sections from his translated diary are provided here:

Sage for refreshment is very plentiful at all three rivers and very good here at the Porciúncula [the Los Angeles River]. At once on our reaching here, eight heathens came over from a good sized village encamped at this pleasing spot among some trees. They came bringing two or three large bowls or baskets half-full of very good sage with other sorts of grass seeds that they consume; all brought their bows and arrows but with the strings removed from the bows. In his hands the chief bore strings of shell beads of the sort that they use, and on reaching the camp they threw the handfuls of these beads at each of us. Some of the heathens came up smoking on pipes made of baked clay, and they blew three mouthfuls of smoke into the air toward each one of us. The Captain and myself gave them tobacco, and he gave them our own kind of beads, and accepted the sage from them and gave us a share of it for refreshment; and very delicious sage it is for that purpose.

We set out at a half past six in the morning from this pleasing, lush river and valley of Our Lady of Angeles of La Porciúncula. We crossed the river here where it is carrying a good deal of water almost at ground level, and on crossing it, came into a great vineyard of grapevines and countless rose bushes having a great many open blossoms, all of it very dark friable soil. Keeping upon a westerly course over very grass-grown, entirely level soils with grand grasses, on going about half a league we came upon the village belonging to this place, where they came out to meet and see us, and men, women, and children in good numbers, on approaching they commenced howling at us though they had been wolves, just as before back at the spot called San Francisco Solano. We greeted them and they wished to give us seeds. As we had nothing at hand to carry them in, we refused [Brown 2002:339-341, 343]. The environment surrounding the Tongva included mountains, foothills, valleys, deserts, riparian, estuarine, and open and rocky coastal eco-niches. Like most native Californians, acorns (the processing of which was established by the early Intermediate Period) were the staple food source. Acorns were supplemented by the roots, leaves,

seeds, and fruits of a wide variety of flora (e.g., islay, cactus, yucca, sages, and agave). Fresh water and saltwater fish, shellfish, birds, reptiles, and insects, as well as large and small mammals, were also consumed (Bean and Smith 1978a:546; Kroeber 1925; McCawley 1996).

Tools and implements used by the Tongva to gather and collect food resources included the bow and arrow, traps, nets, blinds, throwing sticks and slings, spears, harpoons, and hooks. Trade between the mainland and the Channel Islands Groups was conducted using plank canoes as well as tule balsa canoes. These canoes were also used for general fishing and travel (McCawley 1996). The collected food resources were processed food with hammerstones and anvils, mortars and pestles, manos and metates, strainers, leaching baskets and bowls, knives, bone saws, and wooden drying racks. Catalina Island steatite was used to make ollas and cooking vessels (Blackburn 1963; Kroeber 1925; McCawley 1996).

The Chinigchinich cult, centered on the last of a series of heroic mythological figures, was the basis of religious life at the time of Spanish contact. The Chinigchinich cult not only provided laws and institutions, but it also taught people how to dance, which was the primary religious act for this society. The Chinigchinich religion seems to have been relatively new when the Spanish arrived. It was spreading south into the Southern Tatic groups even as Christian missions were being built. This cult may be the result of a mixture of native and Christian belief systems and practices (McCawley 1996).

Inhumation of deceased Tongva was the more common method of burial on the Channel Islands while neighboring mainland coast people performed cremation (Harrington 1942; McCawley 1996). Cremation ashes have been found buried within stone bowls and in shell dishes (Ashby and Winterbourne 1966), as well as scattered among broken ground stone implements (Cleland et al. 2007). Supporting this finding in the archaeological record, ethnographic descriptions have provided an elaborate mourning ceremony. Offerings varied with the sex and status of the deceased (Johnston 1962; McCawley 1996; Reid 1926). At the behest of the Spanish missionaries, cremation essentially ceased during the post-Contact period (McCawley 1996).

Serrano

Serrano territory lies within the San Bernardino Mountains extending east of Cajon Pass to Twentynine Palms, south to Yucaipa Valley, and north of Victorville (Bean and Smith 1978b). Serrano living along the Mojave River and in the Mojave Desert were known as the “desert Serrano.” The desert Serrano were related to and had close ties with the “mountain Serrano” who inhabited the San Bernardino Mountains and surrounding areas, including the EHNCP area (Mauck, Review of Dudek, DEIS/DEIR Edwards AFB Solar Project 2019). According to the archaeological record, the Serrano were not the first inhabitants of the San Bernardino Valley basin, but displaced indigenous Hokan speakers around 500 BC.

The Serrano were primarily hunters and gatherers. Villages divided into smaller, mobile gathering groups during certain seasons to gather seasonally available foods. The division of labor was split between women gathering and men hunting and fishing (Bean and Smith 1978b; Warren 1984). Serrano food staples included acorns, piñon nuts, deer, mountain sheep, antelope, and small mammals including rabbits and rodents (Bean and Smith 1978b). Their food processing relied on mortars, metates, flint knives, stone or bone scarpers, ceramics, and basket ware (Bean and Smith 1978b).

Trade and exchange played an important role in the Serrano economy. The foothill villages would trade goods, such as acorns and piñon nuts, with the lower-elevation, desert floor villages for cacti fruits. This trade network would

not only distribute the resources that were available within the different ecozones but would also integrate the economy (Bean and Smith 1978b; Cisneros 2012).

Mission records, ethnographic and oral histories affiliate the Serrano with Rancho Cucamonga, where they lived alongside the Tongva. The Serrano village of Cucamobit was proximal to the Tongva village at Kuukamonga (Martz 1976: 7) and represented the wildcat moiety (Harrington 1934; Kroeber 1925: 615; Jessica Mauck, personal communication 2019).

3.3 Historic Period Overview

Post-Contact history for the State of California is generally divided into three periods: the Spanish Period (1769–1821), Mexican Period (1821–1848), and American Period (1846–present). Although Spanish, Russian, and British explorers visited the area for brief periods between 1529 and 1769, the Spanish Period in California begins with the establishment in 1769 of a settlement at San Diego and the founding of Mission San Diego de Alcalá, the first of 21 missions constructed between 1769 and 1823. Independence from Spain in 1821 marks the beginning of the Mexican Period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican–American War, signals the beginning of the American Period when California became a territory of the United States.

Spanish Period

Spanish explorers conducted sailing expeditions along the coast of Southern California between the mid-1500s and mid-1700s. In search of the legendary Northwest Passage, Juan Rodríguez Cabrillo stopped in 1542 at present-day San Diego Bay. With his crew, Cabrillo explored the shorelines of present-day Catalina Island as well as San Pedro and Santa Monica Bays. Much of the present California and Oregon coastline was mapped and recorded in the next half-century by Spanish naval officer Sebastián Vizcaíno. Vizcaíno's crew also landed on Santa Catalina Island and at San Pedro and Santa Monica Bays, giving each location its long-standing name. The Spanish crown laid claim to California based on the surveys conducted by Cabrillo and Vizcaíno (Bancroft 1885; Gumprecht 1999).

More than 200 years passed before Spain began the colonization and inland exploration of Alta California. The 1769 overland expedition by Captain Gaspar de Portolá marks the beginning of California's Historic period, occurring just after the king of Spain installed the Franciscan Order to direct religious and colonization matters in assigned territories of the Americas. With a band of 64 soldiers, missionaries, Baja (lower) California Native Americans, and Mexican civilians, Portolá established the Presidio of San Diego, a fortified military outpost, as the first Spanish settlement in Alta California. In July of 1769, while Portolá was exploring Southern California, Franciscan Fr. Junípero Serra founded Mission San Diego de Alcalá at Presidio Hill, the first of the 21 missions that would be established in Alta California by the Spanish and the Franciscan Order between 1769 and 1823 (Bancroft 1885; Gumprecht 1999).

Mission San Gabriel Arcángel, in San Gabriel Valley (modern day Alhambra), was established in 1771 as the fourth mission. Though the original 1771 mission was destroyed in a flash flood, a new mission was built in 1776 and el Pueblo de Nuestra Señora la Reina de Los Ángeles, further west, was established in 1781 to support this mission. The mission, like many other Spanish occupations, used Spanish military forces to compel the local Tongva population into the mission's service, baptizing them as neophytes and renaming them the Gabrieliños. The San

Gabriel Mission lands extended from Los Angeles east as far as San Bernardino de Sena Estancia (1810), and the San Bernardino Valley (Brown and Boyd 1922).

Mexican Period

In the early 1820s, Spanish control over its expansive subjugated territories began unraveling, which greatly affected the political and national identity of the Southern California territory. Mexico established independence from Spain in 1821, secured California as a Mexican territory in 1822, and became a federal republic in 1824. After Mexican independence and the 1833 confiscation of former Mission lands, Juan B. Alvarado became governor of the territory. Secularization of the mission system began in 1834, and in 1836, Alvarado commenced with subdividing the former mission lands into large land grants called ranchos (Brown and Boyd 1922; Dallas 1955).

Extensive land grants were established in the interior during the Mexican Period, in part to increase the population inland from the more settled coastal areas where the Spanish had first concentrated their colonization efforts. During the supremacy of the ranchos (1834–1848), landowners largely focused on the cattle industry and devoted large tracts to grazing. Cattle hides became a primary southern California export, providing a commodity to trade for goods from the east and other areas in the United States and Mexico (Dallas 1955).

During this time, however, the future City of Montclair and the subject property location fell outside of the ranchos. In 1841, the Rancho Santa Ana del Chino, south of the project area, was awarded to Antonio Maria Lugo. Lugo turned over management to Isaac Williams in 1842, who was operating the rancho during the Battle of Chino. West of the project area Rancho San Jose (Dalton et al), encompassing the adjacent City of Pomona, portions of City of Claremont, and Cities of La Verne, San Dimas, Asuza, and Glendora was awarded to Ygnacio Palomares and Ricardo Vejar. Because the subject property was not part of a rancho, the land was not in dispute when Anglo–American settlers began to settle the region in the American Period, establishing the citrus orchards that the area was known for (Brown and Boyd 1922; Dallas 1955).

American Period

War in 1846 between Mexico and the United States precipitated the Battle of Chino, a clash between resident Californios and Americans in the San Bernardino area. The Mexican-American War ended with the Treaty of Guadalupe Hidalgo in 1848, ushering California into its American Period. California officially became a state with the Compromise of 1850, which also designated Utah and New Mexico (with present-day Arizona) as U.S. Territories. Horticulture and livestock, based primarily on cattle as the currency and staple of the rancho system, continued to dominate the southern California economy through 1850s. The Gold Rush began in 1848, and with the influx of people seeking gold, cattle were no longer desired mainly for their hides but also as a source of meat and other goods. During the 1850s there was a significant cattle boom in the Los Angeles basin and Southern California at large, and rancho vaqueros drove large herds from southern to northern California to feed that region’s burgeoning mining and commercial boom. Cattle were at first driven along major trails or roads such as the Old Spanish Trail, then were transported by trains when available. The cattle boom ended for southern California as neighbor states and territories drove herds to northern California at reduced prices. Operation of the huge ranchos became increasingly difficult, and droughts severely reduced their productivity (Cleland 2005; Waugh 2003).

Meanwhile the County of San Bernardino was established in 1853, formalizing its border with Los Angeles County. The incorporated small city of Pomona, was the eastern-most city in Los Angeles County, and the San Antonio Wash, just west of the subject property, served as a makeshift border between the two counties at the outset. In the 1860s

railroads became the driving force for selecting town locations, as many industries would come to rely on railroads for shipping. Southern Pacific was born from the Central Pacific Railroad Company of California in June 1861. Central Pacific linked Sacramento, California to the transcontinental railroad in 1869, and simultaneously began a southern branch called Southern Pacific. In 1870, the Central Pacific Railroad officially converted its name to Southern Pacific. In 1876, Los Angeles became the southern terminus of the Southern Pacific railroad, linking the region to the global economy. They continued east to Yuma the following year in 1877, passing through Pomona, Ontario, and the project site. In 1885, rival railroad company Atchison, Topeka and Santa Fe Railway chose Los Angeles as the western terminus to their railroad, cutting west through San Bernardino County to Los Angeles. The two railroads' competition touched off the land speculation boom of the mid and late 1880s in the greater Los Angeles/Inland Empire area (Brown and Boyd 1922).

3.4 Historical Overview of the City of Montclair

The first township established in the area of present-day Montclair was known as Marquette, and was founded by Edward Fraser, a lumberman from Michigan in 1887. Fraser began advertising weekend train excursions for \$2 roundtrip with the hope of enticing buyers from Los Angeles. Though it was founded during the land speculation boom of the 1880s and 1890s, Marquette was not a successful venture. South of Marquette, another early development called Narod was established along the Southern Pacific Railroad line in the late 1890s. Existing almost solely as a whistle stop, Narod had only a market, hotel, church, a handful of homes, and citrus packinghouse owned by the Ontario Fruit Exchange (Figure 5) (West Ontario Citrus Association after 1901) (ARG 2018; LAT 1887, 1901).



Figure 5. West Ontario Fruit Exchange citrus packing station, Narod, circa 1910 (California Historical Society Collection 1860-1960, USC Digital Library)

Citrus packing and the railroads remained economic drivers for the region thereafter, and land sales in the region would not revive until 1907 when real estate speculator Emil Firth purchased 1,000 acres between present-day

Holt Avenue and Philips Boulevard and subdivided the land into 10-acre lots. He called his tract Monte Vista and offered the land for purchase. Firth also began the process of constructing reservoirs for irrigation and prepared the land for the cultivation of citrus orchards. Advertised by Firth in a local newspaper, the area was attractive because “[the] Southern Pacific Railroad and the Salt Lake line have stations on the property. Holt Avenue, lined with beautiful homes, and the main thoroughfare between Ontario and Pomona, is one block to the north. The land adjoins some of the best citrus orchards in the valley, such as the famed groves of the Crawford Brothers, with their large packing house and other well-known properties” (ARG 2018; LAT 1907; The Reeder Heritage Foundation 2010).

From 1907 through the 1930s, citriculture was the dominant local industry of Monte Vista, even during devastating agricultural emergencies such as two destructive freezes in 1913 and 1936, and major floods in 1914, 1927, and 1938. Citriculture work remained relatively stable through the economic downturns preceding World War I, and during the Great Depression as well. As with many agricultural industries, citriculture in Monte Vista had a diverse immigrant workforce, employing Chinese, Japanese Mexican, Filipino, and Sikh farm laborers through different periods. These immigrant communities permanently settled in cultural enclaves in and nearby Monte Vista, Ontario, Chino, and Pomona (ARG 2018; The Reeder Heritage Foundation 2010).

Like many communities in Southern California, the Monte Vista area experienced a building and population boom after World War II due to the influx of veterans returning to California with families, or veterans and their families relocating to California after having spent service time in the state. This transformed Monte Vista into a post-war suburban sprawl for the surrounding towns, pushing out previously lucrative open agricultural lands and orchards. Landowners were quick to sell to developers, subdividing acres of orchard into residential tract houses, typical of this period of development in Southern California. Work began on Interstate 10 (then also called US 99), which bisected Montclair, in 1954 and was completed by 1958. While previously unincorporated, rampant, unchecked development and increased demands for city services such as fire protection, police, schools, and parks prompted settlers to seek incorporation. Citizens voted to approve incorporation of the City of Monte Vista approved on April 25, 1956. The U.S. Postal Service initially refused to grant the new city its own post office because a town by the name of Monte Vista already existed in Northern California. On April 8, 1958, residents fixed this issue by voting to change the town’s name to Montclair. Montclair established its civic center neat Benito Street and Fremont Avenue between 1959 and 1964 when the site was dedicated (ARG 2018; City of Montclair 2005).

In the City’s early years of inception, Montclair struggled to find a tax base to pay for services offered to its residents. An answer to these revenue concerns came in 1964 when land developers approached the City with a possible solution: The Montclair Plaza shopping mall. The City issued building permits in 1967, and on August 3, 1968, approximately 15,000 people attended the Preview Ball for the opening. The new Montclair Plaza shopping mall was the first indoor shopping mall in San Bernardino County (City of Montclair 2005).

3.5 Drive-In Movie Theaters in the Inland Empire

Roadside commercial and entertainment properties emerged as major, landscape-altering trends in the twentieth century in California and throughout the United States. As automobiles and driving became integrated with American life in 1910 and the 1930s, new commercial property types emerged to cater specifically to automobile users. These included motel and motor courts, drive-through markets, restaurants, fast-food stands, strip malls, automobile-oriented signage, and gas stations, among others. Eventually, entertainment property types also adapted to the automobile user. Because automobile users could travel outside the urban center, entertainment

businesses could feasibly set up larger properties in remote, suburban locations that could be accessed from the highways. Such properties included miniature golf courses, restaurants, and the drive-in movie theater (Lieb 1981; Longstreth 1999).

While there were outdoor showings of motion pictures since at least the 1910s, the first drive-in movie theater opened in 1933 in Camden, New Jersey by Richard M Hollingshead, Jr. Hollingshead sought a patent for his idea, which is consistent with Drive-in theaters through the present-day: a location in a field; proximity to a highway; a screen facing the field and shielded by a wind-resistant screen-housing structure; a series of inclined ramps for automobile parking arranged in row radiating out in a semi-circle around the screen; and a projection booth. The drive-in theater trend immediately spread, and by 1934 the first drive-in movie theater opened in Los Angeles, Pacific Drive-In (later the Pico Drive-In), located in present-day West Los Angeles on Pico Boulevard. There was some initial backlash by owners of indoor theaters, but most opposition had been cleared by World War II (Lieb 1981).

Drive-in theater popularity grew after World War II due to many factors. Veterans returning from the war were relocating to the suburbs and having families. Drive-in theaters were popular with families with children because of the freedom within a private car's space and isolation from other patrons. A crying baby would not disturb an entire audience. Additionally, technology improved in the late 1940s at drive-in theaters with the advent of in-car speakers. In the 1950s, Cinemascope screens were invented, which allowed for wide-screen film viewing. As a result, drive-in theaters became immensely popular from 1946 through the late 1950s. Where just over 50 drive-in theater businesses had been present in 1940, by 1950, over 1,700 drive-ins were reportedly in business throughout the U.S. Drive-in theater business models also added amenities to appear more child-friendly, including adding playground equipment, swimming pools, diaper and baby bottle services, and on-site entertainment and attractions such as miniature golf courses and petting zoos. Drive-in theaters peaked in popularity, both in attendance and in new construction, in 1958 (Lieb 1981; Phoenix 1999).

By 1960, drive-in theater construction was in decline. Several factors played into this decline: limitations presented by seasonal operation, increased home television ownership, and suburban sprawl. Most drive-ins were initially located in rural areas away from city lights and pressures to develop. However, as suburban sprawl moved into spaces on the margins of cities, drive-ins were seen as an inefficient use of space. Many drive-in theaters closed in the 1970s and 1980s. Later in the 1980s and 1990s, drive-ins also had to compete with the multiplexes, theaters that hosted multiple screens, rather than being limited to one or two indoor auditoriums. While many drive-in movie theaters were divided into two or four screens, they could not compete with the 18 and 24-screen multiplexes of the 1990s (Cinema Treasures 2020; Lieb 1981; Reid 2008).

