Attachment to Notice of Exemption

MODERNIZATION PROJECT

CHAFFEY HIGH SCHOOL

Chaffey Joint Union High School District

SUPPLEMENTAL INFORMATION

Chaffey Joint Unified School District (District) proposes to modernize three existing buildings on the existing Chaffey High School Campus in Ontario, California (Figure 1). This supplemental information provides justification for the Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines under California Code of Regulations, Title 14 § 15314.

1. EXISTING CONDITIONS

PROJECT LOCATION

The project site consists of three existing buildings, North Hall, South Hall, and Tiger Hall on the existing Chaffey High School Campus at 1245 North Euclid Avenue in Ontario California. Chaffey High School encompasses approximately 65 acres and opened in 1901 as Ontario High School. In 1911 the campus was renamed Chaffey High School. The three existing classroom buildings are located toward the east side of the campus. South Hall is located near the southwest corner of the intersection of Euclid Avenue and 4th Street, North Hall is just north of South Hall and Tiger Hall is located near the center of campus toward 4th Street. Regional access to the campus is from Interstate 10 (I-10), approximately 0.35 miles to the north of the campus (see Figure 1, *Local Vicinity*). The school is in a residential neighborhood and is bounded by Euclid Avenue to the west, W. 4th Street to the south, W. 5th Street to the north, and residential properties to the west, as shown on Figure 2*, Aerial Photograph*. Residential homes, primarily single-family, are present across the bordering streets in all directions.

EXISTING CONDITIONS

Chaffey High School is a ninth through twelfth grade high school with a 2020/2021 enrollment of 3,363 students (CDE 2022). The campus is currently developed with school buildings that form a campus core toward the southeast side of the campus. The swimming pool is located on the north center side of the campus and playfields are located on the western portion of the campus with the football field approximately in the center. Solar photovoltaic canopies are in the parking lot on the southern side of the campus off W 4th Street. The District offices are located near the northeast corner of the campus near Euclid Avenue and 5th Street and the District transportation department is located on the southern side of the campus off 4th Street. Another parking lot is located on the north side of W 5th Street.

Information for the three buildings that comprise the project site include:

Building Name	Year Constructed	Square Footage
South Hall, Building C	1938	59,907
North Hall, Building F	1937	38,556
Tiger Hall, Building P	1950	27,954

The location of the three buildings that will be modernized are shown in Figure 3, *Site Plan*.

Chaffey Joint Union High School District had a total enrollment of 23, 854 students in 2021 in eight high schools, one day school, one continuation school and one online high school. Chaffey High School had an enrollment of 3,363 students in 2021.

GENERAL PLAN AND ZONING

The campus, including the project site, is zoned Civic (Civ) and has a general plan land use designation of Public School (Ontario 2021 and 2022).

2. PROJECT DESCRIPTION

The District proposes to modernize the three classroom buildings starting with South Hall followed by North Hall then Tiger Hall.

Modernization plans for South Hall, a 3-story classroom building plus basement constructed in 1938, include replacement and upgrades of interior finishes including flooring, wall covering including painting, marker boards, and acoustical ceiling tiles. Casework (cabinets, bookcases, drawers, etc.) will be replaced or refinished. Lighting, electrical, and plumbing including a new system will be installed. A new HVAC system and new windows will be installed. Door and door hardware will be replaced. A new fire alarm and fire sprinkler improvements are planned. The building is constructed of concrete with concrete walls and columns. Plans include new audio visual and information system technology components and voluntary seismic improvements.

Modernization plans for North Hall, a 2-story classroom building, and a basement constructed in 1935 , include replacement and upgrades of interior finishes including flooring, wall covering including painting, marker boards and acoustical ceiling tiles. Casework (cabinets, bookcases, drawers, etc.) will be replaced or refinished. Lighting and plumbing will be upgraded. Door and door hardware will be replaced. A new fire alarm and fire sprinkler improvements are planned

Modernization plans for Tiger Hall include new windows, flooring, marker boards, tack boards, doors, new suspended acoustical ceiling, entry accessibility improvements, toilet room modernization, new fire alarm and automatic fire sprinkler system, new LED lighting fixtures, new electrical power raceways and systems, new audio visual and information system technology components, and voluntary seismic improvements.

For all three buildings, window replacements will comply with Title 24 for building energy efficiency standards. The existing cement plaster windowsills, heads and jambs will be protected in place, repaired, and then matched with existing surface textures and colors. All walls will be restored as required to maintain the same appearance throughout. All existing exterior door and frames will be repaired and refinished. Per the California Building Code (CBC) and Americans with Disability Act (ADA), new galvanized steel stair handrails will be installed, and the exterior entry stair will we upgraded per CBC standard. Included as an attachment are the elevations and details for the modernization of North and South Hall and the original architectural elevations. All exterior finishes that are disturbed during modernization will be returned to match their existing surfaces, texture, and colors.

The proposed project would serve existing students and programs and would not increase Chaffey High School's student enrollment capacity. The District and Chaffey High School students and staff will benefit from the improvements to the classroom buildings.

3. REASONS WHY THE PROJECT IS EXEMPT

The project is exempt from further environmental review under the requirements of the California Environmental Quality Act (Public Resources Code §§ 21000 et seq.) because it is consistent with Class 1, **Existing Facilities Exemption which is described below:**

- **Class 1, Existing Facilities (CEQA Guidelines § 15301)** consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or

topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use.

The proposed project involves the modernization of three existing buildings that were constructed in 1937, 1938 and 1950. All modernization activities would occur within the boundaries of the existing campus, and the proposed project would not expand the campus. The proposed project would not increase student capacity. No off-campus improvements will occur.

4. REVIEW OF EXCEPTIONS TO THE CATEGORICAL EXEMPTION

The project has been reviewed under CEQA Guidelines § 15300.2 - Exceptions, for any characteristics or circumstances that might invalidate findings that the project is exempt from CEQA. Each exception is listed below followed by an assessment of whether that exception applies to the project.

(a) Location. Classes 3,4,5,6 and 11 are qualified by consideration of where the project would be located—a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped and officially adopted pursuant to law by federal, state, or local agencies.

The proposed project is not seeking a class 3, 4, 5, 6 nor 11 categorical exemption; this exception would not apply. Nevertheless, the project site is on an existing high school campus surrounded by developed single-family and multifamily communities. The campus is developed with buildings, sport fields, asphalt hardcourts, parking lots, walkways, and ornamental landscaping. The project site is completely developed with hard surfaces and buildings. Due to the school's developed nature and frequent human disturbance, it does not contain any sensitive biological species or habitat. No mapped wetlands exist on the site (FWS 2022). Additionally, there is no evidence of hazardous materials or substances onsite (see section (e) below). Therefore, this exception does not apply to the project.

(b) Cumulative Impacts. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The District is proposing to modernize three buildings and is not related to any other "successive projects of the same kind in the same place over time;" therefore, no significant cumulative impacts are possible. The proposed project is an individual project and is not a part of a series of projects in the District. No other projects of the same type would occur in the same place or within the Chaffey Joint Unified School District. This cumulative impact exception does not apply to the proposed project.

(c) Significant Effects. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

The project site is on a currently operating high school campus and surrounded by a built out residential neighborhood in the City of Ontario; therefore, impacts to sensitive biological receptors, cultural resources, or scenic views would not occur. Similarly, because the project would not change the capacity of the school or alter transportation routes or drop-off zones, there would be no impacts on population, public services, recreation, utilities, and transportation systems. Due to project scale, air, noise, and transportation impacts during construction would be temporary and less than significant and would be governed by local ordinances for construction projects. Given these

considerations, potentially significant environmental impacts are not anticipated. No offsite improvements would be necessary. The construction manager will execute construction activities per current local, state, and federal laws, regulations, construction Best Management Practices, District standards, and guidelines.

As such, there is no reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances. This exception does not apply to the proposed project.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings or similar resources, within a highway officially designated as a state scenic highway.

There are no designated State scenic highways near Chaffey High School. According to the California Department of Transportation (Caltrans) California Scenic Highway Mapping System, the closest officially designated state scenic highway is State Route 91, which traverses the Santa Ana River approximately 18 miles southwest of the site (Caltrans 2022).

The proposed project would not impact any scenic resources since no trees nor rock outcroppings occur on the project site. There is a historic building on campus, the Gardiner W. Spring Auditorium, which will not be disturbed or encumbered by the project. The project will not affect scenic resources along any officially designated or eligible scenic highways. Therefore, this exception does not apply to the proposed project.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Government Code § 65962.5.

California Government Code Section 65962.5 requires the compiling of lists of the following types of hazardous materials sites: hazardous waste facilities subject to corrective action; hazardous waste discharges for which the State Water Quality Control Board has issued certain types of orders; public drinking water wells containing detectable levels of organic contaminants; underground storage tanks with reported unauthorized releases; and solid waste disposal facilities from which hazardous waste has migrated.

Environmental databases were searched for hazardous materials sites on the site and within a quarter mile radius:

- GeoTracker. State Water Resources Control Board (SWRCB 2022)
- EnviroStor. Department of Toxic Substances Control (DTSC 2022a)
- Solid Waste Information System. California Department of Resources Recycling and Recovery (CalRecycle 2022)

Table 1. Hazardous Waste Sites within 0.25 mile

Site Address	Database	Identifier	Status	Proximity to Site
Chaffey High School	EnviroStor	School Investigation	No Action Required as of November 6, 2015	On site
404 W 4th Street)	GeoTracker	Permitted Underground Storage Tank	Open Permit	Adjacent to site

Source: SWRCB 2022; DTSC 2022a.

The school site is not listed on Government Code § 65962.5. Cortese list. One listing (school investigation) is identified on the high school campus. This listing documents the DTSC review and due diligence process for the construction of a new science building at a site to the west of South Hall.. A Phase I Environmental Site Assessment report was completed and approved by DTSC in 2015. DTSC approved the Phase I ESA report with a no action determination (DTSC 2022b). This listing does not represent hazardous waste site pursuant to Government Code Section 65962.5

and the project will not create a hazard to the public. Therefore, onsite, and offsite locations above will not pose a threat to the project site.

Within 0.25 mile of the project site a permit is listed for underground storage tank for the District Maintenance and Transportation yard at 404 W 4th Street. The permit is with the San Bernardino County Fire Department Certified Unified Program Agency. No spills or releases were identified for the site This exception does not apply to the proposed project.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of historical resources. Under Public Resource Code § 21084.1, a historical resource is a resource listed in or determined to be eligible for listing in the California Register of Historical Resources. Additionally, historical resources included in a local register of historical resources are presumed to be historically or culturally significant, and a lead agency can determine whether the resource may be an historical resource.

Chaffey High School campus is located north of the historic core of Ontario but within the historic Euclid Avenue Historic District (California State Parks Office of Historic Preservation 2022). Euclid Avenue Historic District runs from 24th Street in Upland to Philadelphia Street in Ontario and includes Euclid Avenue and the median. Chaffey High School and the area within a 0.25-mile radius of the campus are not listed in the National Register of Historic Places (NPS 2022). The City of Ontario identifies historic resources on Euclid Avenue north of G Street and south of I-10 which includes Chaffey High School. All properties which front Euclid Avenue are included within the City Of Ontario's Historic District boundaries.

Two of the buildings that are being modernized, North and South Hall, front Euclid Avenue. All modernization work has been designed to not alter the exterior appearances of the buildings. All exterior finishes that are disturbed during modernization will be returned to match their existing surfaces, textures, and color. An assessment of improvements to the Gardiner W. Spring (GWS) Auditorium at Chaffey High School was prepared in 2015 (McKenna et al, 2015). The GWS Auditorium was constructed in 1939 just north of North Hall and fronts Euclid Avenue. Since its original construction, the GWS Auditorium was altered for standard maintenance activities and upgrades to bring the building into compliance with safety and building codes. The assessment concluded that despite these improvements the State Historic Preservation Offices concluded that work done in the 1990s which are like the work planned at GWS Auditorium and North, South, and Tiger Halls, will not involve alterations to the exterior of the structures. The modernization work will bring the buildings into compliance with ADA and building codes while maintaining the overall integrity of the buildings.

Project implementation will not cause significant impacts to historical resources, and the historical resources exception will not apply to this project.

5. CONCLUSION

The proposed project at Chaffey High School is exempt from CEQA because it is consistent with Class 1, Existing Facilities. As substantiated in this document, the proposed project will not meet the conditions specified in § 15300.2, Exceptions, of the CEQA Guidelines, and the project is categorically exempt under Class 1.

6. REFERENCES

California Department of Education. 2022, April 14 (accessed). 2020-21 Enrollment by Ethnicity and Grade: Chaffey High School. https://data1.cde.ca.gov/dataquest/dqcensus/EnrEthGrd.aspx?cds=30736430102871&agglevel=school&year=2020-21

California Department of Resources Recycling and Recovery (CalRecycle). 2022, April 15 (accessed). SWIS Facility/Site Search. https://www2.calrecycle.ca.gov/SolidWaste/Site/Search

California Department of Transportation (Caltrans).2022, April 15 (accessed). California Highway System. https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa.

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Ontario, City of. 2013. Historic Preservation. Euclid Avenue Historic District. June 4. Online at https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/Historic_Preservation/euclid_avenue.pdf

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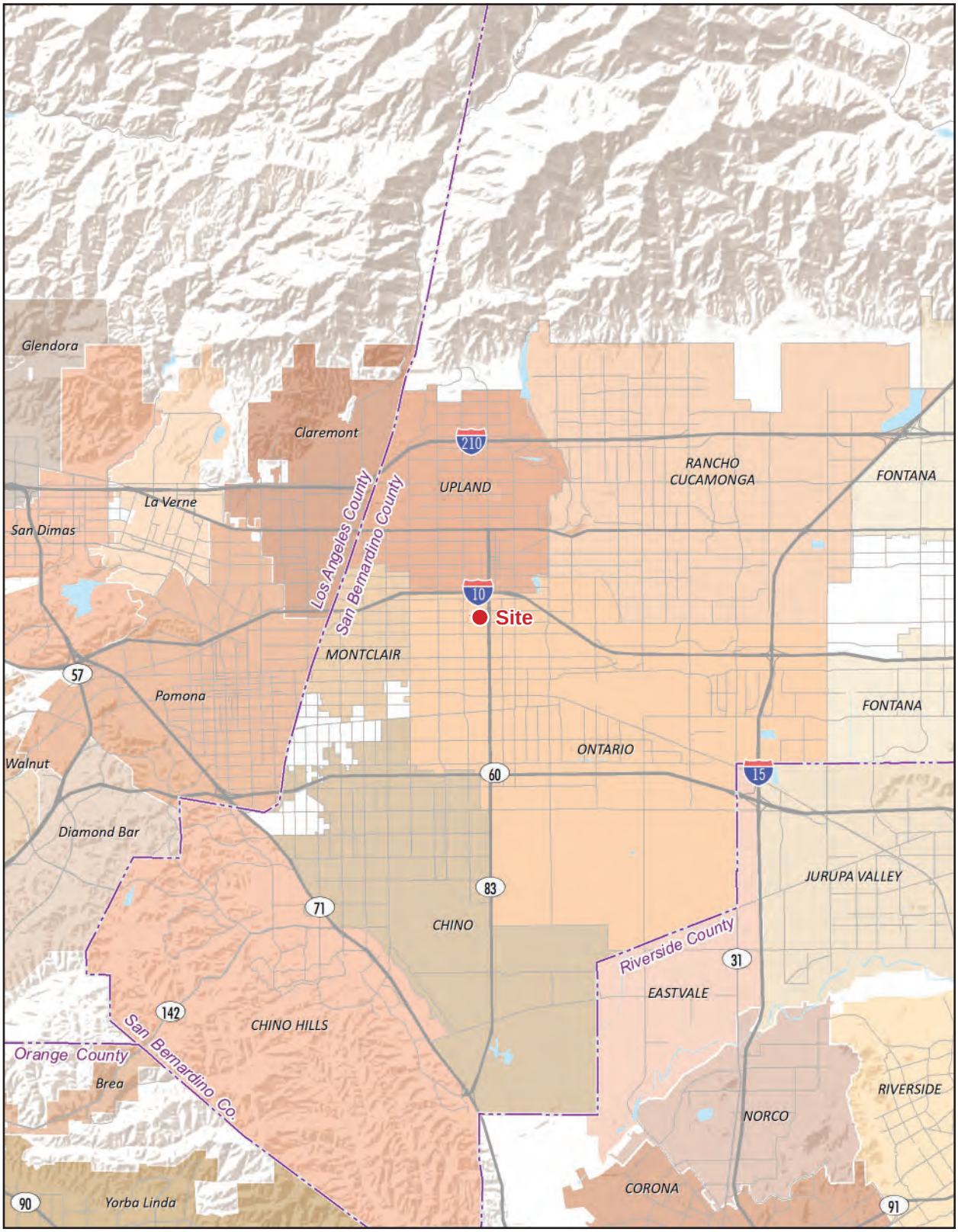
US Environmental Protection Agency (USEPA). 2022a, February 1 (accessed). EJSCREEN. https://ejscreen.epa.gov/mapper/.

US Environmental Protection Agency (USEPA). 2022b, February 1 (accessed). EnviroMapper for EnviroFacts. https://www3.epa.gov/enviro/index.html.

U.S. Fish & Wildlife Service (FWS). 2022, February 1 (accessed). National Wetlands Inventory – Wetlands Mapper. https://www.fws.gov/wetlands/data/mapper.html.

Figure 1 - Regional Location

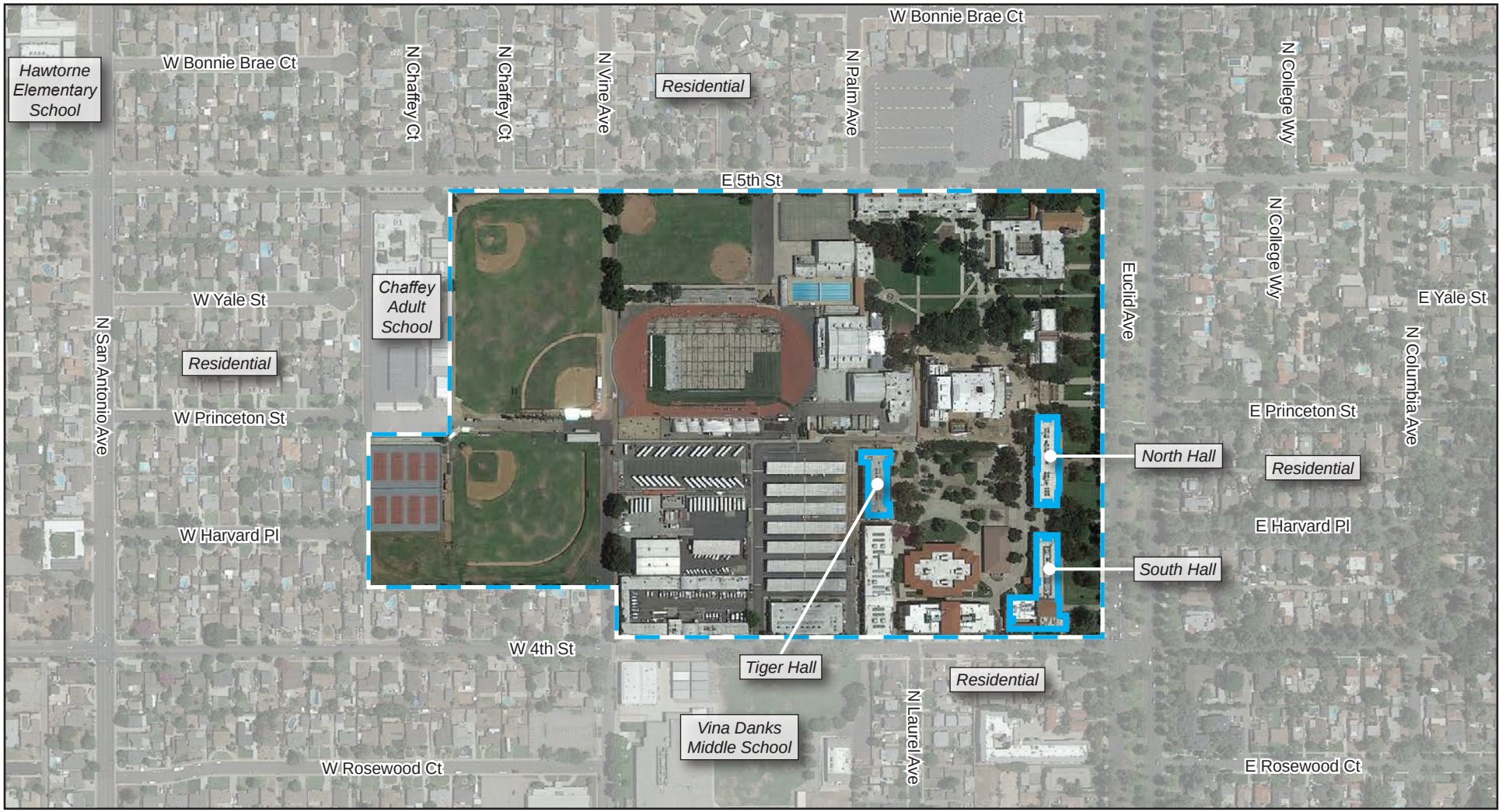


Note: Unincorporated county areas are shown in white.