Character-defining features of drive-in movie theater property types are broken into those features inside the property and on the perimeter of the property, much like they would for a traditional indoor auditorium theater:

Property features:

- Sloped semi-circular parking spaces arranged in rows
- Screen towers with wind-resistant framing
- A centrally located clubhouse or concession stand that featured refreshments and restrooms
- A projection tower (may or may not be located atop the clubhouse)
- May have mounted speakers at individual parking spaces or around the lot

Perimeter features:

- Ticket booths
- Long entrance driveways to reduce cars waiting in traffic
- Oversized, double-sided often pole-mounted marquee sign – intended to be read from passing cars
- Theater name signs, may be themed or neon lit, but not necessary.
- Fencing or landscaping as visual barrier from the street

3.6 Mission Tiki Drive-in Theatre

In the Inland Empire especially, drive-in theaters were fairly common in town centers and along the periphery of development during the 1950s and 1960s. The first to be established was near the subject property, the Valley Drive-In Theater in Montclair located at Holt Boulevard and Central Avenue. It opened in 1947, closed in 1977, and was demolished in 1980. This theater had an eight-story, 4000 sq. foot mural on wind-facing Holt Boulevard. The mural was accentuated with neon. Another was the Mt. Vernon Motor-In Theater, just outside of San Bernardino at Mt. Vernon Avenue and Mill Street, which opened in 1948, shortly after Valley Drive-in. Another was the Mt. Baldy Drive-In Theater in La Verne, which was constructed in 1964 at the corner of Foothill Boulevard and White Avenue. It was demolished in 1988 to make way for a shopping center. This Drive-in was skiing/alpine themed, though not as elaborately designed as Valley Drive-In Theater. These early theaters, like many other popular theaters throughout the country, attracted young parents and families as their customer base, offering free toys, bottle-warming, and diaper services. After the success of these early drive-in movie theaters, dozens of other drive-ins were also established at the periphery of urban development (SBCS 1946; 1947, p. 8; 1948, p. 35). Other theaters in the Inland Empire and surrounding area were opened in the 1950s and 1960s, though the majority of these have since closed. These include but are not limited to:

- Foothill Drive-in, Rialto (1948-1988)
- Baseline Drive-in, Highland (1948-1989)
- Rubidoux Drive-in, Riverside (1948-present)
- Tri-City Drive-in, Loma Linda (1949-1993)
- Cherry Pass Drive-in, Beaumont (1950-1969)
- Sunland Drive-in, Sunland (1950-1976)
- Magnolia Drive-in, Riverside (1950-1984)
- Hemacinto Drive-in, Hemet (1950-unknown)
- Joshua Drive-in, Victorville (1952-1982)
- Bel-Air Drive-in, Fontana (1956-1989)
- Van Buren Drive-in, Riverside (1964-present)
- Crest Drive-in, Norco (1968-1988)

Among these was the Mission Drive-In Theater at the corner of Mission Boulevard and Ramona Avenue, the subject property. The drive-in movie theater was originally planned by owners Arnold and Jack Anderson, who also operated the California Theater and Chino Theater in the City of Ontario. The Andersons partnered with Sero Amusement

Company and purchased the 10-acre site from a local orange grove owner in 1954. Sero Amusement Company, which was founded in 1949 by William Henry Oldknow in Hollywood, owned a string of drive-in theater businesses in Southern California, including Victory Drive-in near Coldwater Canyon Avenue and Victory Boulevard, and Valley Drive-in in Montclair (Pomona Progress 1954, p. 21; Van Nuys News 1949, p. 3).

The Mission Drive-In Theater opened on May 28, 1956, just outside the boundaries of the recently incorporated City of Montclair. At the time of its opening, the Mission was the third largest Drive-in in Southern California with a 1,350-car capacity and featured a single, curved CinemaScope screen (Figure 6). Other features, according to then-manager August Nardoni, included the snack bar, two box offices, the latest projection and sound systems, and a playground for children to play in front of the screen. As early as 1960, the Mission Drive-In Theater also hosted a Swap Meet during daytime hours, which was common practice at nearby drive-ins (Allen 2019; Cinema Treasures 2020; City of Montclair 2005; Pomona Progress 1956a, p. 9; 1956b, p. 8).



Figure 6. Aerial photographs illustrating conversion from a single screen to four-plex theater (1959 single screen left, 1976 after conversion right) (UCSB 2020)

In 1968, Sero Amusement Company renamed itself to De Anza Drive Ins, a subsidiary of the De Anza Land and Leisure Corporation, and expanded their drive-in businesses throughout California and the western U.S. The original, curved CinemaScope single screen was demolished in 1975, and the theater was reconfigured to have four screens (See Figure 6). Splitting a large screen into multiple smaller ones was part of a national trend at drive-in theaters to accommodate both dwindling attendance and compete with larger, multi-screen theaters being established during the 1970s and 1980s. Despite the screen splitting, the theater continued to underperform. In 1980, the neighborhood where the Mission Drive-in was located was annexed to the City of Montclair, and the area began to develop with industrial, commercial and residential properties (Hemmerlein 2020; Liebs 1981, pp. 163-167; Nichols 2020; NETR 2020; SBCS 1980, p. B-6; UCSB 2020).

In 2006, the Mission Drive-In Theater was altered again when the owners rehabilitated the theater and gave it a Polynesian Tiki theme, redecorating ticket booths and the concession stand to be decorated as grass huts and Polynesian Tiki head sculptures, as well as additional landscaping with palm trees and tropical foliage. The site was also given a new name, the “Mission Tiki Drive-in Theatre,” which persists today. The property was sold in 2018 but remained open and in operation until 2020. Despite being sold early in 2020 for redevelopment into a technology park, the drive-in continued to operate through 2020, in part due to the Coronavirus-19 pandemic which allowed a small resurgence for many drive-in theaters due to isolation from other movie-goers (Allen 2019; Hemmerlein 2020; Nichols 2020).

Architectural Styles

Architectural Style: Mid-Century Modern (1940-1975)

Mid-Century Modern is a term used to describe the evolution of the International Style after World War II and encompasses a range of buildings forms. The Mid-Century Modern style was embraced in the building boom that followed World War II, particularly in the newly sprawling developments radiating from Southern California’s major urban centers. There was a need for a style that could meet the demand for mass construction of many property types – from residences to schools to offices – and convey the modern sensibility of an era that valued a departure from the past; middle-class growth; economic efficiency; and new material technology. Mid-Century Modern design was embraced intellectually as a departure from the past, but it was economically appealing for its ability to be mass-produced with standardized, affordable, and replicable designs that could accommodate many programmatic needs and site requirements.

Aesthetically, Mid-Century Modern is a term used to describe the evolution of the International Style after World War II and encompasses a range of buildings forms and property types. While Mid-Century Modern architecture uses industrial materials and geometric forms, the style often references local vernacular traditions, particularly in the use of wood and the relationship between indoor and outdoor spaces. Mid-Century Modern is characterized by more solid wall surfaces as opposed to large planes of glass and steel that characterize the International Style (and its successors, including Corporate Modern). Stacked bond brick walls are a common feature of commercial and institutional (primarily educational) buildings in the Mid-Century Modern style. In residential buildings, post-and-beam construction with exposed wood structural systems is a common design element. Residential and low-scale commercial buildings exhibit flat roofs, deep overhangs, open floor plans, extensive use of glass, indoor/outdoor flow, and concrete slab foundations. The designs rarely incorporate applied ornamentation or references to historical styles.

Many property types exhibit the characteristics of the Mid-Century Modern style; however, not all Mid-Century Modern designs rise to the level of significant examples of the architectural style. The Case Study House program made Los Angeles a center of experimentation within the style, and the influence of new modern designs radiated outwards to communities around Los Angeles County, including Montclair (in San Bernardino, just east of the county lines), where the characteristics of Mid-Century Modern design could be appropriated for massive scale production, and use modern materials that could be mass-produced (ARG 2016, p. 98; Gebhard and Winter 2003; McAlester 2015, pp. 630-646; Morgan 2004; Moruzzi 2013, p. E6).

Character-defining features of the Mid-Century Modern style include:

- Low, boxy, horizontal proportions
- Mass-produced materials

- Flat, smooth sheathing
- Flat roofed without coping at roof line; flat roofs hidden behind parapets
- Lack of exterior decoration or abstract geometrical motif
- Simple windows (metal or wood)
- Industrially plain doors
- Large window groupings
- Commonly asymmetrical
- Whites, buffs and pale pastel colors

Pop: Tiki/Polynesian (1940-mid-1970s)

Tiki/Polynesian style of architecture is a subset of Pop Architecture popular in the United States between 1940 and 1970. After World War II, American soldiers who had been stationed in the Pacific Theater fed a romanticized version of the cultural practices and vernacular architecture of Polynesia and Hawaii. At its core, tiki culture and by extension, its architectural expression was defined by thematic, Polynesian elements, including tiki carvings, palm trees, coconut decorations, torches, specialty cocktails, bright colors and patterns, and rattan furniture. Tiki was a popular expression for bars, restaurants, resorts, hotels, motels, and roadside architecture such as gas stations. The popularity of the style was bolstered by numerous books and movies and the popularity of themed bars and alcoholic beverages at Tiki/Polynesian establishments such as Don the Beachcomber in Hollywood and Trader Vic's in Oakland, California. While popular among the general population, many architects were critical of the frivolous and kitschy nature of the style. Tiki style fell out of fashion with the emergence of "hippie" culture, which rejected Tiki style as old-fashioned and politically incorrect (Arcadia Publishing 2018; Fung Associates 2011).

Character-defining features of Pop: Tiki/Polynesian architecture include (Arcadia Publishing 2018; Fung Associates 2011):

- Generic imitation of traditional dwelling forms of Pacific Island peoples, such as: A-framed roof, double pitched Hawaiian roof, or parabolic roof and "canoe-prow" decoration
- Natural-appearing cladding, interior, and furniture materials emulating grass, wood, rattan, and bamboo
- Carved wood "tikis", elaborately carved wooden poles often depicting an anthropomorphic figure
- Torches, and lighting fixtures imitating torches and open flame
- Tropical landscaping with exotic species: palm trees, birds of paradise, etc.

3.7 Montclair Tire Company

The Montclair Tire Company building first appears on aerial imagery in 1968, northeast of the Mission Drive-in property. The same year, Montclair Tire Company began advertising automobile and tire services in the *Pomona Progress Bulletin* and the *Montclair Tribune*, offering retreading, brakes, and alignment services at their building at the corner of Brooks Street (now State Street) and Ramona Avenue. The building operated automotive services under a series of names, including Montclair Tire Company (1968-1976), ATC Diagnostic Center (1977-1984), Pomona Tire Service Center (1985-2007), and finally, in 2007, the business returned to its original name and operated as the Montclair Tire Company again. The same year, construction of a railroad overpass began on

Ramona Avenue. Previously Ramona Avenue had crossed directly over the tracks, but the overpass allowed for the passage of vehicles and trains unobstructed between the major intersections at Holt Boulevard and Mission Boulevard. The overpass constructed resulted in a large, graded hill, obstructing any access to the tire company property from Ramona Avenue. In 2019, the property was sold to the Oakmont Group (Chino Champion 1979, 2007; Montclair Tribune 1968; Progress Bulletin 1977).

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4 Field Survey

4.1 Methods

Dudek Cultural Resources Specialist Kate Kaiser, MSHP, conducted a pedestrian survey of the Project site on January 28, 2020. Ms. Kaiser meets the Secretary of the Interior's Professional Qualification Standards for both architectural history and archaeology.

The built environment portion of the survey entailed walking all accessible portions of Mission Tiki Drive-in, warehouse and Montclair Tire Company properties, and documenting each building and structure with notes and photographs, specifically noting character-defining features, spatial relationships, paths of circulation, observed alterations, and examining any historic landscape features on the property.

Ms. Kaiser also conducted a reconnaissance-level survey of all areas within the project site containing exposed sediment, and opportunistically inspected these areas for surface-level resources, taking detailed notes and photographs.

4.2 Results

No archaeological resources were identified as a result of the reconnaissance-level survey. Ground surface visibility within the Project site was approximately 10%, as the majority of the site is paved. Disturbed areas of ornamental landscaping to east and south, and one ornamental garden area near the ticket booths were visually inspected and no resources were identified.

Two built environment resources over 45 years old were identified as requiring recordation and evaluation for historical significance: the Mission Tiki Drive-in and associated warehouse, located at 10798 Ramona Avenue (and 4363-4366 State Street), and the Montclair Tire Company building, located at 4485 State Street. State of California Department of Parks and Recreation Series 523 (DPR) forms for these properties are located in Appendix D.

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5 Significance Evaluations

In order to determine if the proposed Project will impact historical resources under CEQA, the Mission Tiki Drive-in and associated warehouse (10798 Ramona Avenue) and the Montclair Tire Company (4485 State Street) were evaluated for historical significance and integrity in consideration of NRHP, CRHR, and City of Montclair landmark designation criteria and integrity requirements.

5.1 Mission Tiki Drive-In and Associated Buildings (10798 Ramona Avenue)

The Mission Tiki Drive-In theater property was originally constructed in 1956, and significantly altered in 1975 and 2006, and consists of a projection building/snack bar, office, warehouse, screens, ticket booths, entrance, circulation paths, a paved viewing area, and landscaping. It is bound by Ramona Avenue to the east, Mission Boulevard to the south, industrial properties to the west and State Street to the north. The screen area is accessed from an entrance drive along Ramona Boulevard. There is landscaping around the area containing the four screens, consisting of bamboo, palms, eucalyptus trees, and tamarisk. The screen area itself is fully paved with raised ridges demarking the individual rows for cars to park in.

Projection Building/Snack Bar (1956): The Projection Building/Snack Bar building is a 2-story, irregular plan building in the center of the four screens (Figures 7 and 8). The building's main volume is the snack shop, which has a flat roof clad in rolled composition roofing with a wide overhang. Projecting from its center is the octagonal tower which comprises the second story projector booth. The building features scored concrete siding (emulating stone slabs), corrugated metal, and vertical board siding. Windows are all darkly shaded and consist of metal sliding sash windows and one-over-one single hung windows, as well as fixed windows in the projection booth on the second floor. Most windows also feature shed-roofed awnings with either corrugated metal roofing or wood board roofing. Doors consists of solid metal doors on the east and south elevation, and a pair of wood doors with pointed oval wood decoration. On the west side of the building, the flat roof extends to form a covered seating area. This area consists of carved wood posts and flat and shed roof sections, clad with corrugated metal. The second floor is accessed by a metal stair on the south elevation and does not appear to have internal access. The octagonal second story features some "Tiki" decoration in the form of carved wood projections and an awning clad with faux grass roofing for the access door.

Identified alterations: According to aerial photographs, the second story octagonal projection room and the covered seating areas on the west side of the building were added between 1972 and 1976. The Tiki-themed decorative elements applied to the building were added when the Mission Drive-In Theater became the Mission Tiki Drive-in Theatre in 2006.



Figure 7. Projection Building/Snack Bar: north and east elevations, view looking southwest (IMG 3089)



Figure 8. Projection Building/Snack Bar: south (main) elevation, view looking north (IMG 3095)

Office (1956): The office building is a two-story, simplistic Mid-Century Modern-style industrial building in the northwest corner of the property. The building features a flat roof and concrete walls and standing seam metal cladding. The main (east) elevation features the metal standing seam cladding, multi-light metal windows with awning openings, replacement fixed windows, and window-less metal doors. The front elevation stresses horizontality with its unbroken ribbon windows on the second level, which spans the length of the building. There is a gable-fronted awning over the main entrance, constructed of corrugated metal and metal posts. The non-primary elevations are clad in precast concrete panels and have no windows. Fenestration on these elevations consists of roll-up metal doors on loading bays, and windowless metal doors. There is a one-story addition on the south elevation which trends south and appears to have been a snack bar and restroom. The addition has concrete stucco cladding and stone veneer cladding, glass and steel doors and a painted over sign (Figure 9).

Identified alterations: Gable fronted awning addition to main elevation, multiple window replacements to main elevation, window removal and replacement with doors, and replacement roll-up lading bay doors on the non-primary elevations (dates unknown). South elevation addition was constructed between 1956 and 1959 and appears in the 1959 aerial photograph.



Figure 9. Office: main elevation, view looking west (IMG 3078)

Warehouse (1956): The warehouse building is a one-story, utilitarian industrial building in the northwest corner of the property, south and west of the office building. The building features corrugated metal and T1-11 plywood siding, a gable-ended roof clad with corrugated metal. The main (south) elevation features the only fenestration, which consists of 16 metal roll-up garage doors. The remaining elevations are devoid of any fenestration (Figure 10).

Identified alterations: The building appears to have been clad entirely with corrugated metal, but much of the cladding has been replaced with plywood siding. Garage doors and the roof appear to have been replaced as well (dates unknown). A metal storage container, also outfitted with roll-up garage doors is situated against the west wall of the warehouse building but does not appear to be part of it (added circa 2007). A second warehouse, no longer present, north of the extant warehouse building was also demolished circa 2007.



Figure 10. Screen 4, main elevation, view looking northwest (IMG_3103)

Screens (1975): The Mission Tiki Drive-In has four screen structures in the four corners of the property, all constructed in 1975. Each screen is constructed of welded steel supports and features a large white projection screen. The screens face towards the projection booth/snack bar, and away from the streets. The screens are approximately 80 feet wide by 40 feet in height from the ground level. Behind most screens and surrounding the entire screen area is dense, tall vegetation consisting of, but not limited to, bamboo, palm trees and eucalyptus trees (Figures 11 and 12).

Identified alterations: The original CinemaScope screen in the southeast corner of the property was demolished and replaced by the four existing screens in 1975.



Figure 11. Screen 4, main elevation, view looking northwest (IMG_3102)



Figure 12. Screen 1, rear elevation, view looking southeast (IMG 3081)

Marquee (1975): The marquee structure is a two-story metal structure with two letter board sections and balconies for applying marquee letters and information. Each metal balcony is accessed by a metal ladder on the northeast elevation (Figure 13).

Identified alterations: Though the marquee is in the 1975 location, it appears to have been altered to include the applied “Tiki”/Polynesian theme in 2006.



Figure 13. Marquee structure at the corner of Ramona Avenue and Mission Boulevard, view looking west (IMG 3146)

Modern Additions (2006): The Mission Drive-In underwent substantial alterations in 2006 which involved rebranding the property as the Mission Tiki Drive-in Theatre. This involved the addition of “Tiki”/Polynesian style decorative elements, such as a small shade park and picnic area on the north side of Screen 1 with concrete Moa head statues and a bamboo pole screened area, three ticket booths on the north side of the property (Figure 14), the grass roofed entrance sign (Figure 15) and the alteration of the 1975 marquee at the corner of Mission Boulevard and Ramona Avenue. Additional themed elements include screen signage and exit signs (Figure 16). Though “Tiki” and Polynesian applied themes are consistent with historical pop cultural themes from the 1950s and 1960s, the anachronistic decorative elements at the Mission Tiki Drive-in Theatre were all constructed in 2006.

Identified alterations: The original 1956 marquee was abandoned and ruins of it were observed under vegetation during survey. The 1975 marquee and the new marquee share the same location, and the “Tiki” style marquee is likely just an alteration. According to aerials, there were four ticket booths on the north side of the property. These were either demolished or altered to reflect the “Tiki” theme adopted in 2006. One ticket booth was demolished between 1994 and 2002 according to aerial photographs (NETR 2020).



Figure 14. Three ticket booths, view looking east (IMG 3079)



Figure 15. Entrance sign, view looking northwest (IMG 3139)



Figure 16. Tiki-themed signs, view looking southwest (IMG 3085)

NRHP/CRHR Statement of Significance

The Mission Tiki Drive-in Theatre property located at 10798 Ramona Avenue and does not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of an existing historic district, as demonstrated below.

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Archival research discovered that the Mission Tiki Drive-in Theatre, originally the Mission Drive-in when it opened in 1956, was associated with a popular, national trend of drive-in theaters opening in suburban and ex-urban areas in the 1940s through the 1960s. The first drive-in theater in California opened in 1939, and the trend continued to outpace indoor theater openings until 1958, when their popularity peaked, and drive-in theater popularity began to decline. Nearly a dozen such theaters opened in the Inland Empire region, east of Los Angeles County, in the urbanized, western portions of San Bernardino and Riverside Counties. Like nearly all drive-in theaters opening at this time, Mission Drive in offered a single Cinemascope screen, space for over 1,000 cars, and special attractions aimed at families with children.

However, mere association with a historical trend or pattern is not sufficient for historic significance. The property's specific association must also be considered important. The Mission Drive-in does not appear to be an early regional prototype of the single screen drive-in theater property type (as it was originally constructed). The configuration of the Mission Drive-in following alterations that converted it into a four-plex does not appear to be an innovative or groundbreaking solution to make the Mission Drive-in competitive with indoor, or "hardtop" multi-plex theaters of the 1970s. This was a common alteration of the time. The Mission Drive-in in both its single screen and four-screen configurations does not appear to be a particularly influential example of a drive-in theater that could have driven the popularity of the drive-in trend either at the local, state, or national level.

It was also not an influential property in the history of the City of Montclair or surrounding cities. The area of the city that the Mission Tiki Drive-in Theatre was located in was not annexed to the City until 1980, long after the significant periods of the city's growth and development. No specific historical events that have made a significant contribution to the broad patterns of history are associated with the Mission Tiki Drive-in Theatre.

Therefore, the property does not appear eligible under Criterion A of the NRHP or Criterion 1 of the CRHR.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under Criterion B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research discovered that the Mission Tiki Drive-in Theatre was owned by Sero Amusement Company and by local theater owners Arnold and Jack Anderson, who also operated the California Theater and Chino Theater in Ontario. Despite their prominence as local theater owners, archival research did not uncover any reason to believe that Arnold and Jack Anderson are significant figures in our past. Sero Amusement Company, founded by William Henry Oldknow II in 1949, was an influential organization and owned many of the Los Angeles, San Bernardino, and Riverside County drive-in theaters. The Mission Tiki Drive-In was neither the first nor the prototype for the drive-in theaters owned by the Sero Amusement Company, De Anza Land and Leisure Company, or William Henry Oldknow II. The subject property does not appear to reflect an important period or location for these companies, or the men associated with them.

Additional archival research did not indicate that people who have owned or worked at the Mission Tiki Drive-in Theatre are known to be historically significant figures at the national, state, or local level. As such, this property is not known to have any historical associations with people important in history. Therefore, the property does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: 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.

The Mission Tiki Drive-in Theatre was constructed in 1956 and altered twice: in 1975 and 2006. It is a combination of applied Tiki/Polynesian Pop architectural style and Mid-Century Modernism; however, the Mission Tiki Drive-in Theatre is not a good representation of either style. The Mid-Century Modern buildings (Projection Building/Snack Bar, Office, and Warehouse) have numerous alterations and lack many of the character-defining features of the style, including lack of exterior decoration; flat roof with parapet or cantilevered canopy; and flat, exterior walls with smooth cladding. The buildings at Mission Tiki Drive-in Theatre are plain, and have a few of the Mid-Century Modern character-defining features, but otherwise do not embody the distinctive elements of the style and are not good examples of the style. The Tiki/Polynesian Pop architectural elements (signs, marquee, ticket booths) are anachronistic and not representative of the historical appearance of the original drive-in. These elements, while rooted in historic nostalgia for the 1950s and 1960s, were applied in 2006, and are not accurate representations of the original period of operation for the Mission Tiki Drive-in Theatre.

The Mission Tiki Drive-in Theatre screens were altered in 1975, demolishing the original single screen and reconfiguring the site layout to accommodate four screens. The property remained a drive-in movie theater. While this alteration now meets the 45 year age threshold for consideration, scholarship on the drive-in property type as it evolved in the twentieth century does not distinguish the number of screens as unique subtypes for the purposes of establishing the property type's significance as a representative of a particular method of construction or period of construction. Changing screen configurations was a common alteration as older indoor and drive-in theaters adapted to changing demands for multi-plex type theaters (see Criterion A evaluation). The alteration does not appear to be significant; it merely followed a trend and made use of common, utilitarian materials and forms that do not reflect innovation or an architectural style. The Mission Tiki Drive-in Theatre in its current four-screen form does not appear to be a significant example of the drive-in theater and does not display the significant character-defining features of the property type in multiple aspects of design. Moreover, the Mission Tiki Drive-in Theatre was altered again in 2006, adding in the Tiki/Polynesian Pop design elements and updating both the projection technology and screens. Therefore, in addition to not being a good representation of an architectural type or original method of construction, due to multiple alterations, the property no longer convey the character-defining features to reflect architectural significance from its original and 1976 construction dates.

Although the Mission Tiki Drive-in Theatre is one of the last remaining drive-in theaters in the area, due to substantial alterations, the theater lacks the integrity to convey its original and subsequent period of construction and operation. More intact examples of the drive-in theater property type are located at the Skyline Drive-In in Barstow or the Smith's Ranch Drive-In in Twenty-Nine Palms in San Bernardino County, and the Rubidoux Drive-In and the Van Buren Drive-In in Riverside County in the greater Inland Empire region. These theaters maintain their original screens, and several retain their original historical signs, marquees, and snack shop buildings.

Archival research did not uncover an architect, builder, or artist associated with the Mission Tiki Drive-in Theatre, and thus the property is not considered the work of a master, nor does it possess high artistic value. Therefore, the property does not appear eligible for the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The Mission Tiki Drive-in Theatre is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

City of Montclair Statement of Significance

The Mission Tiki Drive-in Theatre property located at 10798 Ramona Avenue does not meet any of the criteria for listing as a City of Montclair landmark, either individually or as part of an existing historic district, as demonstrated below.

A. The proposed landmark is particularly representative of a historical period, type, style, region or way of life;

As described above in NRHP/CRHR Criterion A/1 and C/3, the Mission Tiki Drive-in Theatre does not have a specific association with the history of Montclair, Mid-century Modern and Polynesian/Tiki styles, or the way of life reflected in the drive-in property type as an automobile-oriented entertainment venue of the mid-twentieth century on the outskirts of Montclair. Therefore, the property is recommended not eligible under local Criterion A.

B. The proposed landmark is an example of a type of building which was once common but is now rare;

The Mission Tiki Drive-in Theatre was substantially altered in 1975 and became a four-plex. Four-plex drive-ins were a common alteration, but not a common building. Most four-plex drive-ins were alterations to single-screen drive-in theaters and constructed long after the peak of drive-in movie theater popularity in the late 1950s. The Mission Tiki Drive-in Theatre is also not an example of a Mid-Century Modern or Tiki style building. The application of applied faux-historical Tiki style decorations diminished the Mid-Century Modern style of the original building. As a four-plex with a Tiki-style, the Mission Tiki Drive-in Theatre is not an example of a now rare property type that conveys significance under this criterion. Therefore, the property is recommended not eligible under local Criterion B.

C. The proposed landmark is one of the best remaining examples of a particular architectural type or style in the area;

As described above under NRHP/CRHR Criterion C/3, the Mission Tiki Drive-in Theatre does not reflect a specific architectural type or style in the Montclair area. Given the demolition of the original screen, reconfiguration into a four-plex theater, and alterations to all of the original buildings, including the application of applied faux-historical Tiki style decorations, the Mission Tiki Drive-in Theatre, no longer conveys its original Mid-Century Modern architectural type or style. The altered property, a four-plex with a Tiki style, is not an example of the Tiki/Polynesian architectural type or style. The period of significance for this style began in 1940 and ended in the mid-1970s. The architectural style of the Mission Tiki Drive-in Theatre reflects alterations made in 2006, long after the end of the period of significance for this type or style. Therefore, the property is recommended not eligible under local Criterion C.

D. The proposed landmark is identified with persons or events significant in local, State or national history;

As described above under NRHP/CRHR Criterion A/1 and B/2, the Mission Tiki Drive-in Theatre is not associated with any person or event significant in local, State or national history. Therefore, the property is recommended not eligible under local Criterion D.

E. The proposed landmark is representative of the notable work of a builder, designer or architect.

As described above under NRHP/CRHR Criterion C/3, no notable builders, designers, or architects were associated with the Mission Tiki Drive-in Theatre. Therefore, the property is recommended not eligible under local Criterion E.

Integrity Discussion

The Mission Tiki Drive-in Theatre maintains integrity of location, as it remains in its original location. However, the subject property does not maintain integrity of setting, as the surrounding neighborhood and streetscape have been altered significantly since the time of construction. As the City of Montclair expanded south, the once-industrial area along the railroad on the outskirts of Montclair became increasingly residential, with commercial/retail uses along the major roads. Demolition of original features and alterations to the Mission Tiki Drive-in Theatre buildings and structures has substantially impacted integrity of design, materials, and workmanship. All buildings from the 1956 date of construction have been altered such that they can no longer convey their original purpose, use or architectural style. The subject property has a diminished integrity of feeling as the property has been altered from its original format such that it can no longer convey its original style or screen configuration, though it remains in use as a fourplex drive-in theater and a swap meet location. While the property retains an association with drive-in theaters, Dudek concluded that it was not eligible as an excellent example of this property type in either its single screen or four-plex variations. The property lacks features required to rise to a level of significance in this historic context. Research did not reveal that the property was an important, innovative, or intact example of the property type. The property is not significant under NRHP/CRHR Criteria A/1 or C/3 and is not associated with an important historic event; architectural style; nor work of a master. Therefore, this aspect of integrity does not apply, as there is no historic association. Therefore, the subject property does not meet the level of integrity required for listing in the NRHP or CRHR and does not retain a level of integrity needed to convey its significance under local, City of Montclair criteria.

5.2 Montclair Tire Company (4485 State Street)

The Montclair Tire Company property is located at 4485 State Street, bound by Ramona Avenue to the east, the Mission Tiki Drive-in Theatre to the south and west, and State Street and the Southern Pacific Railroad right-of-way to the north.

The property was constructed circa 1958-1960 and contains a single building, a one story, side gabled steel structure, clad in corrugated galvanized steel sheets and standing seam metal sheets (Figures 14, 15). The building is utilitarian in appearance and lacks a distinctive architectural style. On the main (northwest) elevation, fenestration consists of several metal doors and a roll-up garage door, leading to the garage bay. Other elevations have metal doors, sliding sash metal windows, and multi-light, wire reinforced glass windows. The main elevation also features a shed-roofed awning shade on the right side of the elevation supported by wood beams. The roof ridge features metal three turbine ventilators.

Identified alterations include: the orientation and primary elevation of the building changed from northeast (facing towards Ramona Avenue) to northwest (facing State Street) (circa 2007-2009); Ramona Avenue railroad overpass constructed, obstructing access to the property from Ramona Avenue (circa 2009-2011); addition of shed-roofed awning on the front elevation (circa 1972-1976); and a shorter, one-story addition on southeast elevation (circa 1972-1976).



Figure 17. Montclair Tire Company: main and southwest elevations, view looking east (IMG 3118)



Figure 18. Montclair Tire Company: main and northeast elevations, view looking south (IMG 3167)

NRHP/CRHR Statement of Significance

The Montclair Tire Company property located at 4485 State Street does not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of an existing historic district, as demonstrated below.

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Archival research did not find any associations with events that have made a significant contribution to the broad patterns of our history. The Tire Company building was constructed circa 1964-1968 and began advertising in local papers in 1968. The property has changed ownership but has always operated as an automobile service property type. The property is one of several non-descript industrial properties along the south side of State Street, south of the railroad right-of-way. Furthermore, Montclair was one of many newly incorporated cities in the Greater Inland Empire area that supported the exponential post-war industrial growth and development that happened in Southern California in the 1950s and 1960s. However, the tire company building does not appear to be associated with this larger trend. Therefore, the property does not appear eligible under Criterion A of the NRHP or Criterion 1 of the CRHR.

Criterion B/2: That are associated with the lives of persons significant in our past.

Archival research did not indicate that people who have owned or worked at this property are known to be historically significant figures at the national, state, or local level. As such, this property is not known to have any historical associations with people important in history. Therefore, the property does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: 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.

The Montclair Tire Company contains one utilitarian industrial-style building built between 1964 and 1968. However, the building lacks the character-defining features to distinguish it as belonging to a particular architectural style or period of construction. Further, the Utilitarian industrial building type, especially the wood or metal framed and metal cad methods of construction are ubiquitous along the State Street corridor, and the Montclair Tire Company property does not offer any unique or specialized alternative versions of the style. Further, no architect or engineer was associated with this property, the building itself, nor the grounds possess high artistic values, and the building is not representative of a historical district of industrial buildings, or any significant and distinguishable entity whose components lack individual distinction. For these reasons, the Montclair Tire Company property does not appear eligible for listing in the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The Montclair Tire Company property is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

City of Montclair Statement of Significance

The Montclair Tire Company property located at 4485 State Street does not meet any of the criteria for listing as a City of Montclair landmark, either individually or as part of an existing historic district, as demonstrated below.

A. The proposed landmark is particularly representative of a historical period, type, style, region or way of life;

As described above in NRHP/CRHR Criterion A/1 and C/3, the Montclair Tire Company is not “particularly representative” of any historical period, building types, styles, the Montclair region or reflective of a particular way of life. The building is a ubiquitous, automotive-related industrial building, with not particularly outstanding character-defining features that would make the building a representative of any of the aforementioned categories. Therefore, the property is recommended not eligible under local Criterion A.

B. The proposed landmark is an example of a type of building which was once common but is now rare;

The Montclair Tire Company is not an example of a property in the City of Montclair and the larger, Inland Empire region, that was once common but is now rare. The utilitarian industrial form is common both in the rea and in the

region, especially in industrial areas near railroads rights-of-way. Therefore, the property is recommended not eligible under local Criterion B.

C. The proposed landmark is one of the best remaining examples of a particular architectural type or style in the area;

As described above under NRHP/CRHR Criterion C/3, the Montclair Tire Company lacks the character-defining features to be categorized as a specific architectural type or style in the Montclair area. Therefore, the property is recommended not eligible under local Criterion C.

D. The proposed landmark is identified with persons or events significant in local, State or national history;

As described above under NRHP/CRHR Criterion A/1 and B/2, the Montclair Tire Company is not associated with any person or event significant in local, State or national history. Therefore, the property is recommended not eligible under local Criterion D.

E. The proposed landmark is representative of the notable work of a builder, designer or architect.

As described above under NRHP/CRHR Criterion C/3, no notable builders, designers or architects were associated with the Montclair Tire Company. Therefore, the property is recommended not eligible under local Criterion E.

Integrity Discussion

The Montclair Tire Company maintains integrity of location, as it remains in its original location. However, the subject property does not maintain integrity of setting, as the main access from Ramona Avenue and the circulation patterns along State Street have been disrupted by the 2007-2009 construction of the Ramona Avenue overpass. The building does not maintain integrity of design due to additions to the main and rear elevations, and reconfiguration of the original main elevation from the northeast to the northwest elevation. The building maintains integrity of materials and workmanship because the building does not appear to have sustained material alterations or compromised original workmanship. The Montclair Tire Company property retains integrity of feeling as the property still conveys the feeling of being a mid-century-constructed automobile-related industrial property. The property still operates as an automobile service business, and under the same name as it has since the early years of its establishment, however the property no longer maintains association with original owners, therefore it does not retain integrity of association. Therefore, the subject property does not meet the level of integrity required for listing in the NRHP or CRHR and does not retain a level of integrity needed to convey its significance under local, City of Montclair criteria.

5.3 Summary of Evaluation Findings

In conclusion, both the Mission Tiki Drive-in Theatre property and the Montclair Tire Company property do not appear eligible for listing in the NRHP or the CRHR due to a lack of important historical associations and architectural significance, nor do they appear eligible as contributors to an historic district. Both properties are also not eligible for City of Montclair landmark listing due to lack of important historical associations, architectural significance, and integrity issues. As such, both the Mission Tiki Drive-in Theatre property and the Montclair Tire Company property are not historical resources for the purposes of CEQA. These resources have been assigned a California Historical Resource Status Code of 6Z (found ineligible for the NRHP, CRHR, or local designation through survey evaluation).

6 Findings and Conclusions

6.1 Summary of Findings

No cultural resources were identified within the Project site as a result of the CHRIS records search, NAHC SLF search, extensive archival research, field survey, and property significance evaluation. Both the Mission Tiki Drive-in Theatre property at 10798 Ramona Avenue and the Montclair Tire Company property at 4485 State Street do not appear eligible for NRHP, CRHR, or City of Montclair landmark designation due to a lack of significant historical associations, architectural merit, and requisite integrity to convey significance. Therefore, both properties are not considered historical resources for the purposes of CEQA. Further, no potential indirect impacts to historical resources were identified and no mitigation is required.

No prehistoric or historic-era archaeological resources have been identified as a result of background research, CHRIS database records search, or the archaeological pedestrian survey. Due to previous ground-disturbing activities within the Project site, the probability of encountering any intact archaeological resources during construction activities is low. A review of the geotechnical report prepared for the project identified artificial fill soils within the Project site between 1.5 to 12 feet below ground surface. Current Project design involves up to 20 feet below ground surface for the underground infiltration basins in the truck courts for Buildings 7 and 8 and approximately 2 to 4 ft below the existing ground surface for the remainder of the site. Grading would occur across the 27.74-acre Project site and result in approximately 139,302 cubic yards of cut, 103,261 cubic yards of fill, and the net export of 36,042 cubic yards of soil. In consideration of all these factors, the potential to encounter unknown intact archaeological resources is considered low, but possible during ground-disturbing activities within native soil considering the lack of opportunity to observe native soils during the pedestrian survey and that no previous cultural investigation has occurred prior to placement of fill soils. In the event that unanticipated archaeological resources are encountered during Project implementation, impacts to these resources would be significant. As such, the following management recommendations are provided to ensure that impacts to unanticipated archaeological resources and human remains would be less than significant.

6.2 Recommendations

Although the Project site has been disturbed over time as a result of development, it is possible that unknown archaeological resources could be encountered subsurface during ground-disturbing activities within native soils. With the implementation of the recommendations provided below, the Project will have a less than significant impact on archaeological resources.

Inadvertent Discovery of Archaeological Resources Clause

In addition to the recommendations provided below, Dudek recommends that an inadvertent discovery clause, written by an archaeologist, be added to all construction plans associated with ground-disturbing activities.

All construction personnel and monitors who are not trained archaeologists shall be briefed regarding inadvertent discoveries prior to the start of construction activities. Informational pamphlet and/or a presentation shall be

prepared in order to ensure proper identification and treatment of inadvertent discoveries. The purpose of the Workers Environmental Awareness Program (WEAP) training is to provide specific details on the kinds of archaeological materials that may be identified during construction of the Project and explain the importance of and legal basis for the protection of significant archaeological resources. Each worker shall also learn the proper procedures to follow in the event that cultural resources or human remains are uncovered during ground-disturbing activities. These procedures include work curtailment or redirection, and the immediate contact of the site supervisor and archaeological monitor.

A qualified archaeologist shall be retained and on-call to respond and address any inadvertent discoveries identified during initial excavation in native soil. Initial excavation is defined as initial construction-related earth moving of sediments from their place of deposition. All work conducted shall be overseen by an archaeological principal investigator, meeting the Secretary of the Interior's Professional Qualification Standards,

In the event that archaeological resources (sites, features, or artifacts) are exposed during construction activities for the proposed Project, all construction work occurring within 100 feet of the find shall immediately stop and a qualified archaeologist is notified immediately to assess the significance of the find and determine whether or not additional study is warranted. Depending upon the significance of the find, the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work such as preparation of an archaeological treatment plan, testing, data recovery, or monitoring may be warranted.

If monitoring is conducted, an archaeological monitoring report shall be prepared within 60 days following completion of ground disturbance and submitted to the City for review. This report should document compliance with approved mitigation, document the monitoring efforts, and include an appendix with daily monitoring logs. The final report shall be submitted to the SCCIC.