0 3
Scale (Miles)

Source: ESRI, 2019

Figure 2 - Aerial Photograph

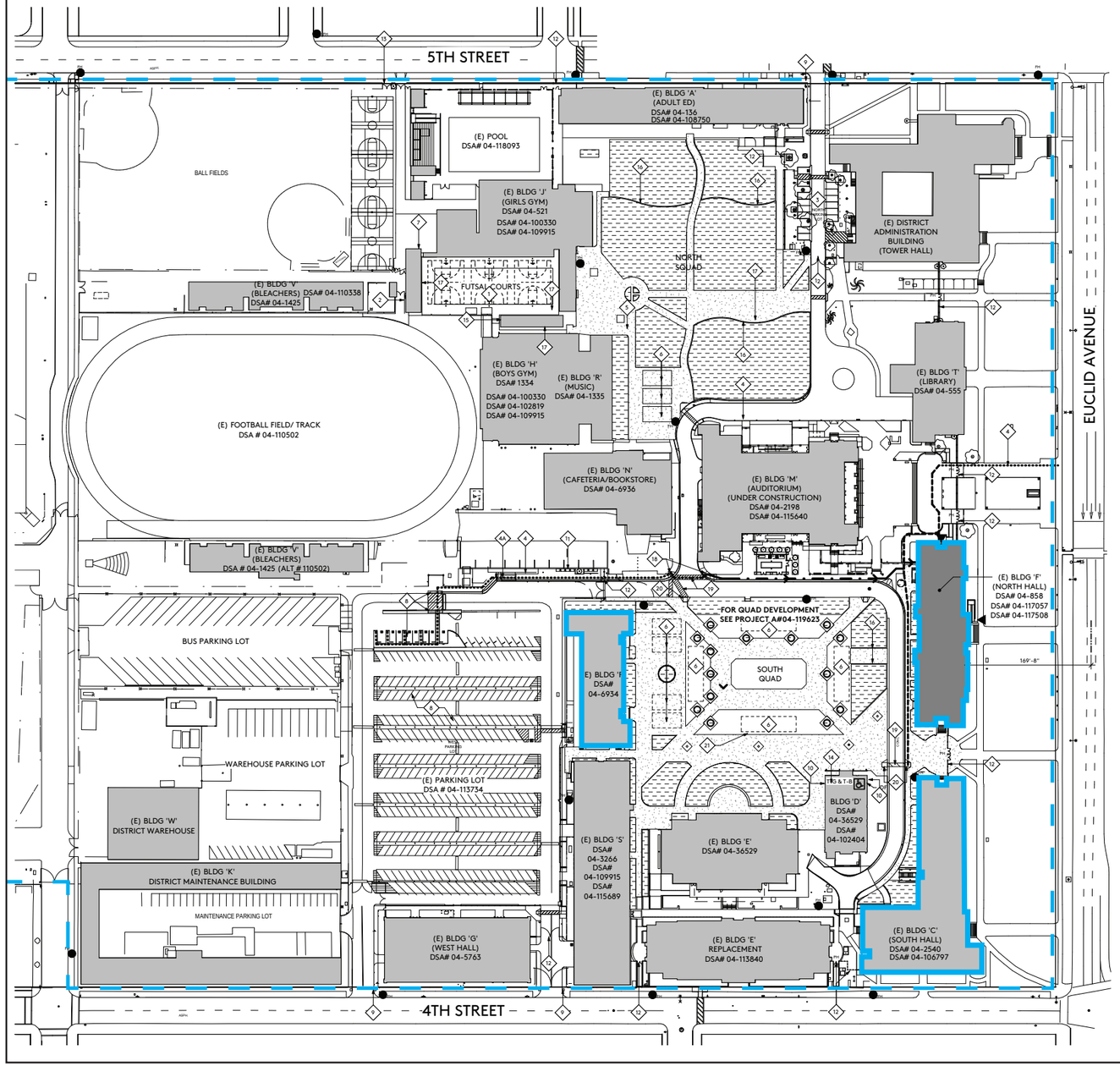


School Boundary

0 400
Scale (Feet)

Source: Google Earth Pro, 2019

Figure 3 - Site Plan



BLDG NAME	OCC TYPE	DSA #	ORIGINAL YEAR	CERTIFIED
BLDG A	E	136 DSA # 108750	1934	YES
BLDG C (SOUTH HALL)	E	2540 DSA # 106797	1938	YES
BLDG D	E	36529 DSA # 102404	1975	YES
BLDG E	E	36529	1975	YES
BLDG F	E	858	1937	YES
BLDG G	E	5763	1949	YES
BLDG H	E	1334 DSA # 100330 DSA # 102819 DSA # 109915	1937	YES
BLDG J	E	521 DSA # 100330 DSA # 109915	1935	N/A
BLDG K*	-	---	1940	---
BLDG M	AI	2198	1939	YES
BLDG N	E	6936 DSA # 116693	1950	N/A
BLDG P	E	6934	1950	YES
BLDG R	E	1335	1937	YES
BLDG S	E	3266 DSA # 109915	1941	YES
BLDG T	E	555	1935	YES
BLDG V	E	1425 DSA # 110338 DSA # 110502	1936	YES
BLDG W*	-	---	1986	---

* DISTRICT FACILITY

DSA A# ANALYSIS

1. (E) FUTSAL COURTS. PER DSA #04-119404
2. (E) ACCESSIBLE RAMP PER DSA #04-119404
3. (E) PARKING LOT PER DSA# A 04-114271
4. (E) PATH OF TRAVEL PER DSA# A 04-114271
4A. (E) ACCESSIBLE RAMP W/TRUNCATED DOMES PER DSA A#04-110502
5. (E) PATH OF TRAVEL PER DSA #04-119404
6. (E) SHADE STRUCTURES PER DSA #04-119404
7. (E) RESTROOM BUILDING 'AA' PER DSA #04-119404
8. (E) PARKING LOT PER DSA #04-113734
9. (E) TOW AWAY SIGN PER DSA #04-119404
10. (E) DRINKING FOUNTAIN
11. (E) TRASH ENCLOSURE
12. (E) DECORATIVE METAL FENCE AND GATES PER DSA A#04-114271
13. (E) CHAINLINK FENCE AND GATE
14. ALTERATION TO EXISTING BLDG "D" PER DSA A#04-119404
15. (E) RESTROOM BUILDING 'AB'
16. (E) DECORATIVE METAL TREE PROTECTION FENCING W GATES PER DSA#04-119404
17. (E) DRINKING FOUNTAIN
18. (E) ACCESSIBLE CURB RAMP W/TRUNCATED DOMES PER DSA #04-110502
19. (E) ACCESSIBLE CROSSWALK STRIPING PER DSA #04-110502
20. (E) ACCESSIBLE CURB RAMP W/TRUNCATED DOMES PER DSA #04-119404
21. (N) SAFE DISPERSAL AREA SIGN PER DETAIL AND

CODE ANALYSIS KEYNOTES

WEST PARKING (PER DSA # 04 - 113734)
TOTAL STALLS: 315
TOTAL ACCESSIBLE STATUS: 8 (PER CBC 2019 TABLE 11B-208.2)

NORTH PARKING (PER DSA # 04 - 114271)
TOTAL STALLS: 14
TOTAL ACCESSIBLE STATUS: 2 (PER CBC 2019 TABLE 11B-208.2)

ACCESSIBLE PARKING RATIO

NEW PATH OF TRAVEL
EXISTING PATH OF TRAVEL (DSA# A 04-114271,A 04-113603,A04-110502)
EXISTING PATH OF TRAVEL (DSA# A 04-115640)
EXISTING PATH OF TRAVEL (DSA# A 04-119404)

"DESIGN PROFESSIONALS IN GENERAL RESPONSIBLE CHARGE STATEMENT: THE PATH OF TRAVEL (P.O.T.) IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS IS COMPLIANT WITH THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS, AND STRUCTURAL REPAIRS. AS PART OF THE DESIGN OF THIS PROJECT, THE P.O.T. WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE P.O.T. THAT WERE DETERMINED TO BE NONCOMPLIANT

1) HAVE BEEN IDENTIFIED AND
2) THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THE PROJECT'S WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS.

DURING CONSTRUCTION, IF P.O.T. ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CODE COMPLIANT ARE FOUND TO BE NONCONFORMING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THEY SHALL BE BROUGHT INTO COMPLIANCE WITH THE CBC AS A PART OF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DOCUMENT."

ACCESSIBLE PATH OF TRAVEL

EXISTING BUILDING (N.I.C.)
BUILDING IN SCOPE OF WORK
LANDSCAPING
ACCESSIBLE RESTROOMS (MEN, WOMEN, GIRLS, BOYS)
INDICATES EXIT DIRECTION
5 OCCUPANTS EXITING ROOM
(3) OCCUPANT EXITING FROM ADJACENT ROOM
1 PLAN KEYNOTES
PROPERTY LINE
SCOPE OF WORK
ACCESSIBLE ROUTE

SYMBOLS

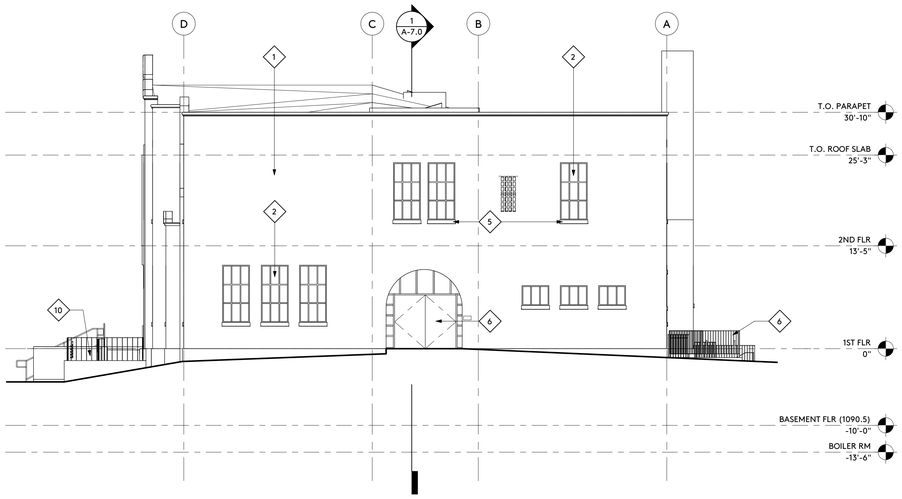
School Boundary

0 80
Scale (Feet)

Source: PJHM Architects, 2021

ATTACHMENT A:

Modernization Plans North and South Halls



BUILDING F - NORTH

1

1/8" = 1'-0"

BUILDING F - EAST

2

1/8" = 1'-0"

1. EXISTING SMOOTH EXTERIOR CEMENT PLASTER WALLS TO REMAIN. REPAIR ALL WALLS DAMAGED DUE TO MODERNIZATION. RESTORE SURFACES AS REQUIRED TO MAINTAIN SAME APPEARANCE THROUGHOUT.
2. REMOVE ALL EXTERIOR WINDOWS AND REPLACE WITH TITLE 24 COMPLIANT,
3. REMOVE AND REPLACE ALL EXTERIOR MECH LOUVERS AT NEW WINDOW LOCATIONS.
4. ALL CEMENT PLASTER SILLS,HEAD AND JAMBS AT WINDOW OPENINGS SHALL BE REPAIRED AFTER INSTALLATION OF NEW WINDOWS THROUGHOUT. MATCH EXISTING SURFACES, TEXTURE AND COLOR TYPICAL.
5. EXISTING CEMENT PLASTER WINDOW SILLS. PROTECT IN PLACE.
6. REPAIR AND REFINISH ALL EXISTING EXTERIOR DOORS AND FRAMES.
7. PROVIDE NEW GALVANIZED STEEL STAIR HANDRAILS AS REQUIRED PER CBC COMPLIANCE.
8. EXISTING ORNAMENTAL CONCRETE MOULDINGS TO REMAIN. PROTECT IN PLACE.
9. EXISTING CERAMIC TILE WRAPPED CONCRETE COLUMNS TO REMAIN. PROTECT IN PLACE.
10. EXISTING ACCESSIBLE ENTRANCE RAMP. PROTECT IN PLACE.
11. PROVIDE NEW GALVANIZED GUARDRAILING AT LIGHT WELLS.SEE SHEET A-1.2 FOR DETAILS.
12. PROVIDE STAIR GALVANIZED GUARDRAILING. SEE SHEET A-1.2 FOR DETAILS.

KEYNOTES

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pjhm architects

LICENSED ARCHITECT
THOMAS W. KRUSE
LIC. # C15585
02/23
Renewal Date
STATE OF CALIFORNIA

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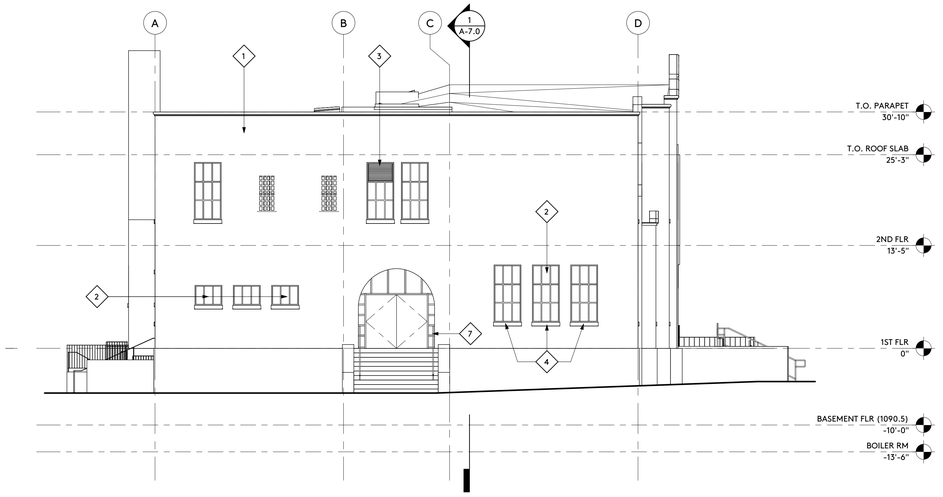
CHAFFEY HIGH SCHOOL NORTH HALL MODERNIZATION
1245 N EUCLID AVE, ONTARIO, CA 91762

CHAFFEY JOINT UNION HIGH SCHOOL DISTRICT

EXTERIOR ELEVATIONS

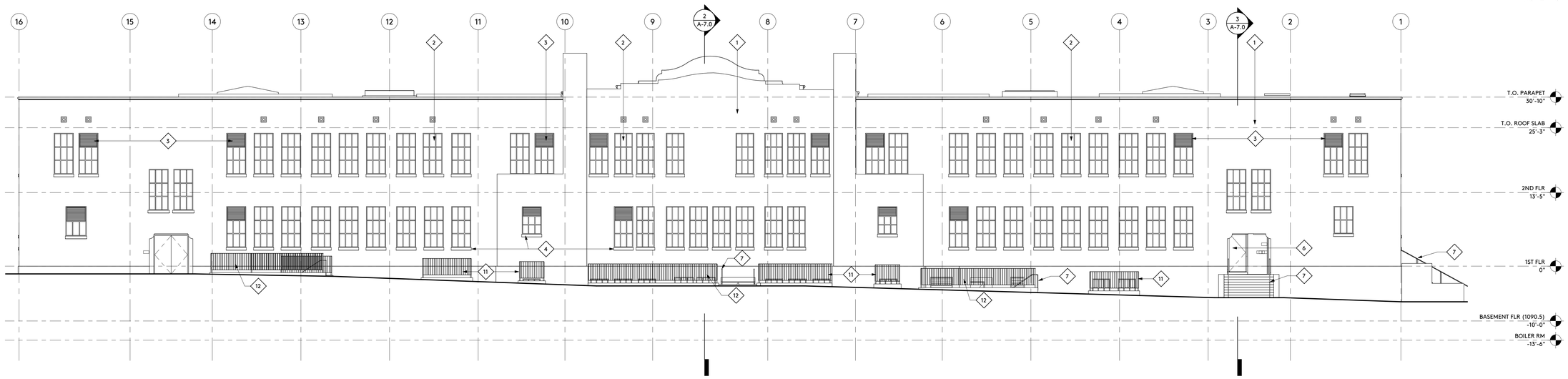
A-6.0 N
N N



BUILDING F - SOUTH

3

1/8" = 1'-0"



BUILDING F - WEST

4

1/8" = 1'-0"

1. EXISTING SMOOTH EXTERIOR CEMENT PLASTER WALLS TO REMAIN. REPAIR ALL WALLS DAMAGED DUE TO MODERNIZATION. RESTORE SURFACES AS REQUIRED TO MAINTAIN SAME APPEARANCE THROUGHOUT.
2. REMOVE ALL EXTERIOR WINDOWS AND REPLACE WITH TITLE 24 COMPLIANT.
3. REMOVE AND REPLACE ALL EXTERIOR MECH LOUVERS AT NEW WINDOW LOCATIONS.
4. ALL CEMENT PLASTER SILLS,HEAD AND JAMBS AT WINDOW OPENINGS SHALL BE REPAIRED AFTER INSTALLATION OF NEW WINDOWS THROUGHOUT. MATCH EXISTING SURFACES, TEXTURE AND COLOR TYPICAL.
5. EXISTING CEMENT PLASTER WINDOW SILLS. PROTECT IN PLACE.
6. REPAIR AND REFINISH ALL EXISTING EXTERIOR DOORS AND FRAMES.
7. PROVIDE NEW GALVANIZED STEEL STAIR HANDRAILS AS REQUIRED PER CBC COMPLIANCE.
8. EXISTING ORNAMENTAL CONCRETE MOULDINGS TO REMAIN. PROTECT IN PLACE.
9. EXISTING CERAMIC TILE WRAPPED CONCRETE COLUMNS TO REMAIN. PROTECT IN PLACE.
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12. PROVIDE STAIR GALVANIZED GUARDRAILING. SEE SHEET A-1.2 FOR DETAILS.

KEYNOTES

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LICENSED ARCHITECT
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02/23
Renewal Date
STATE OF CALIFORNIA

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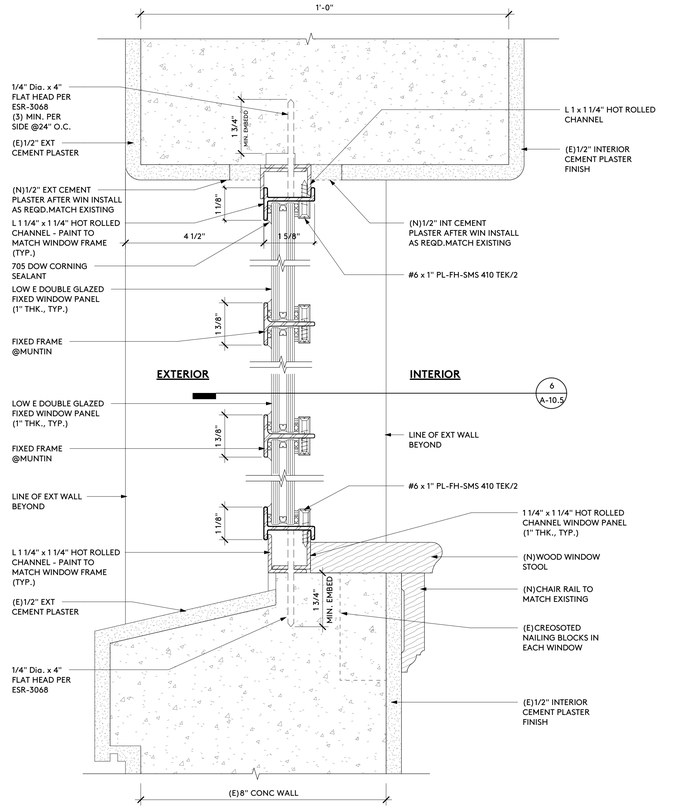
CHAFFEY HIGH SCHOOL NORTH HALL MODERNIZATION
1245 N EUCLID AVE, ONTARIO, CA 91762

CHAFFEY JOINT UNION HIGH SCHOOL DISTRICT

EXTERIOR ELEVATIONS

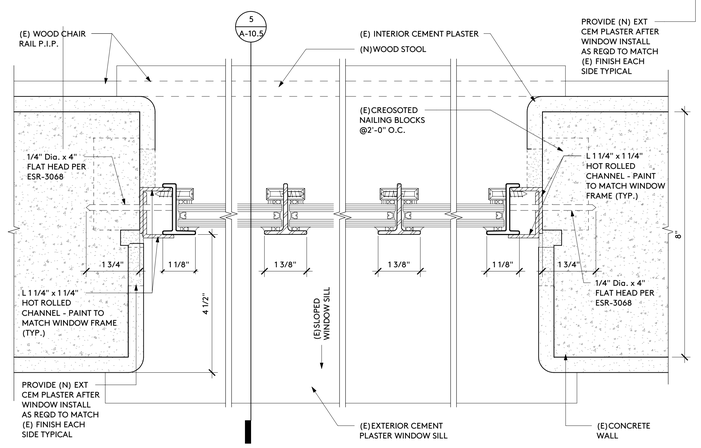
A-6.1



BASIS OF DESIGN: ARCADIA - INTEGRA SERIES MW-40 FIXED STEEL WINDOWS

STEEL WINDOW @ HEAD & SILL 5

6" = 1'-0"



BASIS OF DESIGN: ARCADIA - INTEGRA SERIES MW-40 FIXED STEEL WINDOWS

STEEL WINDOW @JAMB 6

6" = 1'-0"

GUARDIAN SUNGUARD - ADVANCED ARCHITECTURAL GLASS

SUPERNEUTRAL 68 - (NATURAL LIGHT AND SOLAR PERFORMANCE IN LOW - E-GLASS)

EXTERIOR : TYPE 1 - TYPICAL IGU, GUARDIAN GLASS
1/4" GRAY, 1/2" DARK AIRSPACE, 1/4" SN68 ON CLEAR (#3 SURFACE) ALL TEMPERED

EXTERIOR : TYPE 2 : OBSCURE/FROSTED, GUARDIAN GLASS
1/4" GRAY SN68 (#2 SURFACE) , 1/2" DARK AIRSPACE, 1/4" ACID ETCHED (#3 SURFACE) ALL TEMPERED.

INTERIOR: TYPE 3 : VISION GLASS, GUARDIAN GLASS , 1/4" CLEAR TEMPERED.