Unanticipated Discovery of Human Remains Clause

In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the County Coroner shall be notified within 24 hours of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the remains are determined to be Native American, the Coroner shall notify the NAHC in Sacramento within 24 hours. In accordance with California Public Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the MLD from the deceased Native American. The MLD shall complete their inspection within 48 hours of being granted access to the site. The MLD would then determine, in consultation with the property owner, the disposition of the human remains.

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Appendix A

Preparer's Qualifications

Samantha Murray, MA

Historic Built Environment Lead / Senior Architectural Historian

Samantha Murray is a senior architectural historian with 14 years' professional experience in all elements of cultural resources management, including project management, intensive-level field investigations, architectural history studies, and historical significance evaluations in consideration of the California Register of Historical Resources (CRHR), the National Register of Historic Places (NRHP), and local-level evaluation criteria. Ms. Murray has conducted hundreds of historical resource evaluations and developed detailed historic context statements for a multitude of property types and architectural styles, including private residential, commercial, industrial, educational, medical, ranching, mining, airport, and cemetery properties, as well as a variety of engineering structures and objects. She has also provided expertise on numerous projects requiring conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Education

California State University, Los Angeles
MA, Anthropology, 2013
California State University, Northridge
BA, Anthropology, 2003

Professional Affiliations

California Preservation Foundation
Society of Architectural Historians
National Trust for Historic Preservation
Registered Professional Archaeologist

Ms. Murray meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and Archaeology. She is experienced managing multidisciplinary projects in the lines of transportation, transmission and generation, federal land management, land development, state and local government, and the private sector. She has experience preparing environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act (NHPA). She also prepared numerous Historic Resources Evaluation Reports (HREs) and Historic Property Survey Reports (HPSRs) for the California Department of Transportation (Caltrans).

Dudek Project Experience (2014-2019)

Development

Birch Specific Plan 32-Unit Condo Project, City of Carson, Los Angeles County, California (2018). Dudek was retained by the City of Carson to prepare a cultural resources report for a project that proposes to demolish approximately 6,200 square feet of existing residential buildings and roughly 5,850 square feet of pavement on the project site, and construct a 32-unit residential condominium community with on-grade parking, landscaping, and other associated improvements. The historical significance evaluation included three residential properties proposed for demolition. All properties were found not eligible under all designation criteria and integrity requirements. Ms. Murray provided QA/QC of the final cultural resources report.

Stickleback Movie Ranch Property Evaluation, Los Angeles County, California (2018). Dudek was retained by the Metropolitan Water District of Southern California to complete a historical resource significance evaluation of the Stickleback Movie Ranch property, located in unincorporated Los Angeles County near Santa Clarita, California.

The study included a CHRIS records search of the Stickleback Movie Ranch property and a 0.25-mile radius; a pedestrian survey of the subject property for cultural resources; building development and archival research; recordation and evaluation of cultural resources identified within and around the Stickleback Movie Ranch portion of the study area; and an assessment of potential impacts to historical resources in conformance with CEQA and all applicable local municipal code and planning documents. The former Stickleback Movie Ranch and all associated buildings and structures were found not eligible under all NRHP, CRHR, and Los Angeles County designation criteria.

Healthcare

Kaiser Permanente Los Angeles Specialty Medical Center Project, Los Angeles, Los Angeles County, California (2019). Dudek prepared a Historical Resource Assessment for the Kaiser Permanente Los Angeles Specialty Medical Center at 755-765 W. College Street in Los Angeles. Preparation of the report involved extensive archival research, reconnaissance level fieldwork, historic context development, building development descriptions, historical significance evaluations for buildings greater than 45-years in age, and DPR forms for the medical center buildings and structures that are proposed for demolition as part of the multi-phase project. As a result of the evaluations, all buildings were found not eligible for designation under all applicable national, state, and local designation criteria and integrity requirements. Ms. Murray provided QA/QC of the report and guidance on approach.

Kaiser Permanente Los Angeles Medical Center Project, Los Angeles, Los Angeles County, California (2018). Dudek prepared a Cultural Resources Report that involved extensive archival research, reconnaissance level fieldwork, historic context development, building development descriptions, historical significance evaluations, and DPR forms for six buildings greater than 45-years in age that are proposed for demolition as part of the multi-phase project. As a result of the evaluations, all buildings proposed for demolition were found not eligible for designation under all applicable national, state, and local designation criteria and integrity requirements.

Municipal

LACSD Gardena Pumping Station Project, Sanitation Districts of Los Angeles County, Gardena, California (2019). Dudek prepared a Cultural Resources Technical Report for the Gardena Pumping Project. Preparation of the report involved site recordation, extensive archival research, historic context development, engineering feature development descriptions, historical significance evaluations, and State of California Department of Parks and Recreation Series 523 forms (DPR forms) for each building of the project. The project proposed to remove the 1929 and 1960 pumping plant above and below-ground structures, and two adjacent parcels containing commercial buildings (1954, 1957) and replace them with a larger capacity pumping plant facility. Ms. Murray provided oversight of all built environment components and provided QA/QC of all documents.

LADWP De Soto Trunk Line Project, City of Los Angeles, Los Angeles County, California (2018). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for the De Soto Trunk Line Project. LADWP is proposing the replacement of portions of four existing water pipelines: De Soto, Roscoe, Canoga Topham, and Ventura Trunk Lines. The portions of the existing trunk lines that are proposed for replacement are aging, deteriorating, and nearing the end of their service life. As such, LADWP is proposing to replace these segments with new pipeline. The regulatory framework is CEQA Plus, as such the project was also subject to compliance with Section 106 of the NHPA. Ms. Murray provided QA/QC of the cultural resources report.

The Santa Monica City Yards Master Plan Project, City of Santa Monica, Los Angeles County, California (2017). The City of Santa Monica retained Dudek to complete a cultural resources study for the proposed City Yards Master Plan project site located at 2500 Michigan Avenue in the City of Santa Monica. The study involved evaluation of the entire City Yards site, including two murals and a set of concrete carvings for historical

significance and integrity. As a result, the City Yards and its associated public art work was found ineligible under all designation criteria. Ms. Murray conducted the intensive level survey, building permit research, co-authored the technical report, and provided QA/QC of the final cultural resources report.

148 North Huntington Street, City of Pomona, Los Angeles County, California (2017). Dudek was retained by the City of Pomona to conduct a cultural resources study for the remediation of the project site located at 148 North Huntington Street. The proposed project involves the excavation, removal, and off-site treatment of approximately 10,000 Cubic Yards (CYs) of contaminated soil due to the former presence of a manufactured gas plant (MGP) at the project site (currently the City of Pomona Water and Wastewater Yards). All buildings over 45 years of age within the project site were evaluated for the CRHR and local landmark eligibility as part of the Pomona Gas Plant site. The site was found not eligible with concurrence from the historic resources commission. Ms. Murray conducted the survey, prepared the evaluation, and authored the cultural resources report.

LADWP West Los Angeles District Yard Project, City of Los Angeles, Los Angeles County, California (2017). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for a project that proposes demolition of five LADWP-owned administrative buildings and warehouses at the West Los Angeles District Headquarters located at 12300 West Nebraska Avenue. Dudek evaluated the yard for historical significance in consideration of NRHP, CRHR, and City of Los Angeles HCM criteria and integrity requirements. Ms. Murray co-authored the significance evaluation and provided QA/QC of the cultural resources report.

LADWP Haynes Generating Station Units 3 through 6 Demolition Project, City of Long Beach, Los Angeles County, California (2017). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for a project that proposes demolition of Units 3-6 at the LADWP Haynes Generating Station. Ms. Murray evaluated the entire steam plant for historical significance in consideration of NRHP, CRHR, and City of Long Beach designation criteria and integrity requirements, and co-authored the cultural resources report.

LADWP Green Verdugo Reservoir Improvement Project, City of Los Angeles, Los Angeles County, California (2017). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for a project that proposes facility updates at the reservoir site in order to ensure safe water quality. Ms. Murray evaluated the reservoir for historical significance in consideration of NRHP, CRHR, and City of Los Angeles HCM designation criteria and integrity requirements, and co-authored the cultural resources report.

LADWP Upper Stone Canyon Reservoir Water Quality Improvement Project, City of Los Angeles, Los Angeles County, California (2016). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for a project that proposes to maintain and improve the quality, reliability, and stability of the Stone Canyon Reservoir Complex (SCRC) service area drinking water supply in order to continue to meet customer demand. Dudek prepared an updated evaluation of the reservoir in consideration of NRHP, CRHR, and City of Los Angeles HCM criteria and integrity requirements. Ms. Murray conducted the built environment survey, archival research, and co-authored the cultural resources report.

LADWP Power Plant 1 Long-Term Maintenance Program Project, City of Los Angeles, Los Angeles County, California (2016). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for the proposed long-term maintenance of the flood control infrastructure in the vicinity of Power Plant 1. Ms. Murray prepared the cultural resources impacts assessment, co-authored the cultural resources report, and provided QA/QC of the cultural resources technical report.

State of California

Judicial Council of California Historical Resource Evaluation Report for the Stanley Mosk Courthouse, City of Los Angeles, Los Angeles County, California (2019). Dudek was retained by the Judicial Council of California (JCC) to

prepare an evaluation of the Stanley Mosk Courthouse building, located at 111 N. Hill Street in the City of Los Angeles, California. To comply with Public Resources Code Section 5024(b), the JCC must submit to the State Historic Preservation Officer (SHPO) an inventory of all structures over 50 years of age under the JCC's jurisdiction that are listed in or that may be eligible for inclusion in the National Register of Historic Places (NRHP), or registered or that may be eligible for registration as a California Historical Landmark (CHL). Extensive research indicates that the building meets NRHP Criteria A and C; CRHR Criteria 1 and 3; the "important events" and "architecture" criteria for CHL; the "important to Los Angeles history" and "architecture" criteria for Los Angeles HCM; and Criteria 1, 2, and 3 for Los Angeles HPOZ for listing in any of these registration programs. Therefore, the Stanley Mosk Courthouse appears to be a historic resource for the purposes of California Public Resources Code 5024 and 5024.5. Ms. Murray managed the project and provided QA/QC of the final report.

Judicial Council of California Historical Resource Evaluation Report for the Santa Monica Courthouse, City of Santa Monica, Los Angeles County, California (2017). Dudek was retained by the Judicial Council of California (JCC) to prepare an evaluation of the Santa Monica Courthouse building, located at 1725 Main Street in the City of Santa Monica, California. To comply with Public Resources Code Section 5024(b), the JCC must submit to the State Historic Preservation Officer (SHPO) an inventory of all structures over 50 years of age under the JCC's jurisdiction that are listed in or that may be eligible for inclusion in the National Register of Historic Places (NRHP), or registered or that may be eligible for registration as a California Historical Landmark (CHL). The Santa Monica Courthouse was found not eligible for designation under all applicable criteria. Ms. Murray co-authored the report and provided QA/QC of the final cultural resources report.

Department of General Services Historical Resource Evaluation for the Pomona Armory at 600 South Park Avenue, City of Pomona, Los Angeles County, California (2017). Dudek was retained by the State of California Department of General Services to mitigate potential adverse effects to the Pomona Armory (600 South Park Avenue), a state-owned historical resource proposed to be transferred from State-ownership to a local agency or private owner. Ms. Murray prepared a detailed significance evaluation for the Pomona Park Armory in the consideration NRHP, CRHR, CHL, and City of Pomona designation criteria and integrity requirements, and prepared a single historic landmark application for the property. The Pomona Park Armory was locally designated after unanimous approval by the Historic Resources Commission and City Council. SHPO concurred with the evaluation findings and agreed that adverse effects had been adequately mitigated with no comments.

Presentations

Historical Resources under CEQA. Prepared for the Orange County Historic Preservation Planner Working Group. Presented by Samantha Murray, Dudek. December 1, 2016. Ms. Murray delivered a one-hour PowerPoint presentation to the Orange County Historic Preservation Planner Working Group, which included planners from different municipalities in Orange County, regarding the treatment of historical resources under CEQA. Topics of discussion included identification of historical resources, assessing impacts, avoiding or mitigating impacts, overcoming the challenges associated with impacts to historical resources, and developing effective preservation alternatives.

Knowing What You're Asking For: Evaluation of Historic Resources. Prepared for Lorman Education Services. Presented by Samantha Murray and Stephanie Standerfer, Dudek. September 19, 2014. Ms. Murray and Ms. Standerfer delivered a one-hour PowerPoint presentation to paying workshop attendees from various cities and counties in Southern California. The workshop focused on outlining the basics of historical resources under CEQA, and delved into issues/challenges frequently encountered on preservation projects.

Linda Kry

Archaeologist

Linda Kry is an archaeologist with 12 years experience in cultural resource management specializing in various aspects of cultural resources investigations. Ms. Kry's experience includes archival research, reconnaissance surveys, archaeological excavations, artifact analysis, and authoring technical reports pursuant to the California Environmental Quality Act and Section 106 of the National Historic Preservation Act.

Education

*University of California, Los Angeles
BA, Anthropology, 2006*

Cerritos College

AA, Anthropology, 2004

Project Experience

San Jacinto II Wind Energy Repowering Project, Terra-Gen, LLC, Palm Springs, California. The project involves the decommissioning of approximately 126 existing wind turbines and the construction and operation of up to seven new wind turbines on private lands under the jurisdiction of the City of Palm Springs and on federal lands administered by the Bureau of Land Management. Responsibilities as technical lead include the management of a Phase I cultural resources study in compliance with the provisions of local regulations, CEQA, and Section 106 of the National Historic Preservation Act of 1966. (December 2018–Present)

Kaiser Permanente Moreno Valley Medical Center Master Plan, Kaiser Permanente, Moreno Valley, California. Kaiser Permanente is proposing the development of an approximately 400-bed hospital, hospital support buildings, outpatient medical office buildings, a central utility plant, and surface and structured parking within their existing hospital campus through a three-phase plan. The City of Moreno Valley is the lead agency under CEQA. As the technical lead for the project, responsibilities include the management of a Phase I cultural resources study. (November 2018–Present)

City of Colton Modern Pacific 88-DU Residential Project, City of Colton, Colton, California. Technical lead for a Phase I cultural resources study and Extended Phase I subsurface probing effort in accordance with CEQA. The City of Colton is proposing the development of 89-detached single-family homes on an approximately 41.58-acre site within a single tract. (November 2018–Present)

Protea Memory Care Facility Project, City of San Juan Capistrano, San Juan Capistrano, California. Technical lead for a Phase I cultural resources study in accordance with CEQA and subject to California Assembly Bill 52 and Senate Bill 18, in support of a project that proposes to construct a 59-unit (72-bed) memory care facility. (September 2018–November 2018)

Coronado Trunk Line Project, Los Angeles Department of Water and Power, Los Angeles, California. Technical lead for a Phase I cultural resources study pursuant to CEQA and Section 106. Los Angeles Department of Water and Power is proposing to construct a new 30-inch diameter welded steel pipe, approximately 7,200 feet in length, along with a regulating and relief station vault and flow master vault. The proposed trunk line would add reliability and redundancy to the system. (September 2018–October 2018)

River Supply Conduit Unit 7 Project, Los Angeles Department of Water and Power, Los Angeles and Burbank, California. Technical lead and monitoring coordinator for the River Supply Conduit (RSC) Unit 7 Project. The existing River Supply Conduit (RSC) is a major transmission pipeline in the LADWP water distribution system. The Project is critical to meet safety of water supplies, reliability of water infrastructure, and sustainability of water supply. (August 2018–Present)

Sand Canyon Resort, City of Santa Clarita, Santa Clarita, California. Served as technical lead for a cultural resources study for a project that proposes to develop an abandoned, approximately 75-acre existing open space into a new resort and spa in an effort to become the premiere golf destination in northern Los Angeles County. Tasks include management of the technical study including the archival research, pedestrian survey, and reporting of the study results. Additionally, authored the Cultural and Tribal Cultural Resources chapters for the Environmental Impact Report (August 2018–December 2018)

Creek at Dominguez Hills, Plentitude Holdings LLC, Carson, California. Served as contributing author for the environmental impact report for a development project that consists of approximately 532,500 square feet of buildings, including: a multiuse indoor sports complex; youth learning experience facility; indoor skydiving facility; public golf recreation facility; marketplace; clubhouse; recreation and dining center; a sports wellness center; and restaurants. Alternatively, a specialty grocery store may be developed in place of some of the restaurant uses. (August 2018–December 2018)

Relevant Previous Experience

Amapa Archaeology Project, Amapa, Oaxaca, Mexico. Served as excavator and lab analyst for an archaeological academic research project in the town of Amapa, located in the Mexican state of Oaxaca. Amapa was founded in 1769 by black runaway slaves, who fled sugar plantation slavery in central Veracruz. Using a 1770 plan map and colonial documents, the project focused on excavations around an 18th century church where shallow colonial period deposits were previously encountered in 2017. The fieldwork was conducted in an effort to address research questions regarding the town's use of architecture and space, and whether the evidence is accurately reflected in the 1770 map. (June–July 2018)

Los Angeles International Airport (LAX) Midfield Satellite Concourse, Los Angeles, California. Served as field director for archaeological and paleontological monitoring project associated with the creation of a new aircraft passenger concourse and associated elements at LAX. Responsibilities included coordinating with company personnel and project contractors, scheduling, and recordation and collection of field data. (April 2017–December 2017)

Los Angeles Metropolitan Transportation Authority Compliance Monitoring, Los Angeles, California. Served as archaeological and paleontological monitor for the multiyear and multisite project within the greater Los Angeles area, including the Crenshaw rail transit corridor and the 1.9-mile Regional Connector subway corridor, as well as their associated stations. In addition, served as monitoring coordinator for the Regional Connector Archaeological and Paleontological Monitoring Project. Responsibilities as Monitoring Coordinator included coordinating and scheduling various contractors and archaeologists; developing and providing cultural resources training for new contractors and archaeologists; monthly project updates to client; invoice and budget reviews; lab analysis of all resources collected and preparation of those resources for curation. (April 2013–January 2018)

Topanga Library, Topanga Canyon, California. Served as crew chief. Involved in multiple facets of archaeological research. Conducted archaeological monitoring during construction of the Topanga Library, which resulted in the discovery of materials associated with a pre-colonial Gabrielino site. Identified and processed cultural and human remains, as well as contributed to report on all findings. (2009–2010)

Los Angeles Department of Water and Power Division Creek, Inyo County, California. Served as deputy project manager providing consultation and support in U.S. Forest Service and Bureau of Land Management consultation for the assessment of historical structures associated with the Division Creek Power Plant and Los Angeles Aqueduct. Responsibilities included assisting with work plans, project permitting, budgeting, and reporting. In addition, served as crew chief for archaeological surveys and testing. Conducted lab analysis of artifacts, prepared these resources for curation, and co-authored reports on the results of all findings. (July 2013–November 2017)

Genesis Solar Energy Project, Blythe, California. Served as archaeological monitor. Monitored the placement of transmission lines, large-scale excavations for the placement of solar panels, and caisson drilling for solar panel footings. Responsibilities also included survey, testing, and artifact collection. Coordinated with the client, archaeologists, Native American monitors, and general contractors. Provided daily updates, reviewed daily archaeological monitoring logs, and collected/stored resources daily. (June 2011–February 2014)

Long Beach Courthouse, City of Long Beach, Long Beach, California. Served as lead archaeological and paleontological monitor during construction of a new courthouse. Duties included providing workers training regarding archaeological and paleontological resources for on-site contractors, documenting historical archaeological features, and coordinating with clients and staff. In addition, conducted excavations of early 20th century features discovered during monitoring. Also served as lab director for the analysis, cataloging and processing artifacts for curation. Co-authored report documenting project results. (2010–2011)

Solar Millennium Blythe Project, Blythe, California. Served as crew chief for archaeological survey of a proposed solar electric facility in the Chuckwalla Valley. Project included survey of the project site and buffer zones, recordation of historical and pre-colonial archaeological sites, and documentation on Department of Parks and Recreation Forms. (June 2009–March 2010)

Central Los Angeles High School No. 9, Los Angeles Unified School District, Los Angeles, California. Served as excavator and lab analyst. Duties included assessing artifact conditions and conservation needs, assisting with development and implementation of artifact cleaning procedures, artifact classification, artifact cataloging using Excel, and the reconstruction of artifacts. Over 3,000 historic-era artifacts were recovered from a 19th-century cemetery. (2006–2009)

Beacon Solar Energy Project, Los Angeles Department of Water and Power, Kern County, California. Archaeological monitoring for the Beacon Solar Energy Project. Monitored excavation for the placement of solar panels. Aspects of the project included monitoring, survey, testing, and artifact collection. Responsibilities included recordation and collection of cultural resources discovered during monitoring and scheduling with Native American and construction crews.