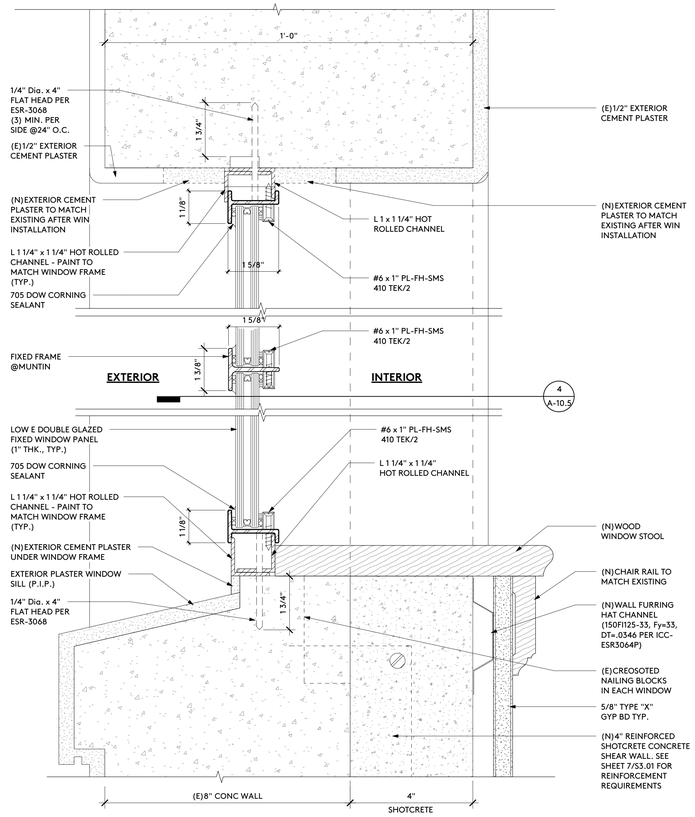
GUARDIAN SUN GUARD COATING:	SUPERNEUTRAL 68 (#2)
SUNGUARD PRODUCT SERIES:	SUPERNEUTRAL LOW-E
OUTBOARD SUBSTRATE:	GRAY
INBOARD SUBSTRATE:	CLEAR
EXTERIOR APPEARANCE:	GRAY

PERFORMANCE VALUES:

VISIBLE LIGHT TRANSMISSION %:	34
UV TRANSMISSION %:	13
SOLAR ENERGY TRANSMISSION %:	18
VISIBLE LIGHT OUT REFLECTIVITY %:	6
VISIBLE LIGHT IN REFLECTIVITY %:	11
SOLAR ENERGY REFLECTIVITY %:	16
U-VALUE WINTER NIGHTMARE:	0.29
U-VALUE SUMMER DAYTIME:	0.28
RELATIVE HEAT GAIN:	61
SHADING COEFFICIENT:	0.28
SOLAR HEAT GAIN COEFFICIENT:	0.25
LIGHT-TO-SOLAR GAIN:	1.37

WINDOW GLAZING

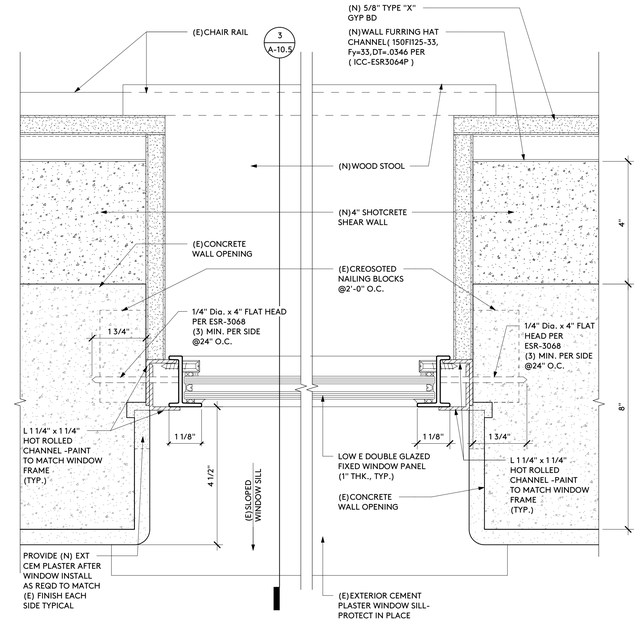
SHORT FORM GLASS SPEC



BASIS OF DESIGN: ARCADIA - INTEGRA SERIES MW-40 FIXED STEEL WINDOWS

STEEL WINDOW @ JAMB & SILL W/ SHOTCRETE SHEAR WALL 3

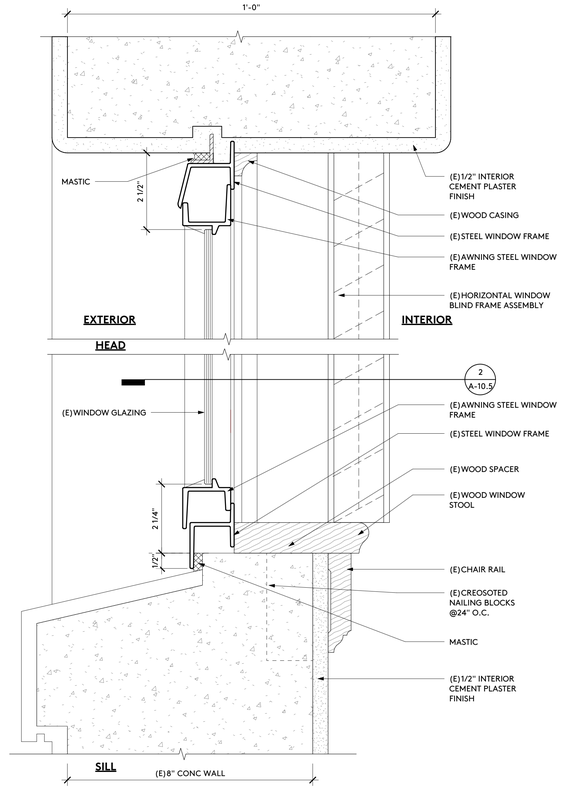
6" = 1'-0"



BASIS OF DESIGN: ARCADIA - INTEGRA SERIES MW-40 FIXED STEEL WINDOWS

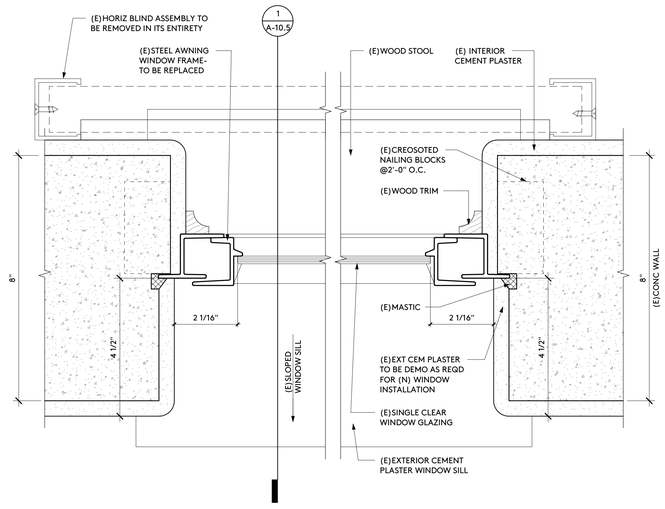
STEEL WINDOW JAMB @ SHOTCRETE SHEAR WALL 4

6" = 1'-0"



EXISTING STEEL WINDOW @ HEAD & SILL 1

6" = 1'-0"



EXISTING STEEL @ JAMB W/WD STOOL 2

6" = 1'-0"

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LICENSED ARCHITECT THOMAS W. KRUSE Lic.# C15585 02/23 Renewal Date STATE OF CALIFORNIA
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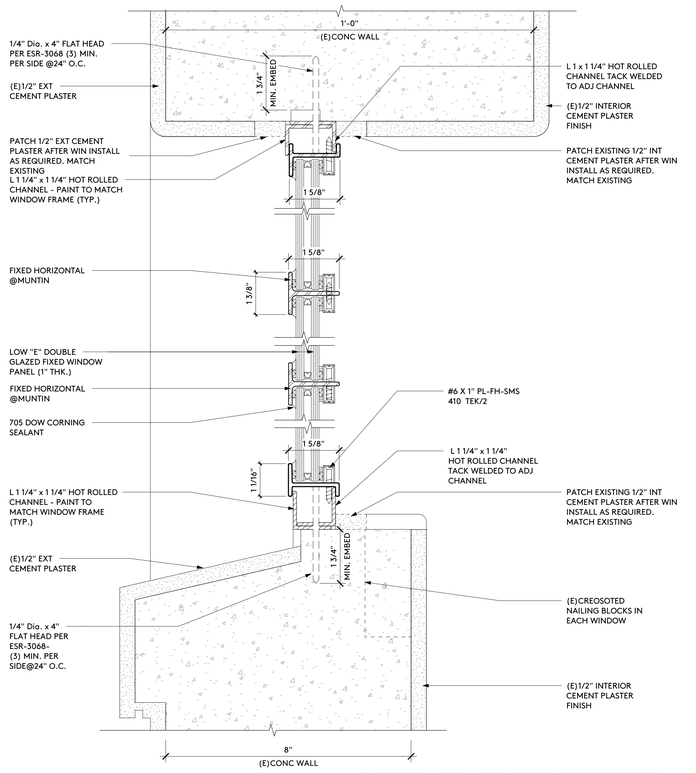
CHAFFEY HIGH SCHOOL NORTH HALL MODERNIZATION
1245 N EUCLID AVE, ONTARIO, CA 91762

CHAFFEY JOINT UNION HIGH SCHOOL DISTRICT

WINDOW DETAILS

A-10.5

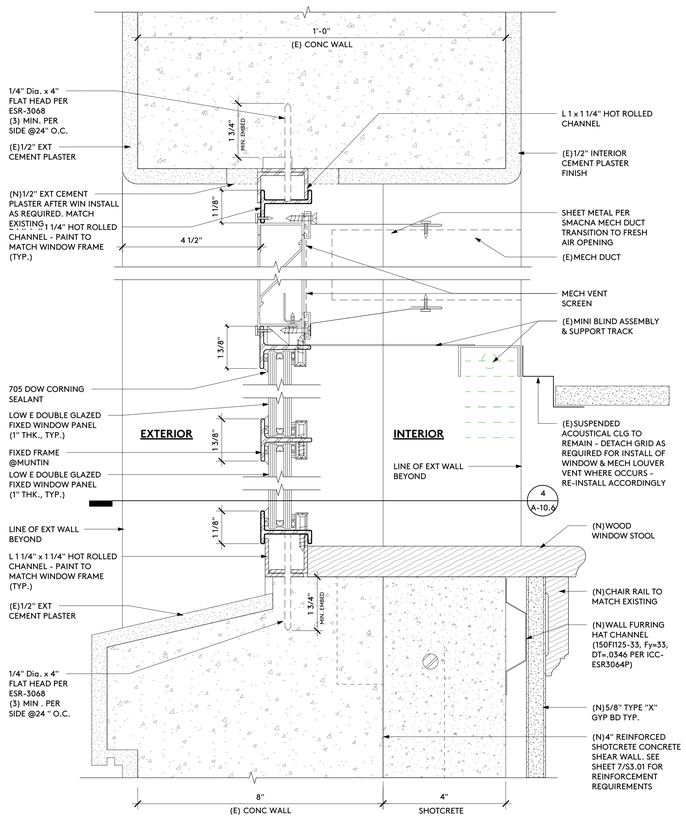
4/26/2022 4:20:20 PM



BASIS OF DESIGN: ARCADIA - INTEGRA SERIES MW-40 FIXED STEEL WINDOWS

STEEL WINDOW 5

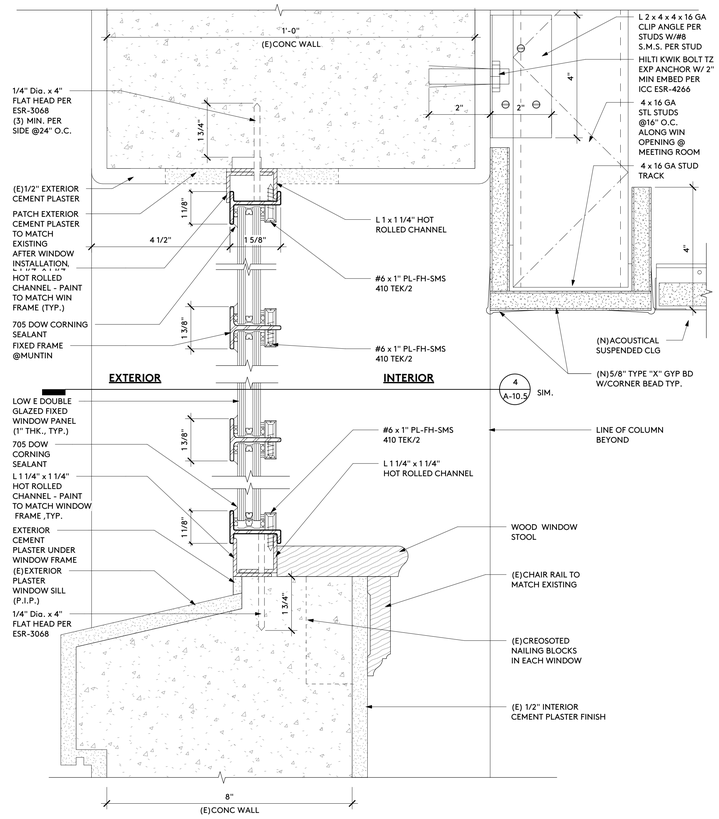
6" = 1'-0"



BASIS OF DESIGN: ARCADIA - INTEGRA SERIES MW-40 FIXED STEEL WINDOWS

STEEL WINDOW @ SHOTCRETE WALL 3

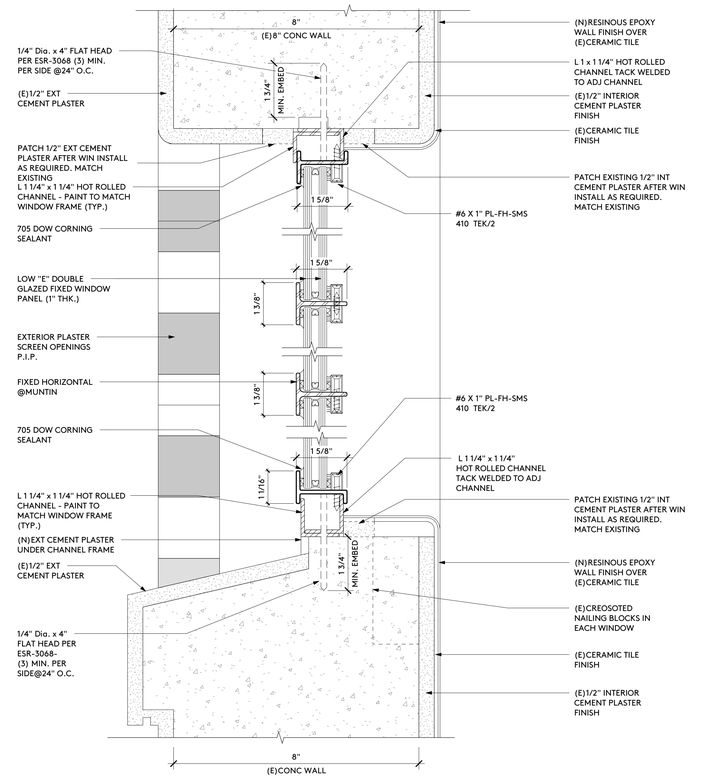
6" = 1'-0"



BASIS OF DESIGN: ARCADIA - INTEGRA SERIES MW-40 FIXED STEEL WINDOWS

STEEL WINDOW @ MEETING ROOM 18 1

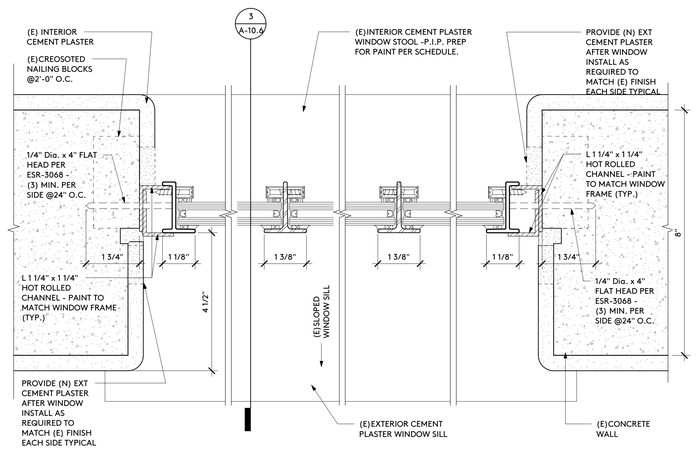
6" = 1'-0"



BASIS OF DESIGN: ARCADIA - INTEGRA SERIES MW-40 FIXED STEEL WINDOWS

WINDOW WITH MECHANICAL LOUVER PANEL 6

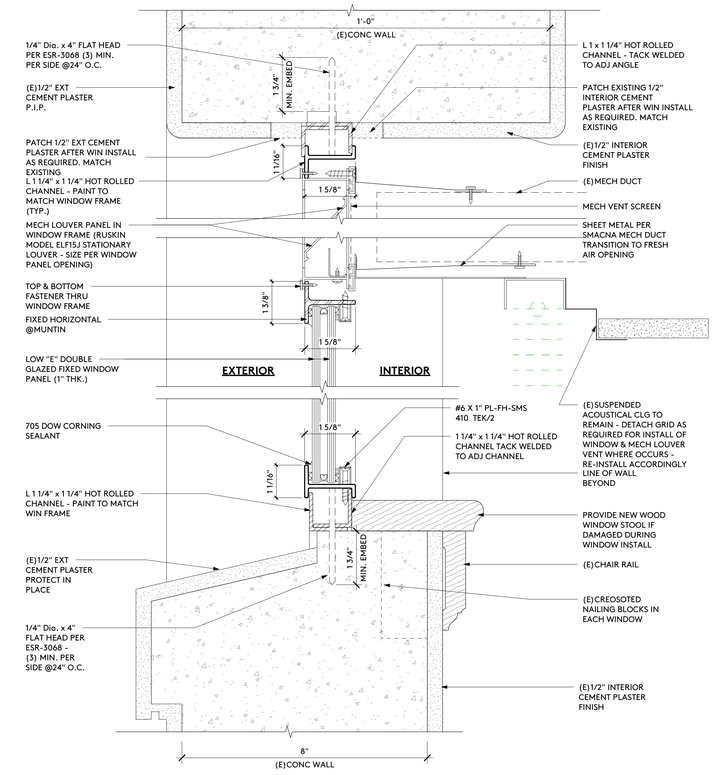
6" = 1'-0"



BASIS OF DESIGN: ARCADIA - INTEGRA SERIES MW-40 FIXED STEEL WINDOWS

STEEL WINDOW PLAN @ PLASTER SILL 4

6" = 1'-0"



BASIS OF DESIGN: ARCADIA - INTEGRA SERIES MW-40 FIXED STEEL WINDOWS

WINDOW WITH MECHANICAL LOUVER PANEL 2

6" = 1'-0"

4/26/2022 4:25:51 PM

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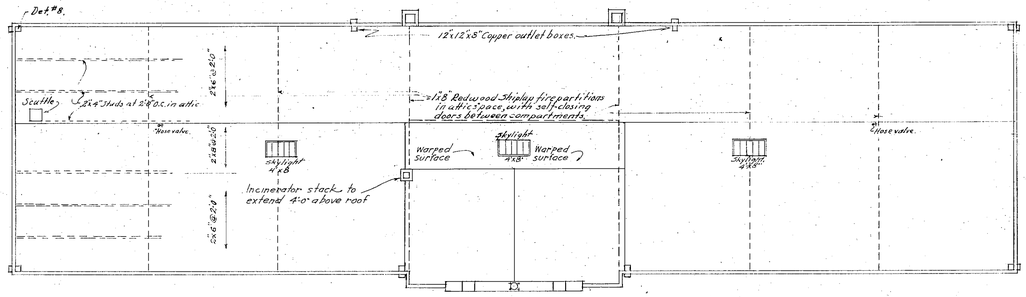
CHAFFEY JOINT UNION HIGH SCHOOL DISTRICT

WINDOW DETAILS

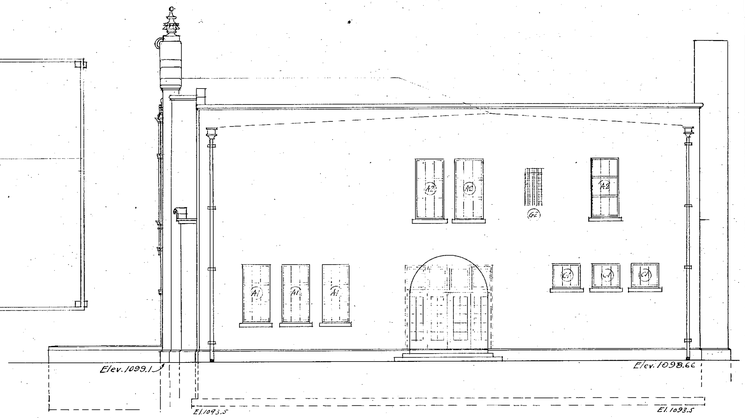
A-10.6

SOUTH ELEVATION

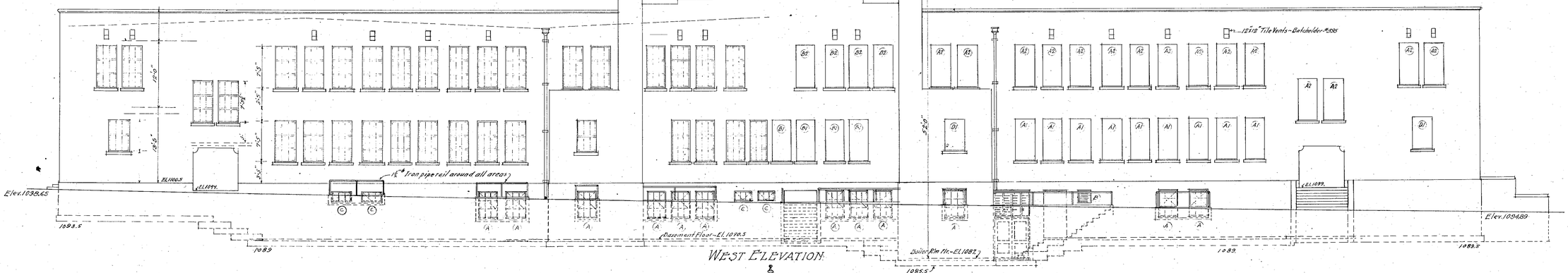


ROOF PLAN

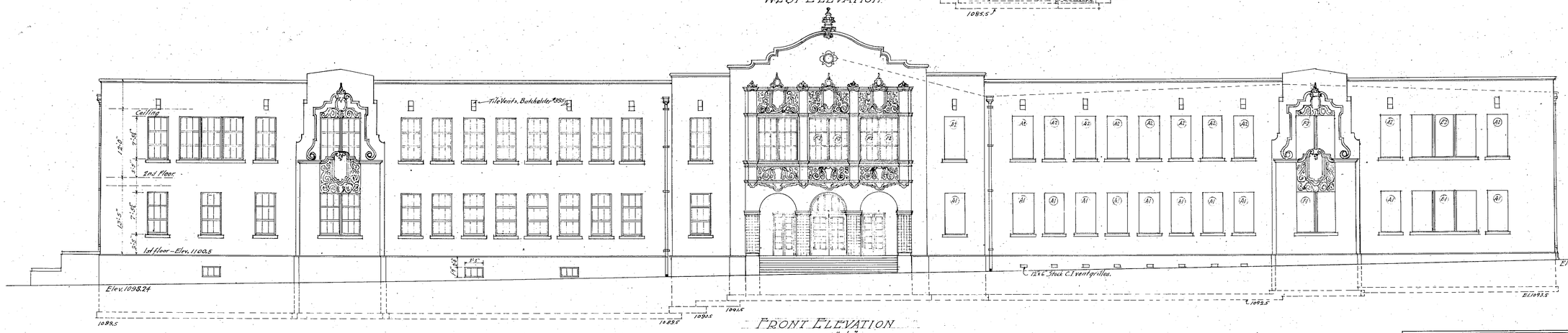
Scale - 1/16" = 1'-0"