Oasis Solar Field, NRG Solar, Environmental Assessment for the City of Palmdale and the United States Air Force, Palmdale, California. Served as Crew Chief for an archaeological survey. Responsibilities include data collection for historical resources and recordation of field data on Department of Parks and Recreation Forms.

California High Speed Train Project, Fresno, Madera, and Merced Counties, California. Field Archaeologist. Assisted in archaeological survey of parcels for a proposed high-speed train in Central California. The project included an archaeological survey of the project areas of potential effect and buffer zones, the recordation of historic and prehistoric archaeological resources, and recordation of field data on Department of Parks and Recreation Forms.

Kate Kaiser, MSHP

Architectural Historian

Kate Kaiser is an architectural historian with 8 years' professional experience as a cultural resource manager specializing in California Environmental Quality Act (CEQA) compliance, National Historic Preservation Act Section 106 compliance, reconnaissance and intensive level surveys, archival research, cultural landscapes, and GIS. Ms. Kaiser meets the Secretary of the Interior's Professional Qualification Standards for both architectural history and archaeology. In addition, Ms. Kaiser has worked as an archaeological technician for the National Park Service and USDA Forest Service. She has worked with federal, private, and local organizations to manage and provide professional expertise for multidisciplinary transportation projects, emergency repairs, wildland fire-related resource damage, park-wide inventories, and federal land management projects.



Kate Kaiser

Education

*University of Oregon
MS, Historic Preservation, 2017
Boston University
BA, Archaeology, 2009*

Professional Affiliations

*Association for Preservation
Technology – Southwest
California Preservation Foundation
Vernacular Architecture Forum
Society for California Archaeology*

Relevant Dudek Project Experience

Municipal

Olympic Well Field Restoration and Arcadia Water Treatment Plant Expansion Project, City of Santa Monica, Los Angeles County, California. Served as architectural historian and author of the historical resource technical report. Preparation of the report involved site recordation, archival research, historic context development, building and structure development descriptions for buildings and structures at the Arcadia Water Treatment Plant and a well along Olympic Boulevard, historical significance evaluations, and State of California Department of Parks and Recreation Series 523 forms (DPR forms). The project proposed to demolish underutilized buildings and structures as part of an overarching multi-component project to add new wells to the Olympic Well Field, construct a new 16-inch pipeline connecting the Olympic Well Field to a new Advanced Water Treatment Facility, and expand the Arcadia Water Treatment Plant to handle additional flows.

LADWP City Trunkline South Project, Los Angeles Department of Water and Power, California. Served as architectural historian and author of the Cultural Resources Technical Report for the City Trunkline South Project. Preparation of the report involved site recordation, extensive archival research, historic context development, building development descriptions, historical significance evaluations, and DPR forms for each building of the project. The project proposed to replace sections of the pipeline in located in the Coldwater Canyon Road area. The report also analyzed the vibration effects of pipeline replacement and pipe-jacking practices expected as part of the Trunkline project.

LADWP Valley Generating Station Project, Los Angeles Department of Water and Power, California. Served as architectural historian and author of the Cultural Resources Technical Report for the Valley Generating Station Project. Preparation of the report involved site recordation, extensive archival research, historic context development, engineering feature development descriptions, historical significance evaluations, and DPR forms

for each building of the project. The project proposed to remove the 1953 steam generating plant, as well as the four stacks, rail spur, and underground fuel tanks.

LACSD Gardena Pumping Station Project, Sanitation Districts of Los Angeles County, Gardena, California. Served as architectural historian and author of the Cultural Resources Technical Report for the Gardena Pumping Project. Preparation of the report involved site recordation, extensive archival research, historic context development, engineering feature development descriptions, historical significance evaluations, and DPR forms for each building of the project. The project proposed to remove the 1929 and 1960 pumping plant above and below-ground structures, as well as two adjacent parcels containing commercial buildings (1954, 1957) and replace them with a larger capacity pumping plant facility.

Phillips 66 and Kinder Morgan Relocation Project, Berths 150-151, Marine Oil Terminal Engineering and Maintenance Standards (MOTEMS), Port of Los Angeles, California. Served as architectural historian and co-author of the Updated Historical Resources Evaluation Report for the Phillips 66 and Kinder Morgan Relocation Project. Preparation of the report involved reviewing previous evaluations for Union Oil Terminal Berths 150-151 and writing an updated significance evaluation. The project proposed to remove and replace the original wharfs with new concrete loading platform, mooring and breasting dolphins, access ramps, catwalks, and an underwater bulkhead. It also proposed the construction of new topside and piping components connecting the new platform to existing pipes in the backlands.

Globemaster Corridor Specific Plan, City of Long Beach, Los Angeles County, California. Served as architectural historian and author of the Draft EIR-EIS Cultural Resources Chapter for the Globemaster Corridor Specific Plan (GCSP) project. The project proposed to implement the GCSP, a planning and regulatory framework for redevelopment of an area adjacent to the Long Beach Airport including rezoning portions of the GCSP area and a mobility plan that implements new streets and pedestrian connectors. Since the GCSP does not directly propose changes to the buildings or structures in the Plan area, the cultural resources report takes a programmatic overview and offers analysis of potential impacts and mitigation measures for future development.

LADWP De Soto Tanks Project, Los Angeles Department of Water and Power, California. Served as architectural historian and author of the Historic Properties Identification Report for the De Soto Tanks EIR. Preparation of the report involved site recordation, extensive archival research, historic context development, engineering feature development descriptions, historical significance evaluations, and DPR forms for each building of the project. The project proposed to remove the 1941 reservoir and associated buildings, and replace them with two modern underground storage tanks, as well as connections to the LADWP Rinaldi Trunk Line and De Soto Trunk Line. The project also analyzed the potential project impacts to the Chatsworth Momonga/Mission Trail, a City of Los Angeles Historic-Cultural Monument (HCM) designated in 2018, that was adjacent to the proposed Project area.

LADWP Tujunga Spreading Grounds Enhancement, Los Angeles Department of Water and Power, California. Served as architectural historian and author of the cultural resources report CEQA-Plus Project. Preparation of the report involved site recordation, extensive archival research, historic context development, engineering feature development descriptions, historical significance evaluations, and State of California Department of Parks and Recreation Series 523 forms (DPR forms) for each building of the project. The project proposed to modify a U.S. Army Corps of Engineer-owned flood control channel to divert more flood water from the Tujunga Flood Control Channel into the Tujunga Spreading Grounds.

LADWP West Los Angeles District Yard Project, Los Angeles Department of Water and Power, California. Served as architectural historian and author of the cultural resources report. Preparation of the report involved extensive archival research, in-field research, historic context development, building development descriptions, historical significance evaluations, and DPR forms for each building of the project. The project proposed to demolish existing buildings and build new buildings and an underground parking structure.

Development

Modelo Project Environmental Impact Report, City of Commerce, Los Angeles County, California. Served as architectural historian and co-author for the Cultural Resources Technical Report for the Modelo Project and EIR report section. The report included conducting a CHRIS record search, fieldwork, archival research, historical context development, developing building descriptions, and significance evaluations for the Veterans Memorial Park structures and landscape located within the proposed Project area. The evaluation found the property ineligible under all National Register of Historic Places and California Register of Historic Resources criteria. The project proposed to demolish all existing buildings and an adjacent vacant parcel, and then redevelop the Project site to accommodate a mixed-use development including residential units, commercial units, a community center, a museum and 4.75 acres of park and open space.

Arroyo Seco Canyon Project, City of Pasadena, Los Angeles County, California. Served as architectural historian and co-author for the Cultural Resources Technical Report for the Arroyo Seco Canyon Project. The report included conducting a CHRIS record search, fieldwork, archival research, historical context development, developing building descriptions, and significance evaluations for six historic-aged engineering buildings and structures within the proposed project area. Dudek recommended that all buildings and structures were ineligible for listing in the NRHP or CRHR with the exception of the Behner Water Treatment Plant, and provided impacts analysis for City of Pasadena Arroyo Seco Stone Wall design elements present in the proposed Project Area.

Historic Resources Technical Report for the Silent Ranch Hillside Subdivision Project, City of Glendora, Los Angeles County, California. Served as architectural historian and author of the Historic Resources Technical Report for the Silent Ranch Hillside Subdivision Project. The report included conducting a CHRIS record search, reviewing permits, archival research, historical context development, developing building and structure descriptions, and historical significance evaluations for Charles Silent's Rancho Los Alisos property, Girl Scout Camp Aventura, Forest Service flood control crib dams and channels, and a segment of the MWD Upper Feeder Pipeline. Dudek recommended that all buildings and structures were ineligible for listing in the NRHP or CRHR with the exception of the MWD Upper Feeder Pipeline, which was recommended eligible under Criterion A/1/1. The project proposed indirect impacts to the setting of the pipeline and provided for protection against damage or overloading as the pipeline is an MWD public utility.

14545 Lanark Street Project, Panorama City, City of Los Angeles, California. Kaiser served as architectural historian and co-author of the cultural resources technical report for the 14545 Lanark Street Project. The report included conducting a CHRIS record search, reviewing permits held by the City of Angeles, archival research, historical context development, developing building and structure descriptions, and historical significance evaluations for the former Los Angeles County Social Services office in Panorama City. The project proposed to demolish the Social Services office and redevelop the property into 120 studios, one-, two-, and three-bedroom apartments serving low-income individuals and families.

Cultural Resources Technical Report for the City of Irwindale Speculative Concrete Tilt-Up Building Project. Irwindale, Los Angeles County, California. Kaiser served as architectural historian and author of the cultural resources technical report for the City of Irwindale Speculative Concrete Tilt-Up Building Project. The report included conducting a CHRIS record search, reviewing permits held by the City of Irwindale, archival research, historical context development, developing building and structure descriptions, and historical significance evaluations for two buildings and thirteen structures at a hollow-core concrete panel manufacturer in southeast Irwindale. The project proposed to demolish all buildings and structures in the project site and construct a 528 710 s.f., tilt-up concrete warehouse on the parcel. All four buildings were determined ineligible for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or as a City of Irwindale Historic Resource.

Historical Resource Assessment for 1230 North Ogden Drive, City of West Hollywood, Los Angeles County, California. Served as architectural historian and author of the historic resource assessment for four residential buildings on the 1230 North Ogden Drive parcel in West Hollywood. Report included conducting a record search, coordinating with the City of West Hollywood for building permits, developing the building description, archival research, historical context development, historical significance evaluations, and California DPR form production for the four buildings. The historical resource assessment report fulfills City requirements during the development permit application process. All four buildings were determined ineligible for listing in the NRHP or CRHR.

Education

Campus-wide Historic Context Statement for California State University Long Beach, City of Long Beach, Los Angeles County, California. Served as architectural historian and co-author of the historic context statement report analyzing the effect of master architect Edward Killingsworth on the development of the campus. Preparation of the historic context statement involved extensive archival research, historic context development, in-person interviews of architects who worked on-campus, review of CSU Long Beach building and landscape records, and coordination with local heritage group, Long Beach Heritage.

Healthcare

Kaiser Permanente Los Angeles Specialty Medical Center Project, Los Angeles, Los Angeles County, California. Served as architectural historian and author of the Historical Resource Assessment for the Kaiser Permanente Los Angeles Specialty Medical Center at 755-765 W. College Street in Los Angeles. Preparation of the report involved extensive archival research, reconnaissance level fieldwork, historic context development, building development descriptions, historical significance evaluations for buildings greater than 45 years in age, and DPR forms for the medical center buildings and structures that are proposed for demolition as part of the multiphase project. As a result of the evaluations, all buildings were found not eligible for designation under all applicable national, state, and local designation criteria and integrity requirements.

Kaiser Permanente Los Angeles Medical Center Project, Los Angeles, Los Angeles County, California. Served as architectural historian and co-author of the Draft EIR Cultural Resources Chapter and the author of the Cultural Resources Report Appendix. Preparation of the report involved extensive archival research, reconnaissance level fieldwork, historic context development, building development descriptions, historical significance evaluations, and DPR forms for six buildings greater than 45 years in age that are proposed for demolition as part of the multiphase project. As a result of the evaluations, all buildings proposed for demolition were found not eligible for designation under all applicable national, state, and local designation criteria and integrity requirements. DEIR chapter also analyzed potential indirect impacts on two other National Register listed or eligible sites: the Aline Barnsdall Complex and the Hollywood Presbyterian Medical Center.

State

Judicial Council of California Historical Resource Evaluation Report for the Stanley Mosk Courthouse, City of Los Angeles, Los Angeles County, California. Served as architectural historian and author of the historical resource evaluation report. Preparation of the report involved extensive archival research, interior and exterior survey fieldwork, historic context development, material descriptions, historical significance evaluations, and DPR forms for the Stanley Mosk Courthouse. Dudek was retained by the Judicial Council of California (JCC) to prepare an evaluation of the Stanley Mosk Los Angeles County Courthouse building, located at 111 N. Hill Street in the City of Los Angeles, California. To comply with Public Resources Code Section 5024(b), the JCC must submit to the State Historic Preservation Officer (SHPO) an inventory of all structures over 50 years of age under the JCC's jurisdiction that are listed in or that may be eligible for inclusion in the National Register of Historic Places (NRHP), or registered or that may be eligible for registration as a California Historical Landmark (CHL). The Stanley Mosk Courthouse was found eligible for designation for the NRHP, CHL, CRHR, and Los Angeles Historic Cultural Monument list under Criterion A/1 and C/3.

Candise Vogel, MA

Associate Archaeologist

Candise Vogel is an Archaeologist with experience as an archaeological and laboratory technician for San Fernando Valley and more widely the Pacific Southwest. Her expressed research focus is in Zooarchaeology, the identification and preservation of faunal remains.

Project Experience

Haynes Steam Plant Soil Compaction Project, Long Beach, CA: As an archaeological field technician, monitored excavations to ensure construction activities are in compliance; monitored removal of historic culvert system, grading and compaction of soils.

Department of Water and Power Waterline Replacement Project, Montecito, CA: As an archaeological field technician, conducted intensive 20 meter Site Test Pits; responsible for documenting and photographing prehistoric/historic artifacts and feature inventories.

Heartland Solar Field Project, Firebaugh, CA: As an archaeological field technician, conducted intensive 20 meter pedestrian survey; responsible for documenting and photographing prehistoric artifact and feature inventories. Performed testing in multiple prehistoric and historic sites, collecting, recording, and photographing artifacts.

Strauss Wind Solar Development Project, Lompoc, CA: As an archaeological field and laboratory technician, performed test excavations. Recorded and documented artifacts and environmental conditions. Laboratory work consisted of processing artifacts, historic analysis, lithic analysis, curation, identification, photography of artifacts, as well as developing site inventory tables and creating site summaries for the report.

River Conduit Supply Project 7, Burbank, CA: As a cross-trained archaeological and paleontological field technician, monitored excavations to ensure construction activities are in compliance; monitored installation of overflow duct, grading and compaction of soils.

Robin Hill, Goleta, CA: As an archaeological field and laboratory technician, performed test excavations. Recorded and documented artifacts and environmental conditions. Laboratory work consisted of processing artifacts, historic analysis, lithic analysis, curation, identification, photography of artifacts, as well as developing site inventory tables and creating site summaries for the report.

AVE, Agoura Hills, CA: As an archaeological field and laboratory technician, performed test excavations. Recorded and documented artifacts and environmental conditions. Laboratory work consisted of processing artifacts, historic analysis, lithic analysis, curation, identification, photography of artifacts, as well as developing site inventory tables and creating site summaries for the report.

Education

*Johns Hopkins University
MS, Geospatial Intelligence, 2020*

*University of California, Los Angeles
(Magna Cum Laude)*

*MA, Near Eastern Archaeology,
2019*

*BA, Near Eastern Languages and
Culture*

BA, Anthropology

Professional Affiliations

SWAA, AAA, ASTOR

Awards/Commendations

UCLA Honors Summer Fellowship: This fellowship culminated into a primary source review of ancient Egyptian literatures describing burial ideologies now published in Aleph Undergraduate Research Journal, Oct 2018.

UCLA Dean's Award: For original research presented at the 2018 Undergraduate Research Week. Thesis title: "Satrapy, Sedition and Sacralization: A Historiographic Analysis of Egyptian Society Under Imperial Rule."

Induction, UCLA Mortar Board Society: Recognition of honors students with the highest distinction related to academic achievement.

College of the Canyons Student Scholar of the Year (2018): Awarded for literature review and original analysis of CDC data. Thesis title: "Failure to Progress: An Analysis of Human Rights Violations in Childbirth"

2017 Santa Clarita Warrior Foundation Scholarship

2016 Ricky Slocum Memorial Fund Scholarship

2016 College of the Canyons Leadership Scholarship

2011 Navy and Marine Corps Commendation Medal: Earned during support of combat operations in Afghanistan.

2009/2010 Navy and Marine Corps Achievement Medal: Twice awarded for actions performed in combat (Iraq and Afghanistan).