NORTH ELEVATION



WEST ELEVATION



FRONT ELEVATION

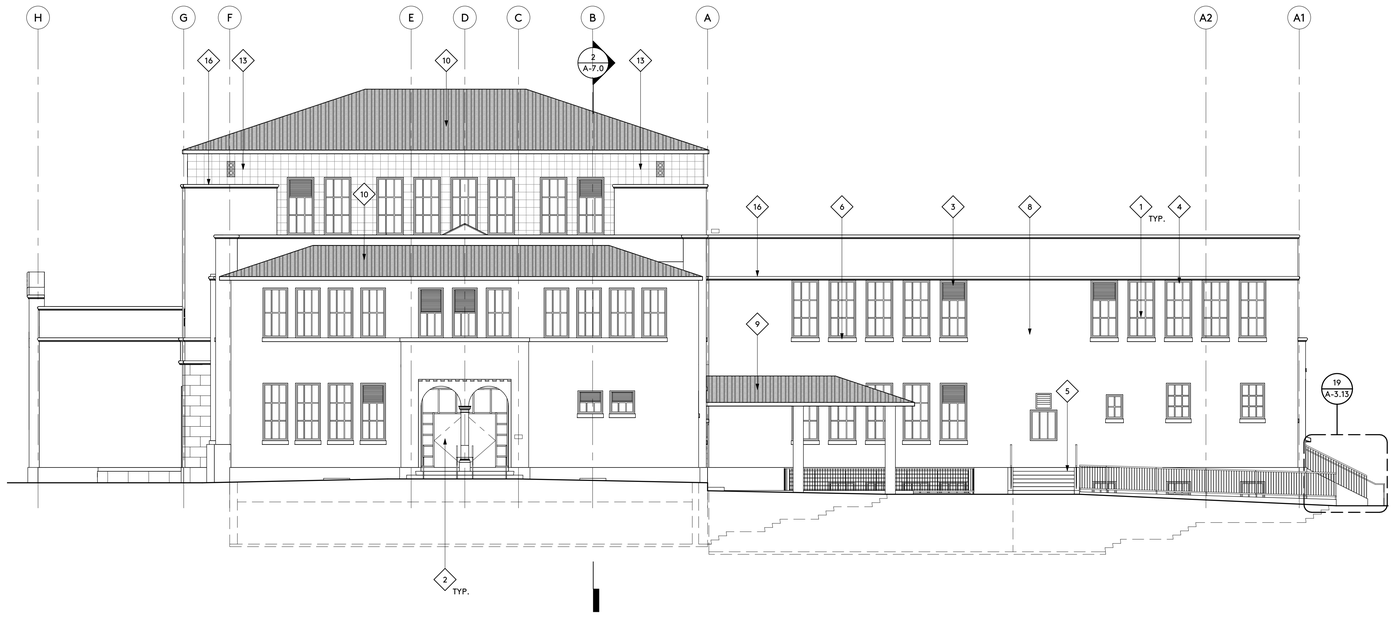
Scale - 1/8" = 1'-0"

3-14-35

LIBERAL ARTS BUILDING
CHAFFEY UNION HIGH SCHOOL.
ONTARIO - CALIFORNIA.

Harry L. Pierce ARCHITECT
1443 Mt. Pleasant St. - Los Angeles - Phone AL 5598
Manley W. Sahlberg STRUC. ENG'R

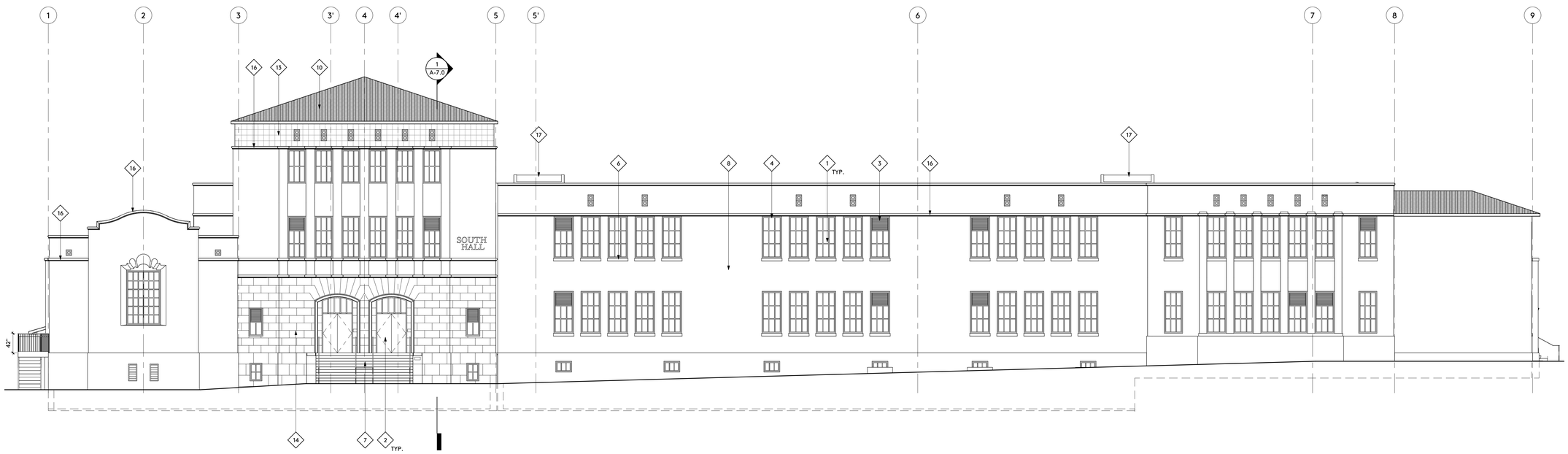
Date 2/7/35
Sheet No. 4
Revised



BUILDING C - NORTH

1

1/8" = 1'-0"



BUILDING C - EAST

2

1/8" = 1'-0"

1. REMOVE ALL EXTERIOR WINDOWS AND REPLACE WITH TITLE 24 COMPLIANT, FIXED GLASS WINDOWS THROUGHOUT.
2. REPAIR AND REFINISH ALL EXISTING EXTERIOR DOORS AND FRAMES.
3. REMOVE AND REPLACE ALL EXTERIOR LOUVERS AT NEW WINDOW LOCATIONS.
4. ALL CEMENT PLASTER SILLS,HEAD AND JAMBS AT WINDOW OPENINGS SHALL BE REPAIRED AFTER INSTALLATION OF NEW WINDOWS THROUGHOUT. MATCH EXISTING SURFACES, TEXTURE AND COLOR TYPICAL.
5. EXISTING STAIR NOT IN USE SHALL REMAIN. RE-PURPOSE OF STAIR SHALL BE STUDIED AND NEW USE SHALL BE DETERMINED.
6. EXISTING CEMENT PLASTER WINDOW SILLS. PROTECT IN PLACE.
7. PROVIDE NEW GALVANIZED STEEL STAIR HANDRAILS AS REQUIRED PER CBC COMPLIANCE.
8. EXISTING SMOOTH EXTERIOR CEMENT PLASTER WALLS TO REMAIN. REPAIR ALL WALLS DAMAGED DUE TO MODERNIZATION. RESTORE SURFACES AS REQUIRED TO MAINTAIN SAME APPEARANCE THROUGHOUT.
9. EXISTING ENTRY CANOPY OVER STAIR LEADING TO BASEMENT FLOOR.
10. EXISTING CLAY TILE ROOFING. PROTECT IN PLACE.
11. EXISTING GALVANIZED STEEL KILN DOORS TO REMAIN IN PLACE.
12. EXISTING LOUVERED OPENINGS TO REMAIN IN PLACE.
13. EXISTING CERAMIC TILE FACED WALL. PROTECT IN PLACE.
14. EXISTING RUSTICATED FINISH FACADE TO REMAIN IN PLACE.
15. EXTERIOR ENTRY STAIR TO BE UPGRADED PER CBC STANDARDS.
16. EXISTING ROOF COPING AND FACADE RIBBONS TO REMAIN. PROTECT IN PLACE.
17. EXISTING WIRE MESH STEEL FRAMED SKYLIGHT TO REMAIN. PROTECT IN PLACE.

KEYNOTES

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-119659 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 06/18/2021

pjhm architects

LICENSED ARCHITECT
THOMAS W. KRUSE III
Lic.# C15585
02/23
Renewed Date
STATE OF CALIFORNIA

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1245 N EUCLID AVE, ONTARIO, CA 91762