Appendix B

Confidential Records Search Results

Appendix C

Native American Communication

Sacred Lands File & Native American Contacts List Request

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd, Suite 100
West Sacramento, CA 95501
(916) 373-3710
(916) 373-5471 – Fax
nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: Montclair Mission/Ramona Industrial Park Project (Dudek #12296)
County: San Bernardino

USGS Quadrangle

Name: Ontario
Township: 1S Range: 8W Section(s): 21

Company/Firm/Agency:

Dudek

Contact Person: Linda Kry

Street Address: 38 N Marengo Avenue

City: Pasadena Zip: 91101

Phone: (626)590-1739 Extension: _____

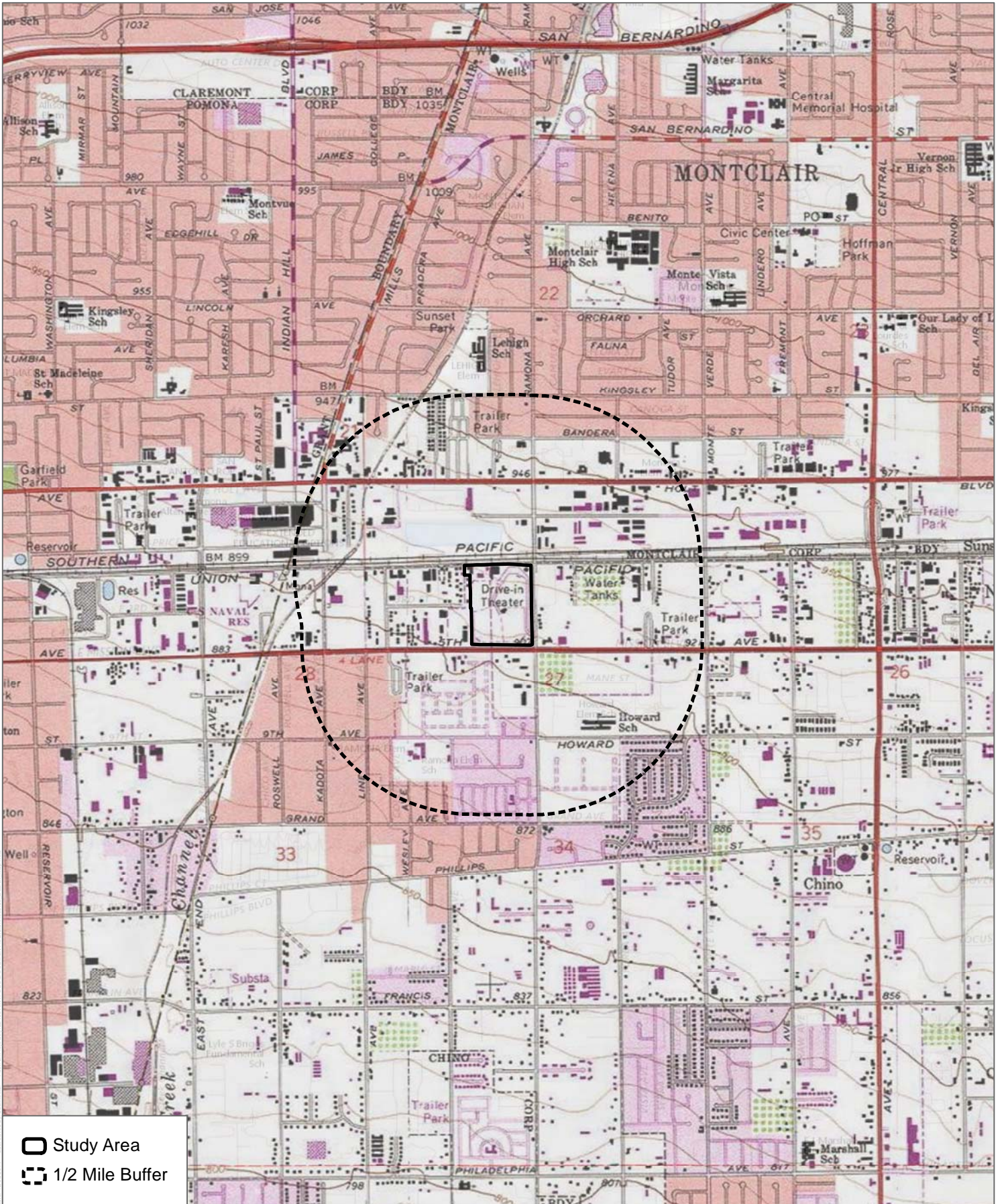
Fax: (760) 632-0164

Email: lkry@dudek.com

Project Description:

The Project includes the construction of approximately five speculative industrial buildings on 27.87-gross acres of developed land at the northwest quadrant of Ramona Avenue and Mission Avenue. In total, approximately 529,000 square feet of industrial space will be constructed, inclusive of office and mezzanine use. Roughly 630 passenger vehicle parking spaces will be provide on the Project site, as well as approximately 42 trailer stalls. The Project site is currently developed with a drive-in theatre/ flea market use.

Project Location Map is attached



SOURCE: USGS 7.5-Minute Series Ontario Quadrangle
Township 1S; Range 8W; Section 21



DUDEK

Records Search

Oakmont Mission And Ramona Industrial Park Project

NATIVE AMERICAN HERITAGE COMMISSION

January 13, 2020

Linda Kry
Dudek

Via Email to: lkry@dudek.com

Re: Montclair Mission/Ramona Industrial Park Project, San Bernardino County

Dear Ms. Kry:

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 negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. 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
Staff Services 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
Joseph Myers
Pomo

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
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EXECUTIVE SECRETARY
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Appendix D

DPR forms for

Mission Tiki Drive-in Theatre, 10798 Ramona Avenue

Montclair Tire Company, 4485 State Street

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 22 *Resource Name or #: (Assigned by recorder) Mission Tiki Drive-in Theater

P1. Other Identifier: Mission Drive-In Theater; 10798 Ramona Avenue

*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 Ontario Date 1981 T 01S; R 08W; SW ¼ of NE 1/4 of Sec 27; San Bernardino B.M.

c. Address 10798 Ramona Avenue City Montclair Zip 91763

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 0434608.65 mE/ 3768766.30 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

The subject property is generally located in the City of Montclair (City), within the western portion of San Bernardino County (County), immediately south of the Southern Pacific Railroad right-of-way, west of Ramona Avenue, north of Mission Boulevard, and east of several small-scale industrial properties. Elevation: (see continuation sheet)

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

The Mission Tiki Drive-In theater property was originally constructed in 1956, and significantly altered in 1975 and 2006, and consists of a projection building/snack bar, office, warehouse, screens, ticket booths, entrance, circulation paths, a paved viewing area, and landscaping. (see continuation sheet)

*P3b. Resource Attributes: HP10. theater; HP6. 1-3 story commercial building

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



P5b. Description of Photo: (view, date, accession #) Snack Bar/ Projection Building and two screens, looking south (IMG 3008)

*P6. Date Constructed/Age and Source: Historic Prehistoric Both 1956 (San Bernardino County assessor)

*P7. Owner and Address: Oakmont Industrial Group
3520 Piedmont Road,
Suite 100
Atlanta, Georgia 30305

*P8. Recorded by: Kate Kaiser, MSHP, Dudek
38 N. Marengo
Pasadena, CA

*P9. Date Recorded: 11-11-2021

*P10. Survey Type: (Describe) Pedestrian

*P11. Report Citation: Dudek.
2021. Historical Resources
Technical Report for the
Mission and Ramona
Industrial Park Project,
Montclair, California.

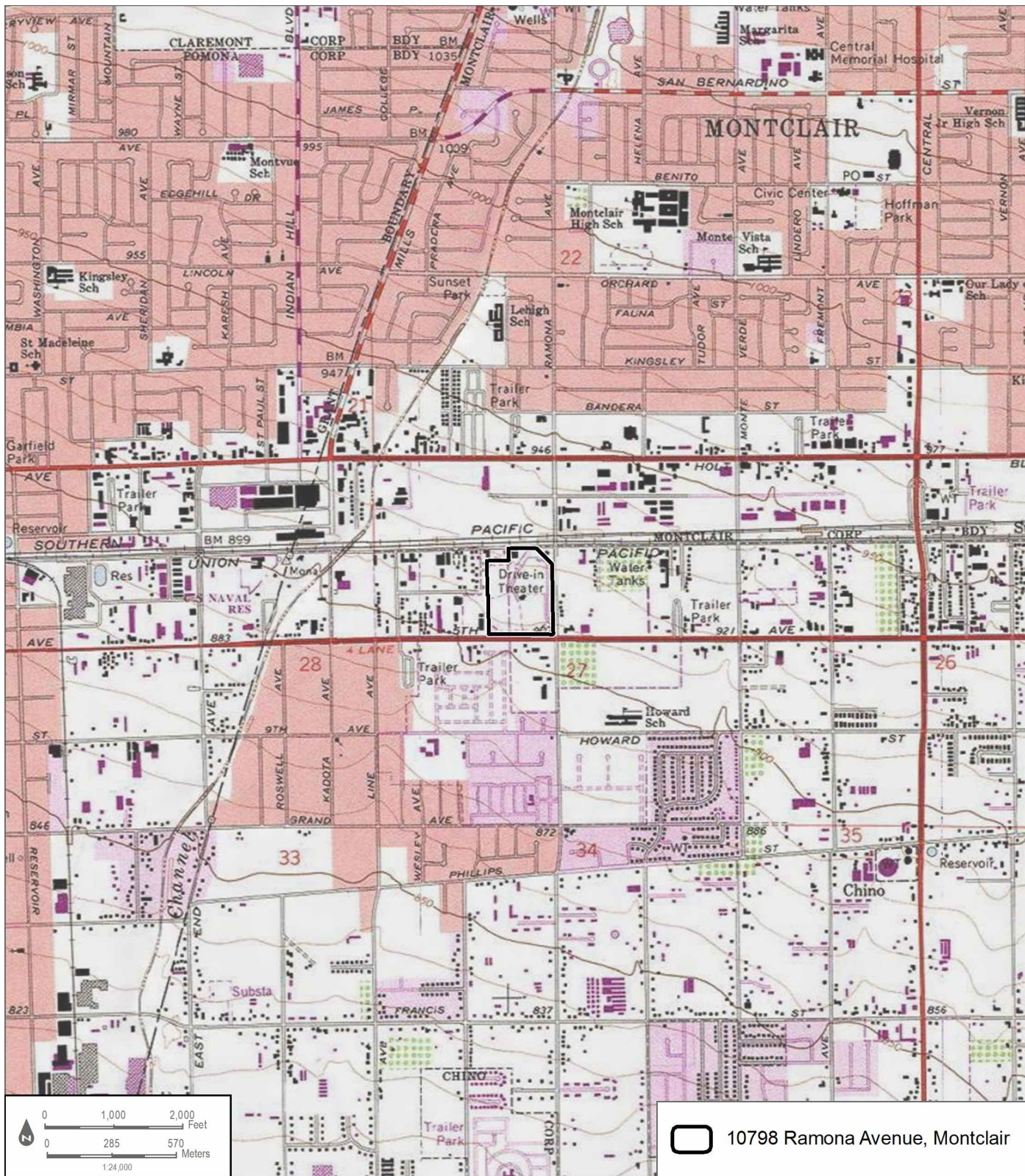
Prepared for Oakmont Industrial Group. February 2021.

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

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

Primary #
HRI#
Trinomial

Page 2 of 22 *Resource Name or # (Assigned by recorder) 10425 Painter Avenue
*Map Name: Whittier USGS 7.5' Quad *Scale: 1:24,000 *Date of map: 1965 (1984 ed.)



State of California - The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 10425 Painter Avenue *NRHP Status Code 6Z
 Page 3 of 22

B1. Historic Name: Mission Drive-in Theater
 B2. Common Name: Mission Tiki Drive-in Theater
 B3. Original Use: single screen drive-in theater B4. Present Use: four-plex drive-in theater

*B5. Architectural Style: Mid-Century Modern; Tiki/Polynesian

*B6. Construction History: (Construction date, alterations, and date of alterations)
 1956: opens as the Mission Drive-in Theater
 1975: original CinemaScope screen demolished; vehicle arrangement orientation changed; four new screens erected; second story addition to Projection Building/Snack Bar
 2006: alterations and rebranding with Tiki theme

(see continuation sheet)

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

*B8. Related Features:

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Theme N/A Area N/A
 Period of Significance N/A Property Type N/A Applicable Criteria N/A
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

(see continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes) _____

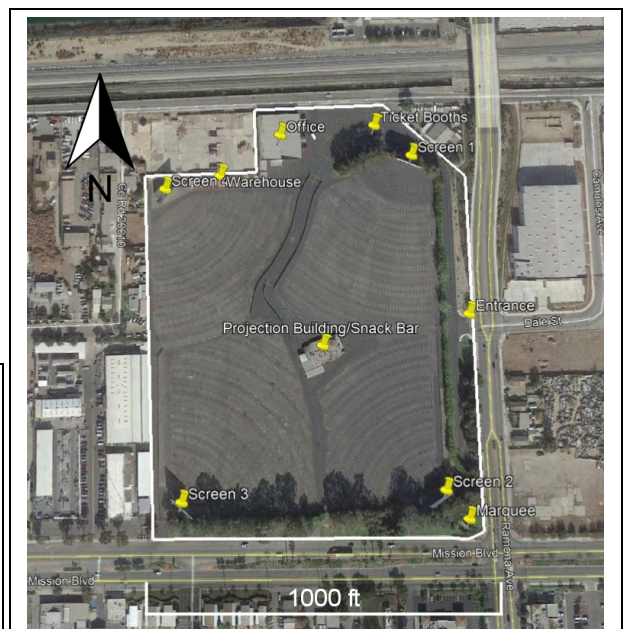
*B12. References:

(see continuation sheet)

B13. Remarks:

*B14. Evaluator: Kate Kaiser, MSHP
 *Date of Evaluation: 11-11-2021

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: Mission Tiki Drive-in Theater

Page 4 of 22

P2b. Location (continued): 907 feet amsl; Decimal Degrees: 34°03'27.2"N 117°42'31.2"W; APNs: 101-215-127 (8.93 acres), 101-215-128 (0.29 acres), 101-216-101 (8.47 acres), 101-216-102 (0.90 acres), 101-216-105 (0 acres), 101-216-103 (2.79 acres), 101-216-104 (0 acres), 101-215-120 (3.30 acres), and 101-215-129 (1.78 acres)

P3a. Description (continued):

It is bound by Ramona Avenue to the east, Mission Boulevard to the south, industrial properties to the west, and State Street to the north. The screen area is accessed from an entrance drive along Ramona Boulevard. There is landscaping around the area containing the four screens, consisting of bamboo, palms, eucalyptus trees, and tamarisk. The screen area itself is fully paved with raised ridges demarking the individual rows for cars to park in.

Projection Building/Snack Bar (1956): The Projection Building/Snack Bar building is a 2-story, irregular plan building in the center of the four screens (Figures 1 and 2). The building's main volume is the snack shop, which has a flat roof clad in rolled composition roofing with a wide overhang. Projecting from its center is the octagonal tower which comprises the second-story projector booth. The building features scored concrete siding (emulating stone slabs), corrugated metal, and vertical board siding. Windows are all darkly shaded and consist of metal sliding sash windows and one-over-one single hung windows, as well as fixed windows in the projection booth on the second floor. Most windows also feature shed-roofed awnings with either corrugated metal roofing or wood board roofing. Doors consist of solid metal doors on the east and south elevation, and a pair of wood doors with pointed oval wood decoration. On the west side of the building, the flat roof extends to form a covered seating area. This area consists of carved wood posts and flat and shed roof sections, clad with corrugated metal. The second floor is accessed by a metal stair on the south elevation and does not appear to have internal access. The octagonal second story features some "Tiki" decoration in the form of carved wood projections and an awning clad with faux grass roofing for the access door.

Identified alterations: According to aerial photographs, the second-story octagonal projection room and the covered seating areas on the west side of the building were added between 1972 and 1976. The Tiki-themed decorative elements applied to the building were added when the Mission Drive-In Theater became the Mission Tiki Drive-in Theatre in 2006.

CONTINUATION SHEET

Property Name: Mission Tiki Drive-in Theater

Page 5 of 22



Figure 1. Projection Building/Snack Bar: north and east elevations, view looking southwest (IMG 3089)



Figure 2. Projection Building/Snack Bar: south (main) elevation, view looking north (IMG 3095)

CONTINUATION SHEET

Property Name: Mission Tiki Drive-in Theater

Page 6 of 22

Office (1956): The office building is a two-story, simplistic Mid-Century Modern-style industrial building in the northwest corner of the property. The building features a flat roof and concrete walls and standing seam metal cladding. The main (east) elevation features the metal standing seam cladding, multi-light metal windows with awning openings, replacement fixed windows, and window-less metal doors. The front elevation stresses horizontality with its unbroken ribbon windows on the second level, which spans the length of the building. There is a gable-fronted awning over the main entrance, constructed of corrugated metal and metal posts. The non-primary elevations are clad in precast concrete panels and have no windows. Fenestration on these elevations consists of roll-up metal doors on loading bays, and windowless metal doors. There is a one-story addition on the south elevation which trends south and appears to have been a snack bar and restroom. The addition has concrete stucco cladding and stone veneer cladding, glass and steel doors, and a painted-over sign (Figure 3).

Identified alterations: Gable fronted awning addition to main elevation, multiple window replacements to the main elevation, window removal and replacement with doors, and replacement roll-up lading bay doors on the non-primary elevations (dates unknown). South elevation addition was constructed between 1956 and 1959 and appears in the 1959 aerial photograph.



Figure 3. Office: main elevation, view looking west (IMG 3078)

Warehouse (1956): The warehouse building is a one-story, utilitarian industrial building in the northwest corner of the property, south and west of the office building. The building features corrugated metal and T1-11 plywood siding, a gable-ended roof clad with corrugated metal. The main (south) elevation features the only fenestration, which consists of 16 metal roll-up garage doors. The remaining elevations are devoid of any fenestration (Figure 4).

CONTINUATION SHEET

Property Name: Mission Tiki Drive-in Theater

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Identified alterations: The building appears to have been clad entirely with corrugated metal, but much of the cladding has been replaced with plywood siding. Garage doors and the roof appear to have been replaced as well (dates unknown). A metal storage container, also outfitted with roll-up garage doors is situated against the west wall of the warehouse building but does not appear to be part of it (added circa 2007). A second warehouse, no longer present, north of the extant warehouse building was also demolished circa 2007.



Figure 4. Screen 4, main elevation, view looking northwest (IMG_3103)

Screens (1975): The Mission Tiki Drive-In has a four screen configuration, all constructed in 1975. Each screen is constructed of welded steel supports and features a large white projection screen. The screens face towards the projection booth/snack bar, and away from the streets. The screens are approximately 80 feet wide by 40 feet in height from the ground level. Behind most screens and surrounding the entire screen area is dense, tall vegetation consisting of but not limited to, bamboo, palm trees, and eucalyptus trees (Figures 5 and 6).

Identified alterations: The original CinemaScope screen in the southeast corner of the property was demolished and replaced by the four existing screens in 1975.

CONTINUATION SHEET

Property Name: Mission Tiki Drive-in Theater

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Figure 5. Screen 4, main elevation, view looking northwest (IMG_3102)



Figure 6. Screen 1, rear elevation, view looking southeast (IMG 3081)

CONTINUATION SHEET

Property Name: Mission Tiki Drive-in Theater

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Marquee (1975): The marquee structure is a two-story metal structure with two-letter board sections and balconies for applying marquee letters and information. Each metal balcony is accessed by a metal ladder on the northeast elevation (Figure 7).

Identified alterations: Though the marquee is in the 1975 location, it appears to have been altered to include the applied "Tiki"/Polynesian theme in 2006.



Figure 7. Marquee structure at the corner of Ramona Avenue and Mission Boulevard, view looking west (IMG 3146)

Modern Additions (2006): The Mission Drive-In underwent substantial alterations in 2006 which involved rebranding the property as the Mission Tiki Drive-in Theatre. This involved the addition of "Tiki"/Polynesian style decorative elements, such as a small shade park and picnic area on the north side of Screen 1 with concrete Moa head statues and a bamboo pole screened area, three ticket booths on the north side of the property (Figure 14), the grass roofed entrance sign (Figure 15) and the alteration of the 1975 marquee at the corner of Mission Boulevard and Ramona Avenue. Additional themed elements include screen signage and exit signs (Figure 16). Though "Tiki" and Polynesian applied themes are consistent with historical pop cultural themes from the 1950s and 1960s, the anachronistic decorative elements at the Mission Tiki Drive-in Theatre were all constructed in 2006.

Identified alterations: The original 1956 marquee was abandoned and ruins of it were observed under vegetation during survey. The 1975 marquee and the new marquee share the same location, and the "Tiki" style marquee is likely just an alteration. According to aerials, there were four ticket booths on the north side of the property. These were either demolished or altered to reflect the "Tiki" theme adopted in 2006. One ticket booth was demolished between 1994 and 2002 according to aerial photographs (NETR 2020).

CONTINUATION SHEET

Property Name: Mission Tiki Drive-in Theater

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Figure 8. Three ticket booths, view looking east (IMG 3079)



Figure 9. Tiki-themed signs, view looking southwest (IMG 3085)

CONTINUATION SHEET

Property Name: Mission Tiki Drive-in Theater

Page 11 of 22



Figure 10. Entrance sign, view looking northwest (IMG 3139)

B6. Construction History (continued):

Drive-In Movie Theaters in the Inland Empire

Roadside commercial and entertainment properties emerged as major, landscape-altering trends in the twentieth century in California and throughout the United States. As automobiles and driving became integrated with American life in 1910 and the 1930s, new commercial property types emerged to cater specifically to automobile users. These included motel and motor courts, drive-through markets, restaurants, fast-food stands, strip malls, automobile-oriented signage, and gas stations, among others. Eventually, entertainment property types also adapted to the automobile user. Because automobile users could travel outside the urban center, entertainment businesses could feasibly set up larger properties in remote, suburban locations that could be accessed from the highways. Such properties included miniature golf courses, restaurants, and the drive-in movie theater (Lieb 1981; Longstreth 1999).

While there were outdoor showings of motion pictures since at least the 1910s, the first drive-in movie theater opened in 1933 in Camden, New Jersey by Richard M Hollingshead, Jr. Hollingshead sought a patent for his idea, which is consistent with Drive-in theaters through the present-day: a location in a field; proximity to a highway; a screen facing the field and shielded by a wind-resistant screen-housing structure; a series of inclined ramps for automobile parking arranged in row radiating out in a semi-circle around the screen; and a projection booth. The drive-in theater trend immediately spread, and by 1934 the first drive-in movie theater opened in Los Angeles, Pacific Drive-In (later the Pico Drive-In), located in present-day West Los Angeles on Pico Boulevard. There was some initial backlash by owners of indoor theaters, but most opposition had been cleared by World War II (Lieb 1981).

Drive-in theater popularity grew after World War II due to many factors. Veterans returning

CONTINUATION SHEET

Property Name: Mission Tiki Drive-in Theater

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from the war were relocating to the suburbs and having families. Drive-in theaters were popular with families with children because of the freedom within a private car's space and isolation from other patrons. A crying baby would not disturb an entire audience. Additionally, technology improved in the late 1940s at drive-in theaters with the advent of in-car speakers. In the 1950s, Cinemascope screens were invented, which allowed for wide-screen film viewing. As a result, drive-in theaters became immensely popular from 1946 through the late 1950s. Where just over 50 drive-in theater businesses had been present in 1940, by 1950, over 1,700 drive-ins were reportedly in business throughout the U.S. Drive-in theater business models also added amenities to appear more child-friendly, including adding playground equipment, swimming pools, diaper and baby bottle services, and on-site entertainment and attractions such as miniature golf courses and petting zoos. Drive-in theaters peaked in popularity, both in attendance and in new construction, in 1958 (Lieb 1981; Phoenix 1999).

By 1960, drive-in theater construction was in decline. Several factors played into this decline: limitations presented by seasonal operation, increased home television ownership, and suburban sprawl. Most drive-ins were initially located in rural areas away from city lights and pressures to develop. However, as suburban sprawl moved into spaces on the margins of cities, drive-ins were seen as an inefficient use of space. Many drive-in theaters closed in the 1970s and 1980s. Later in the 1980s and 1990s, drive-ins also had to compete with the multiplexes, theaters that hosted multiple screens, rather than being limited to one or two indoor auditoriums. While many drive-in movie theaters were divided into two or four screens, they could not compete with the 18 and 24-screen multiplexes of the 1990s (Cinema Treasures 2020; Lieb 1981; Reid 2008).

Character-defining features of drive-in movie theater property types are broken into those features inside the property and on the perimeter of the property, much like they would for a traditional indoor auditorium theater:

- Property features:
 - o Sloped semi-circular parking spaces arranged in rows
 - o Screen towers with wind-resistant framing
 - o A centrally located clubhouse or concession stand that featured refreshments and restrooms
 - o A projection tower (may or may not be located atop the clubhouse)
 - o May have mounted speakers at individual parking spaces or around the lot
- Perimeter features:
 - o Ticket booths
 - o Long entrance driveways to reduce cars waiting in traffic
 - o Oversized, double-sided often pole-mounted marquee sign - intended to be read from passing cars
 - o Theater name signs, may be themed or neon lit, but not necessary.
 - o Fencing or landscaping as a visual barrier from the street

History of Mission Tiki Drive-in Theatre

In the Inland Empire especially, drive-in theaters were fairly common in town centers and along the periphery of development during the 1950s and 1960s. The first to be established was near the subject property, the Valley Drive-In Theater in Montclair located at Holt Boulevard and Central Avenue. It opened in 1947, closed in 1977, and was

CONTINUATION SHEET

Property Name: Mission Tiki Drive-in Theater

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demolished in 1980. This theater had an eight-story, 4000 sq. foot mural on wind-facing Holt Boulevard. The mural was accentuated with neon. Another was the Mt. Vernon Motor-In Theater, just outside of San Bernardino at Mt. Vernon Avenue and Mill Street, which opened in 1948, shortly after Valley Drive-in. Another was the Mt. Baldy Drive-In Theater in La Verne, which was constructed in 1964 at the corner of Foothill Boulevard and White Avenue. It was demolished in 1988 to make way for a shopping center. This Drive-in was skiing/alpine themed, though not as elaborately designed as Valley Drive-In Theater. These early theaters, like many other popular theaters throughout the country, attracted young parents and families as their customer base, offering free toys, bottle-warming, and diaper services. After the success of these early drive-in movie theaters, dozens of other drive-ins were also established at the periphery of urban development (SBCS 1946; 1947, p. 8; 1948, p. 35). Other theaters in the Inland Empire and surrounding area were opened in the 1950s and 1960s, though the majority of these have since closed. These include but are not limited to:

- Foothill Drive-in, Rialto (1948-1988)
- Baseline Drive-in, Highland (1948-1989)
- Rubidoux Drive-in, Riverside (1948-present)
- Tri-City Drive-in, Loma Linda (1949-1993)
- Cherry Pass Drive-in, Beaumont (1950-1969)
- Sunland Drive-in, Sunland (1950-1976)
- Magnolia Drive-in, Riverside (1950-1984)
- Hemacinto Drive-in, Hemet (1950-unknown)
- Joshua Drive-in, Victorville (1952-1982)
- Bel-Air Drive-in, Fontana (1956-1989)
- Van Buren Drive-in, Riverside (1964-present)
- Crest Drive-in, Norco (1968-1988)

Among these was the Mission Drive-In Theater at the corner of Mission Boulevard and Ramona Avenue, the subject property. The drive-in movie theater was originally planned by owners Arnold and Jack Anderson, who also operated the California Theater and Chino Theater in the City of Ontario. The Andersons partnered with Sero Amusement Company and purchased the 10-acre site from a local orange grove owner in 1954. Sero Amusement Company, which was founded in 1949 by William Henry Oldknow in Hollywood, owned a string of drive-in theater businesses in Southern California, including Victory Drive-in near Coldwater Canyon Avenue and Victory Boulevard, and Valley Drive-in in Montclair (Pomona Progress 1954, p. 21; Van Nuys News 1949, p. 3).

The Mission Drive-In Theater opened on May 28, 1956, just outside the boundaries of the recently incorporated City of Montclair. At the time of its opening, the Mission was the third largest Drive-in in Southern California with a 1,350-car capacity and featured a single, curved CinemaScope screen (Figure 11). Other features, according to then-manager August Nardoni, included the snack bar, two box offices, the latest projection and sound systems, and a playground for children to play in front of the screen. As early as 1960, the Mission Drive-In Theater also hosted a Swap Meet during daytime hours, which was common practice at nearby drive-ins (Allen 2019; Cinema Treasures 2020; City of Montclair 2005; Pomona Progress 1956a, p. 9; 1956b, p. 8).

CONTINUATION SHEET

Property Name: Mission Tiki Drive-in Theater

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Figure 11. Aerial photographs illustrating conversion from a single screen to four-plex theater (1959 single screen left, 1976 after conversion right) (UCSB 2020)

In 1968, Sero Amusement Company renamed itself to De Anza Drive Ins, a subsidiary of the De Anza Land and Leisure Corporation, and expanded their drive-in businesses throughout California and the western U.S. The original, curved Cinemascope single screen was demolished in 1975, and the theater was reconfigured to have four screens (See Figure 6). Splitting a large screen into multiple smaller ones was part of a national trend at drive-in theaters to accommodate both dwindling attendance and compete with larger, multi-screen theaters being established during the 1970s and 1980s. Despite the screen splitting, the theater continued to underperform. In 1980, the neighborhood where the Mission Drive-in was located was annexed to the City of Montclair, and the area began to develop with industrial, commercial and residential properties (Hemmerlein 2020; Liebs 1981, pp. 163-167; Nichols 2020; NETR 2020; SBCS 1980, p. B-6; UCSB 2020).

In 2006, the Mission Drive-In Theater was altered again when the owners rehabilitated the theater and gave it a Polynesian Tiki theme, redecorating ticket booths and the concession stand to be decorated as grass huts and Polynesian Tiki head sculptures, as well as additional landscaping with palm trees and tropical foliage. The site was also given a new name, the "Mission Tiki Drive-in Theatre," which persists today. The property was sold in 2018 but remained open and in operation until 2020. Despite being sold early in 2020 for redevelopment into a technology park, the drive-in continued to operate through 2020, in part due to the Coronavirus-19 pandemic which allowed a small resurgence for many drive-in theaters due to isolation from other movie-goers (Allen 2019; Hemmerlein 2020; Nichols 2020).

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Property Name: Mission Tiki Drive-in Theater

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Architectural Styles

Architectural Style: Mid-Century Modern (1940-1975)

Mid-Century Modern is a term used to describe the evolution of the International Style after World War II and encompasses a range of buildings forms. The Mid-Century Modern style was embraced in the building boom that followed World War II, particularly in the newly sprawling developments radiating from Southern California's major urban centers. There was a need for a style that could meet the demand for mass construction of many property types - from residences to schools to offices - and convey the modern sensibility of an era that valued a departure from the past; middle-class growth; economic efficiency; and new material technology. Mid-Century Modern design was embraced intellectually as a departure from the past, but it was economically appealing for its ability to be mass-produced with standardized, affordable, and replicable designs that could accommodate many programmatic needs and site requirements.

Aesthetically, Mid-Century Modern is a term used to describe the evolution of the International Style after World War II and encompasses a range of buildings forms and property types. While Mid-Century Modern architecture uses industrial materials and geometric forms, the style often references local vernacular traditions, particularly in the use of wood and the relationship between indoor and outdoor spaces. Mid-Century Modern is characterized by more solid wall surfaces as opposed to large planes of glass and steel that characterize the International Style (and its successors, including Corporate Modern). Stacked bond brick walls are a common feature of commercial and institutional (primarily educational) buildings in the Mid-Century Modern style. In residential buildings, post-and-beam construction with exposed wood structural systems is a common design element. Residential and low-scale commercial buildings exhibit flat roofs, deep overhangs, open floor plans, extensive use of glass, indoor/outdoor flow, and concrete slab foundations. The designs rarely incorporate applied ornamentation or references to historical styles.

Many property types exhibit the characteristics of the Mid-Century Modern style; however, not all Mid-Century Modern designs rise to the level of significant examples of the architectural style. The Case Study House program made Los Angeles a center of experimentation within the style, and the influence of new modern designs radiated outwards to communities around Los Angeles County, including Montclair (in San Bernardino, just east of the county lines), where the characteristics of Mid-Century Modern design could be appropriated for massive scale production, and use modern materials that could be mass-produced (ARG 2016, p. 98; Gebhard and Winter 2003; McAlester 2015, pp. 630-646; Morgan 2004; Moruzzi 2013, p. E6).

Character-defining features of the Mid-Century Modern style include:

- Low, boxy, horizontal proportions
- Mass-produced materials
- Flat, smooth sheathing
- Flat roofed without coping at roofline; flat roofs hidden behind parapets
- Lack of exterior decoration or abstract geometrical motif
- Simple windows (metal or wood)
- Industrially plain doors
- Large window groupings
- Commonly asymmetrical

CONTINUATION SHEET

Property Name: Mission Tiki Drive-in Theater

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- Whites, buffs and pale pastel colors

Architectural Style: *Pop Architecture, Tiki/Polynesian (1940-mid-1970s)*

Tiki/Polynesian style of architecture is a subset of Pop Architecture popular in the United States between 1940 and 1970. After World War II, American soldiers who had been stationed in the Pacific Theater fed a romanticized version of the cultural practices and vernacular architecture of Polynesia and Hawaii. At its core, tiki culture and by extension, its architectural expression was defined by thematic, Polynesian elements, including tiki carvings, palm trees, coconut decorations, torches, specialty cocktails, bright colors and patterns, and rattan furniture. Tiki was a popular expression for bars, restaurants, resorts, hotels, motels, and roadside architecture such as gas stations. The popularity of the style was bolstered by numerous books and movies and the popularity of themed bars and alcoholic beverages at Tiki/Polynesian establishments such as Don the Beachcomber in Hollywood and Trader Vic's in Oakland, California. While popular among the general population, many architects were critical of the frivolous and kitschy nature of the style. Tiki style fell out of fashion with the emergence of "hippie" culture, which rejected Tiki style as old-fashioned and politically incorrect (Arcadia Publishing 2018; Fung Associates 2011).

Character-defining features of the Tiki/Polynesian style include (Arcadia Publishing 2018; Fung Associates 2011):

- Generic imitation of traditional dwelling forms of Pacific Island peoples, such as: A-framed roof, double-pitched Hawaiian roof, or parabolic roof and "canoe-prow" decoration
- Natural-appearing cladding, interior, and furniture materials emulating grass, wood, rattan, and bamboo
- Carved wood "tikis", elaborately carved wooden poles often depicting an anthropomorphic figure
- Torches, and lighting fixtures imitating torches and open flame
- Tropical landscaping with exotic species: palm trees, birds of paradise, etc.

B10. Significance (continued):

NRHP/CRHR Statement of Significance

The Mission Tiki Drive-in Theatre property located at 10798 Ramona Avenue and does not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of an existing historic district, as demonstrated below.

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Archival research discovered that the Mission Tiki Drive-in Theatre, originally the Mission Drive-in when it opened in 1956, was associated with a popular, national trend of drive-in theaters opening in suburban and ex-urban areas in the 1940s through the 1960s. The first drive-in theater in California opened in 1939, and the trend continued to outpace indoor theater openings until 1958, when their popularity peaked, and drive-

CONTINUATION SHEET

Property Name: Mission Tiki Drive-in Theater

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in theater popularity began to decline. Nearly a dozen such theaters opened in the Inland Empire region, east of Los Angeles County, in the urbanized, western portions of San Bernardino and Riverside Counties. Like nearly all drive-in theaters opening at this time, Mission Drive in offered a single Cinemascope screen, space for over 1,000 cars, and special attractions aimed at families with children.

However, mere association with a historical trend or pattern is not sufficient for historic significance. The property's specific association must also be considered important. The Mission Drive-in does not appear to be an early regional prototype of the single screen drive-in theater property type (as it was originally constructed). The configuration of the Mission Drive-in following alterations that converted it into a four-screen theater does not appear to be an innovative or groundbreaking solution to make the Mission Drive-in competitive with indoor, or "hardtop" multi-plex theaters of the 1970s. The Mission Drive-in in both its single screen and four-screen configurations does not appear to be a particularly influential example of a drive-in theater that could have driven the popularity of the drive-in trend either at the local, state, or national level.

It was also not an influential property in the history of the City of Montclair or surrounding cities. The area of the city that the Mission Tiki Drive-in Theatre was located in was not annexed to the City until 1980, long after the significant periods of the city's growth and development. No specific historical events that have made a significant contribution to the broad patterns of history are associated with the Mission Tiki Drive-in Theatre.

Therefore, the property does not appear eligible under Criterion A of the NRHP or Criterion 1 of the CRHR.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under Criterion B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research discovered that the Mission Tiki Drive-in Theatre was owned by Sero Amusement Company and by local theater owners Arnold and Jack Anderson, who also operated the California Theater and Chino Theater in Ontario. Despite their prominence as local theater owners, archival research did not uncover any reason to believe that Arnold and Jack Anderson are significant figures in our past. Sero Amusement Company, founded by William Henry Oldknow II in 1949, was an influential organization and owned many of the Los Angeles, San Bernardino, and Riverside County drive-in theaters. The Mission Tiki Drive-In was neither the first nor the prototype for the drive-in theaters owned by the Sero Amusement Company, De Anza Land and Leisure Company, or William Henry Oldknow II. The subject property does not appear to reflect an important period or location for these companies, or the men associated with them.

Additional archival research did not indicate that people who have owned or worked at the Mission Tiki Drive-in Theatre are known to be historically significant figures at the national, state, or local level. As such, this property is not known to have any historical associations with people important in history. Therefore, the property does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: 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

CONTINUATION SHEET

Property Name: Mission Tiki Drive-in Theater

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lack individual distinction.

The Mission Tiki Drive-in Theatre was constructed in 1956 and altered twice: in 1975 and 2006. It is a combination of applied Tiki/Polynesian Pop architectural style and Mid-Century Modernism; however, the Mission Tiki Drive-in Theatre is not a good representation of either style. The Mid-Century Modern buildings (Projection Building/Snack Bar, Office, and Warehouse) have numerous alterations and lack many of the character-defining features of the style, including lack of exterior decoration; flat roof with parapet or cantilevered canopy; and flat, exterior walls with smooth cladding. The buildings at Mission Tiki Drive-in Theatre are plain, and have a few of the Mid-Century Modern character-defining features, but otherwise do not embody the distinctive elements of the style and are not good examples of the style. The Tiki/Polynesian Pop architectural elements (signs, marquee, ticket booths) are anachronistic and not representative of the historical appearance of the original drive-in. These elements, while rooted in historic nostalgia for the 1950s and 1960s, were applied in 2006, and are not accurate representations of the original period of operation for the Mission Tiki Drive-in Theatre.

The Mission Tiki Drive-in Theatre screens were altered in 1975, demolishing the original single screen and reconfiguring the site layout to accommodate four screens. The property remained a drive-in movie theater. While this alteration now meets the 45 year age threshold for consideration, scholarship on the drive-in property type as it evolved in the twentieth century does not distinguish the number of screens as unique subtypes for the purposes of establishing the property type's significance as a representative of a particular method of construction or period of construction. Changing screen configurations was a common alteration as older indoor and drive-in theaters adapted to changing demands for multi-plex type theaters (see Criterion A evaluation). The alteration does not appear to be significant; it merely followed a trend and made use of common, utilitarian materials and forms that do not reflect innovation or an architectural style. The Mission Tiki Drive-in Theatre in its current four-screen form does not appear to be a significant example of the drive-in theater and does not display the significant character-defining features of the property type in multiple aspects of design. Moreover, the Mission Tiki Drive-in Theatre was altered again in 2006, adding in the Tiki/Polynesian Pop design elements and updating both the projection technology and screens. Therefore, in addition to not being a good representation of an architectural type or original method of construction, due to multiple alterations, the property no longer convey the character-defining features to reflect architectural significance from its original and 1976 construction dates.

Although the Mission Tiki Drive-in Theatre is one of the last remaining drive-in theaters in the area, due to substantial alterations, the theater lacks the integrity to convey its original and subsequent period of construction and operation. More intact examples of the drive-in theater property type are located at the Skyline Drive-In in Barstow or the Smith's Ranch Drive-In in Twenty-Nine Palms in San Bernardino County, and the Rubidoux Drive-In and the Van Buren Drive-In in Riverside County in the greater Inland Empire region. These theaters maintain their original screens, and several retain their original historical signs, marquees, and snack shop buildings.

Archival research did not uncover an architect, builder, or artist associated with the Mission Tiki Drive-in Theatre, and thus the property is not considered the work of a master, nor does it possess high artistic value. Therefore, the property does not appear eligible for the NRHP under Criterion C or CRHR under Criterion 3.

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Property Name: Mission Tiki Drive-in Theater

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Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The Mission Tiki Drive-in Theatre is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

City of Montclair Statement of Significance

The Mission Tiki Drive-in Theatre property located at 10798 Ramona Avenue does not meet any of the criteria for listing as a City of Montclair landmark, either individually or as part of an existing historic district, as demonstrated below.

A. The proposed landmark is particularly representative of a historical period, type, style, region or way of life;

As described above in NRHP/CRHR Criterion A/1 and C/3, the Mission Tiki Drive-in Theatre does not have a specific association with the history of Montclair, Mid-century Modern and Polynesian/Tiki styles, or the way of life reflected in the drive-in property type as an automobile-oriented entertainment venue of the mid-twentieth century on the outskirts of Montclair. Therefore, the property is recommended not eligible under local Criterion A.

B. The proposed landmark is an example of a type of building which was once common but is now rare;

The Mission Tiki Drive-in Theatre was substantially altered in 1975 and became a four-plex. Four-plex drive-ins were a common alteration, but not a common building. Most four-plex drive-ins were alterations to single-screen drive-in theaters and constructed long after the peak of drive-in movie theater popularity in the late 1950s. The Mission Tiki Drive-in Theatre is also not an example of a Mid-Century Modern or Tiki style building. The application of applied faux-historical Tiki style decorations diminished the Mid-Century Modern style of the original building. As a four-plex with a Tiki-style, the Mission Tiki Drive-in Theatre is not an example of a now rare property type that conveys significance under this criterion. Therefore, the property is recommended not eligible under local Criterion B.

C. The proposed landmark is one of the best remaining examples of a particular architectural type or style in the area;

As described above under NRHP/CRHR Criterion C/3, the Mission Tiki Drive-in Theatre does not reflect a specific architectural type or style in the Montclair area. Given the demolition of the original screen, reconfiguration into a four-plex theater, and alterations to all of the original buildings, including the application of applied faux-historical Tiki style decorations, the Mission Tiki Drive-in Theatre, no longer conveys its original Mid-Century Modern architectural type or style. The altered property, a four-plex with a Tiki style, is not an example of the Tiki/Polynesian architectural type or style. The period of significance for this style began in 1940 and ended in the mid-1970s. The architectural style of the Mission Tiki Drive-in Theatre reflects alterations made in 2006, long after the end of the period of significance for this type or style. Therefore, the property is recommended not eligible under local Criterion C.

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Property Name: Mission Tiki Drive-in Theater

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D. The proposed landmark is identified with persons or events significant in local, State or national history;

As described above under NRHP/CRHR Criterion A/1 and B/2, the Mission Tiki Drive-in Theatre is not associated with any person or event significant in local, State or national history. Therefore, the property is recommended not eligible under local Criterion D.

E. The proposed landmark is representative of the notable work of a builder, designer or architect.

As described above under NRHP/CRHR Criterion C/3, no notable builders, designers, or architects were associated with the Mission Tiki Drive-in Theatre. Therefore, the property is recommended not eligible under local Criterion E.

Integrity Discussion

The Mission Tiki Drive-in Theatre maintains integrity of location, as it remains in its original location. However, the subject property does not maintain integrity of setting, as the surrounding neighborhood and streetscape have been altered significantly since the time of construction. As the City of Montclair expanded south, the once-industrial area along the railroad on the outskirts of Montclair became increasingly residential, with commercial/retail uses along the major roads. Demolition of original features and alterations to the Mission Tiki Drive-in Theatre buildings and structures has substantially impacted integrity of design, materials, and workmanship. All buildings from the 1956 date of construction have been altered such that they can no longer convey their original purpose, use or architectural style. The subject property has a diminished integrity of feeling as the property has been altered from its original format such that it can no longer convey its original style or screen configuration, though it remains in use as a fourplex drive-in theater and a swap meet location. While the property retains an association with drive-in theaters, Dudek concluded that it was not eligible as an excellent example of this property type in either its single screen or four-plex variations. The property lacks features required to rise to a level of significance in this historic context. Research did not reveal that the property was an important, innovative, or intact example of the property type. The property is not significant under NRHP/CRHR Criteria A/1 or C /3 and is not associated with an important historic event; architectural style; nor work of a master. Therefore, this aspect of integrity does not apply, as there is no historic association. Therefore, the subject property does not meet the level of integrity required for listing in the NRHP or CRHR and does not retain a level of integrity needed to convey its significance under local, City of Montclair criteria.

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Property Name: Mission Tiki Drive-in Theater

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CONTINUATION SHEET

Property Name: Mission Tiki Drive-in Theater

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 8 *Resource Name or #: (Assigned by recorder) Montclair Tire Company

P1. Other Identifier: 4485 State Street

*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 Ontario Date 1981 T 01S; R 08W; SW ¼ of NE 1/4 of Sec 27; San Bernardino B.M.

c. Address 4485 State Street City Montclair Zip 91763

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 434720.00 mE/ 3768966.00 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

The Montclair Tire Company property is located at 4485 State Street, bound by Ramona Avenue to the east, the Mission Tiki Drive-in Theatre to the south and west, and State Street and the Southern Pacific Railroad right-of-way to the north.

APN: 1012-151-27; Elevation 924 feet (see continuation sheet)

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

The Montclair Tire Company property is located at 4485 State Street, bound by Ramona Avenue to the east, the Mission Tiki Drive-in Theater to the south and west, and State Street and the Southern Pacific Railroad right-of-way to the north. The property is mostly paved, with one section of exposed sediment in the northwest corner of the property with a single tree. (see continuation sheet)

*P3b. Resource Attributes: (List attributes and codes) HP8. Industrial Building

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



P5b. Description of Photo: (view, date, accession #) Northeast
elevation, facing
southwest. (IMG 3166)

*P6. Date Constructed/Age and Source: Historic Prehistoric Both
1964-1968 (UCSB 2020; NETR 2020)

*P7. Owner and Address:
Oakmont Industrial Group
3520 Piedmont Road,
Suite 100
Atlanta, Georgia 30305

*P8. Recorded by:
Kate Kaiser, MSHP, Dudek
38 N. Marengo
Pasadena, CA

*P9. Date Recorded: 11-05-2021

*P10. Survey Type: Pedestrian

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Dudek. 2021. Historical
Resources Technical Report
for the Mission and Ramona
Industrial Park Project,
Montclair, California.

Prepared for Oakmont Industrial Group. November 2021.

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record

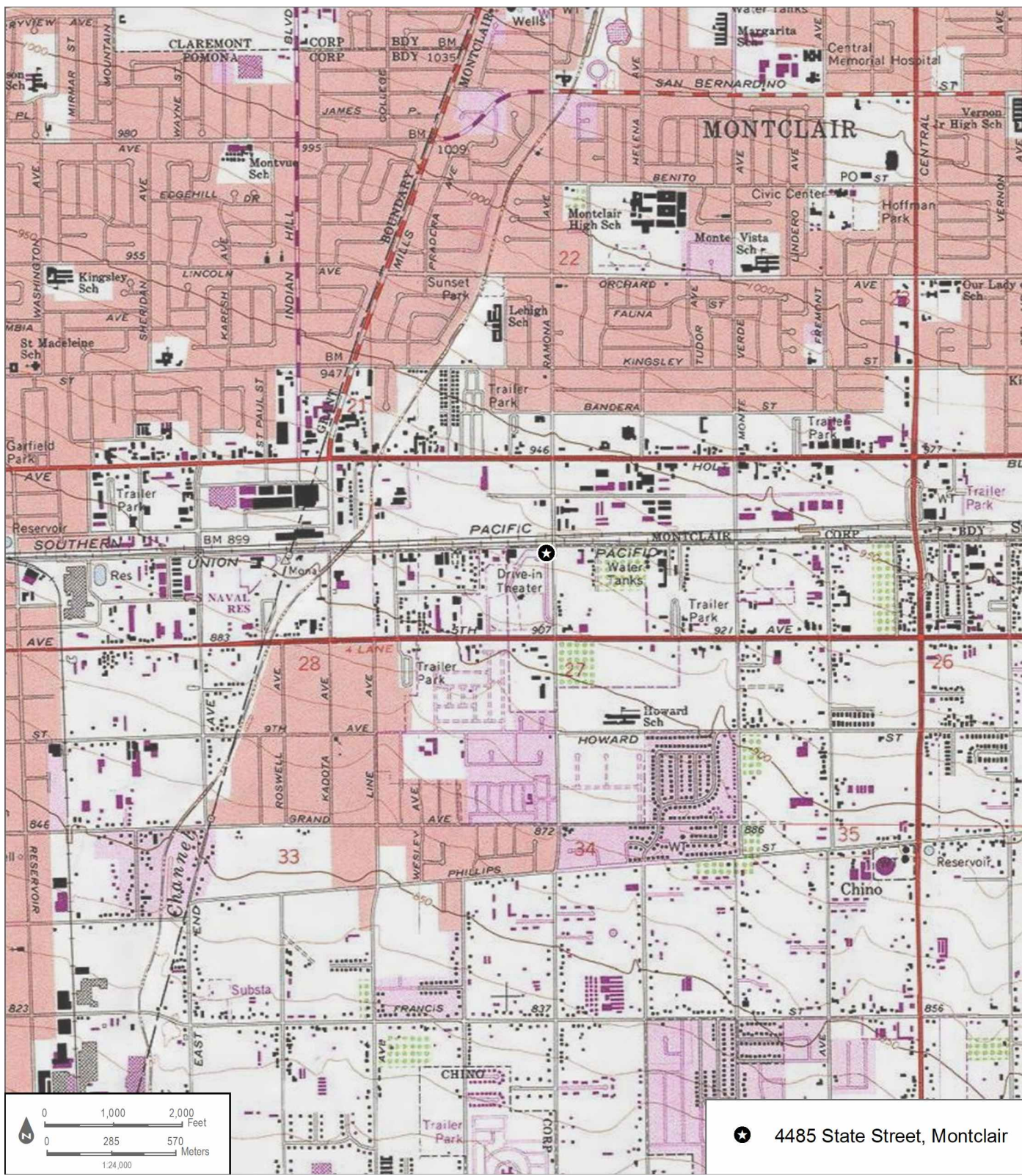
Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List): _____

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

Primary #
HRI#
Trinomial

Page 2 of 8 *Resource Name or # (Assigned by recorder) Montclair Tire Company
*Map Name: Ontario USGS 7.5' Quad *Scale: 1:24,000 *Date of map: 1981



State of California - The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Montclair Tire Company *NRHP Status Code 6Z
 Page 3 of 8

B1. Historic Name: Montclair Tire Company

B3. Original Use: Automobile service shop B4. Present Use: Automobile service shop

*B5. Architectural Style: No style

*B6. Construction History: (Construction date, alterations, and date of alterations)
 Built circa 1964-1968 (NETR 2020; UCSB 2020)

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

*B8. Related Features:

Mission Tiki Drive-in Theatre (10798 Ramona Avenue)

B9a. Architect: N/A b. Builder: N/A

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

(see continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes) _____

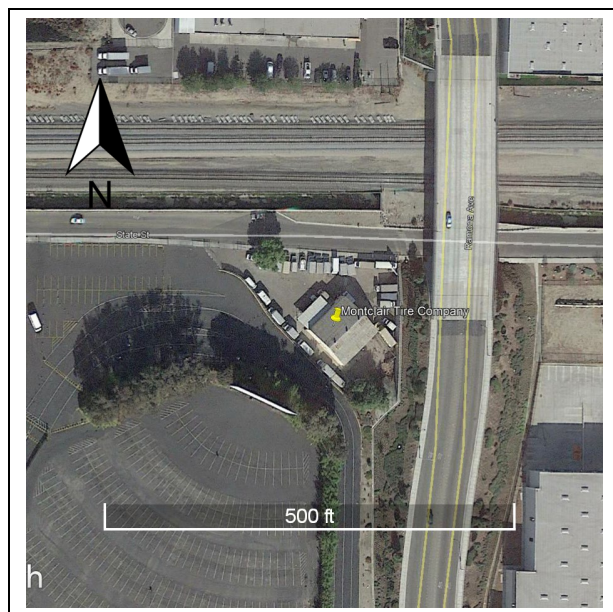
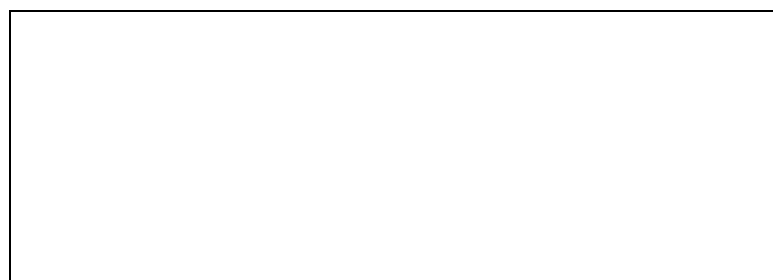
*B12. References:

(see continuation sheet)

B13. Remarks:

*B14. Evaluator: Kate Kaiser, MSHP

*Date of Evaluation: 11-05-2021



CONTINUATION SHEET

Property Name: Montclair Tire Company

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P2b. Location (continued): amsl; Decimal Degrees: 34°03'33.7"N 117°42'26.3"W; APN: 101-215-127

P3a. Description (continued):

The property was constructed circa 1958-1960 and contains a single building, a one story, side gabled steel structure, clad in corrugated galvanized steel sheets and standing seam metal sheets (Figures 1, 2). The building is utilitarian in appearance and lacks a distinctive architectural style. On the main (northwest) elevation, fenestration consists of several metal doors and a roll-up garage door, leading to the garage bay. Other elevations have metal doors, sliding sash metal windows, and multi-light, wire reinforced glass windows. The main elevation also features a shed-roofed awning shade on the right side of the elevation supported by wood beams. The roof ridge features metal three turbine ventilators.



Figure 1. Montclair Tire Company: main and southwest elevations, view looking east (IMG 3118)

CONTINUATION SHEET

Property Name: Montclair Tire Company

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Figure 2. Montclair Tire Company: main and northeast elevations, view looking south (IMG 3167)

Identified alterations include: the orientation and primary elevation of the building changed from northeast (facing towards Ramona Avenue) to northwest (facing State Street) (circa 2007-2009); Ramona Avenue railroad overpass constructed, obstructing access to the property from Ramona Avenue (circa 2009-2011); addition of shed-roofed awning on the front elevation (circa 1972-1976); and a shorter, one-story addition on southeast elevation (circa 1972-1976).

***B10. Significance (continued):**

Development History of Montclair Tire Company

CONTINUATION SHEET

Property Name: Montclair Tire Company

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1968; Progress Bulletin 1977).

NRHP/CRHR Statement of Significance

The Montclair Tire Company property located at 4485 State Street does not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of an existing historic district, as demonstrated below.

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Archival research did not find any associations with events that have made a significant contribution to the broad patterns of our history. The Tire Company building was constructed circa 1964-1968 and began advertising in local papers in 1968. The property has changed ownership but has always operated as an automobile service property type. The property is one of several non-descript industrial properties along the south side of State Street, south of the railroad right-of-way. Furthermore, Montclair was one of many newly incorporated cities in the Greater Inland Empire area that supported the exponential post-war industrial growth and development that happened in Southern California in the 1950s and 1960s. However, the tire company building does not appear to be associated with this larger trend. Therefore, the property does not appear eligible under Criterion A of the NRHP or Criterion 1 of the CRHR.

Criterion B/2: That are associated with the lives of persons significant in our past.

Archival research did not indicate that people who have owned or worked at this property are known to be historically significant figures at the national, state, or local level. As such, this property is not known to have any historical associations with people important in history. Therefore, the property does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: 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.

The Montclair Tire Company contains one utilitarian industrial-style building built between 1964 and 1968. However, the building lacks the character-defining features to distinguish it as belonging to a particular architectural style or period of construction. Further, the Utilitarian industrial building type, especially the wood or metal framed and metal cad methods of construction are ubiquitous along the State Street corridor, and the Montclair Tire Company property does not offer any unique or specialized alternative versions of the style. Further, no architect or engineer was associated with this property, the building itself, nor the grounds possess high artistic values, and the building is not representative of a historical district of industrial buildings, or any significant and distinguishable entity whose components lack individual distinction. For these reasons, the Montclair Tire Company property does not appear eligible for listing in the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The Montclair Tire Company property is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information

CONTINUATION SHEET

Property Name: Montclair Tire Company

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nor does it appear likely to yield important information about historic construction methods, materials or technologies.

City of Montclair Statement of Significance

The Montclair Tire Company property located at 4485 State Street does not meet any of the criteria for listing as a City of Montclair landmark, either individually or as part of an existing historic district, as demonstrated below.

A. The proposed landmark is particularly representative of a historical period, type, style, region or way of life;

As described above in NRHP/CRHR Criterion A/1 and C/3, the Montclair Tire Company is not "particularly representative" of any historical period, building types, styles, the Montclair region or reflective of a particular way of life. The building is a ubiquitous, automotive-related industrial building, with not particularly outstanding character-defining features that would make the building a representative of any of the aforementioned categories. Therefore, the property is recommended not eligible under local Criterion A.

B. The proposed landmark is an example of a type of building which was once common but is now rare;

The Montclair Tire Company is not an example of a property in the City of Montclair and the larger, Inland Empire region, that was once common but is now rare. The utilitarian industrial form is common both in the area and in the region, especially in industrial areas near railroads rights-of-way. Therefore, the property is recommended not eligible under local Criterion B.

C. The proposed landmark is one of the best remaining examples of a particular architectural type or style in the area;

As described above under NRHP/CRHR Criterion C/3, the Montclair Tire Company lacks the character-defining features to be categorized as a specific architectural type or style in the Montclair area. Therefore, the property is recommended not eligible under local Criterion C.

D. The proposed landmark is identified with persons or events significant in local, State or national history;

As described above under NRHP/CRHR Criterion A/1 and B/2, the Montclair Tire Company is not associated with any person or event significant in local, State or national history. Therefore, the property is recommended not eligible under local Criterion D.

E. The proposed landmark is representative of the notable work of a builder, designer or architect.

As described above under NRHP/CRHR Criterion C/3, no notable builders, designers or architects were associated with the Montclair Tire Company. Therefore, the property is recommended not eligible under local Criterion E.

Integrity Discussion

The Montclair Tire Company maintains integrity of location, as it remains in its original location. However, the subject property does not maintain integrity of setting, as the

CONTINUATION SHEET

Property Name: Montclair Tire Company

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main access from Ramona Avenue and the circulation patterns along State Street have been disrupted by the 2007-2009 construction of the Ramona Avenue overpass. The property does not maintain integrity of design due to additions to the main and rear elevations, and reconfiguration of the original main elevation from the northeast to the northwest elevation. The building maintains integrity of materials and workmanship because the building does not appear to have sustained material alterations or compromised original workmanship. The Montclair Tire Company property retains integrity of feeling as the property still conveys the feeling of being a mid-20th-century-constructed automobile-related industrial property. The property still operates as an automobile service business, and under the same name as it has since the early years of its establishment, however the property no longer maintains association with original owners, therefore it does not retain integrity of association. Therefore, the subject property does not meet the level of integrity required for listing in the NRHP or CRHR and does not retain a level of integrity needed to convey its significance under local, City of Montclair criteria.

B12. References (continued):

- Architectural Resources Group (ARG). 2018. "City of Montclair Historic Context Report." Prepared for the City of Montclair General Plan Update. November 21, 2018. Accessed January 15, 2020. <https://www.montclairplan.org/wp-content/uploads/2018/11/Montclair-Historic-Context-Report.pdf>
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