CHAFFEY JOINT UNION HIGH SCHOOL DISTRICT

EXTERIOR ELEVATIONS

A-6.0

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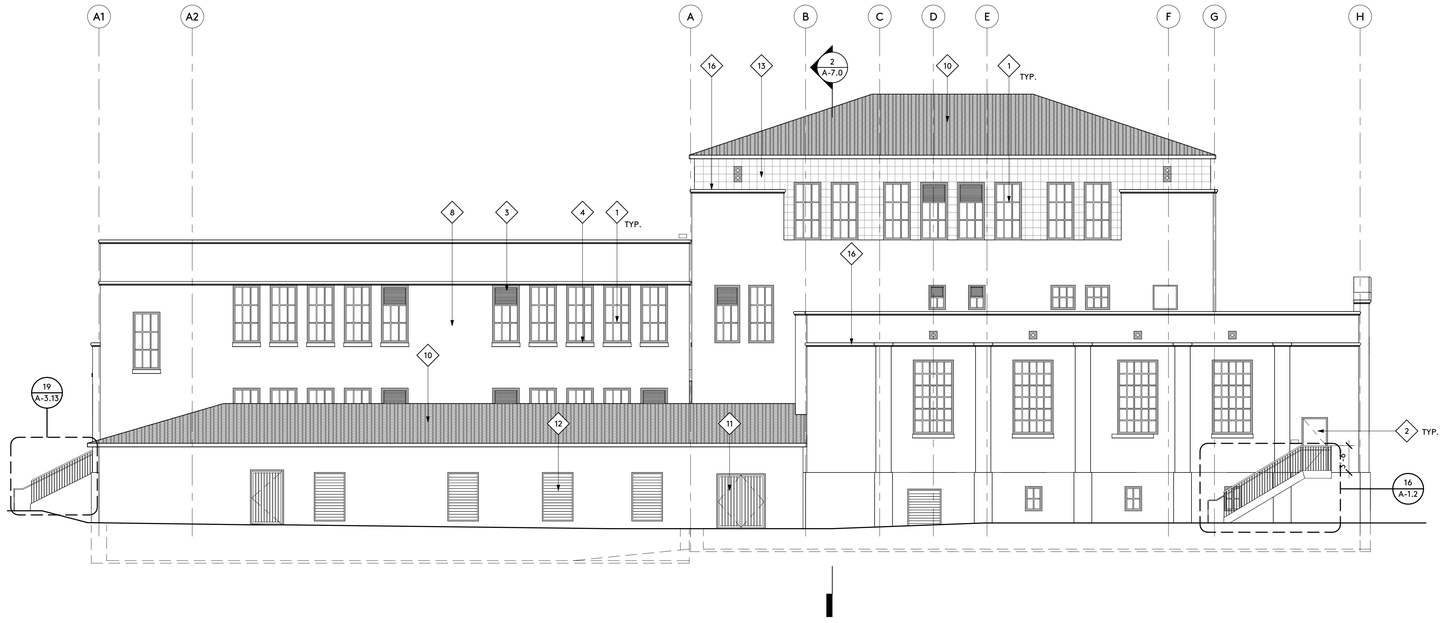
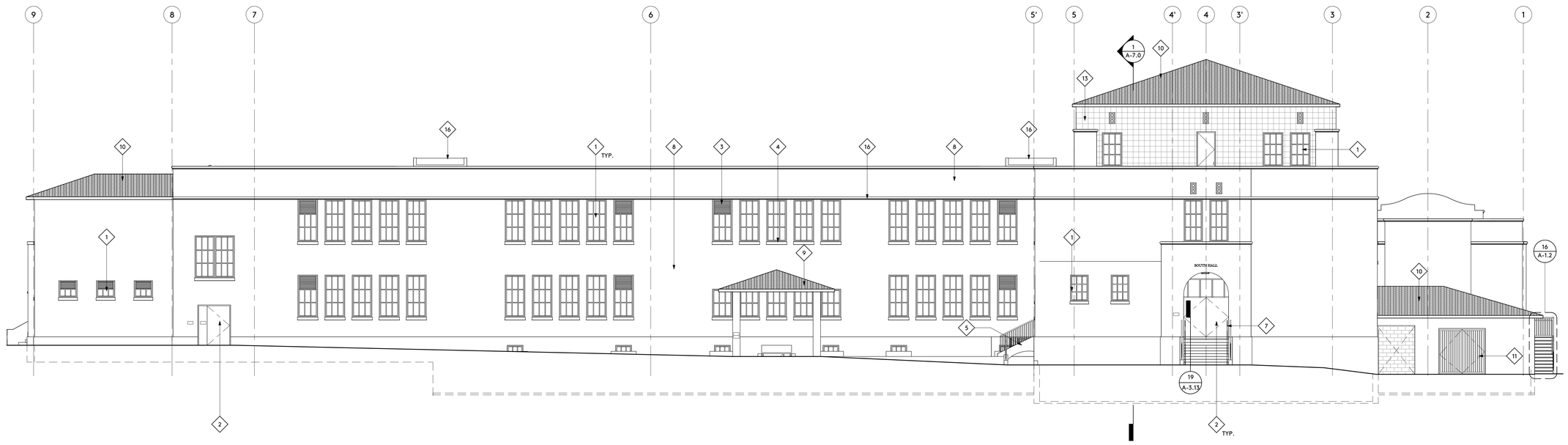


BUILDING C - SOUTH

1/8" = 1'-0"



BUILDING C - WEST

1/8" = 1'-0"

1 REMOVE ALL EXTERIOR WINDOWS AND REPLACE WITH TITLE 24 COMPLIANT, FIXED GLASS WINDOWS THROUGHOUT.

2. REPAIR AND REFINISH ALL EXISTING EXTERIOR DOORS AND FRAMES.
3. REMOVE AND REPLACE ALL EXTERIOR LOUVERS AT NEW WINDOW LOCATIONS.
4. ALL CEMENT PLASTER SILLS,HEAD AND JAMBS AT WINDOW OPENINGS SHALL BE REPAIRED AFTER INSTALLATION OF NEW WINDOWS THROUGHOUT. MATCH EXISTING SURFACES, TEXTURE AND COLOR TYPICAL.
5. EXISTING STAIR NOT IN USE SHALL REMAIN. RE-PURPOSE OF STAIR SHALL BE STUDIED AND NEW USE SHALL BE DETERMINED.
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12. EXISTING LOUVERED OPENINGS TO REMAIN IN PLACE.
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14. EXISTING RUSTICATED FINISH FACADE TO REMAIN IN PLACE.
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17. EXISTING WIRE MESH STEEL FRAMED SKYLIGHT TO REMAIN. PROTECT IN PLACE.

KEYNOTES

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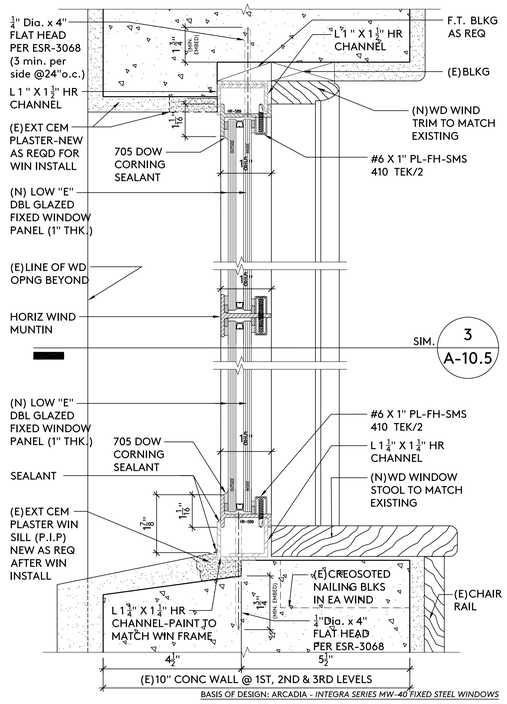
EXTERIOR ELEVATIONS

A-6.1

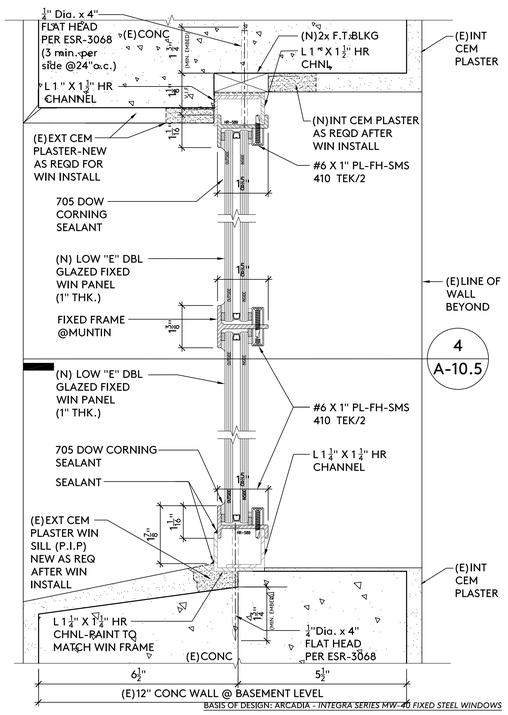
6/10/2021 6:51:41 PM



BASIS OF DESIGN: ARCADIA - *INTEGRA SERIES MW-40 FIXED STEEL WINDOWS*

WIN SECT W/ @ TYP. CLASSROOM 9

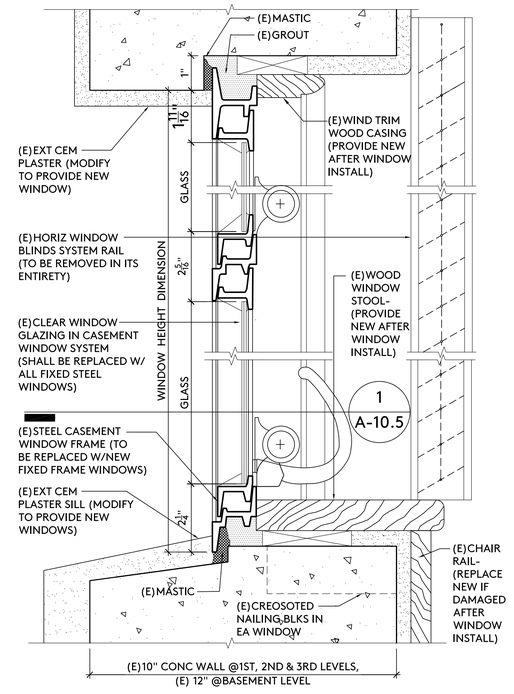
6 = 1'-0"



BASIS OF DESIGN: ARCADIA - *INTEGRA SERIES MW-40 FIXED STEEL WINDOWS*

WIN SECT W/SLOPED SILL @BASEMENT 7

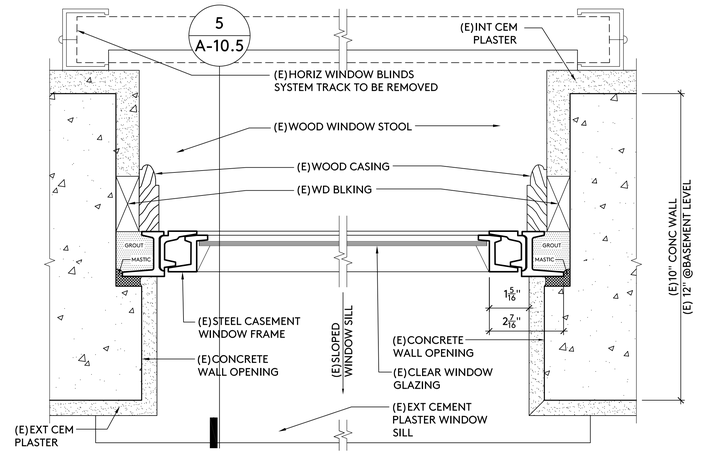
6 = 1'-0"



**(E)CASEMENT WINDOW CONDITION AT TYP. CLASSROOMS

(E)AS-BUILT STL CASEMENT WIN SECTION 5

6 = 1'-0"



(E)AS-BUILT STL CASEMENT WINDOW OPENING 1

6 = 1'-0"

GUARDIAN SUNGUARD - ADVANCED ARCHITECTURAL GLASS

SUPERNEUTRAL 68 - (NATURAL LIGHT AND SOLAR PERFORMANCE IN LOW - E- GLASS)

EXTERIOR : TYPE 1 - TYPICAL IGU, GUARDIAN GLASS
¼" GRAY, ½" DARK AIRSPACE, ¼" SN68 ON CLEAR (#3 SURFACE) ALL TEMPERED

EXTERIOR : TYPE 2 : OBSCURE/FROSTED, GUARDIAN GLASS
¼" GRAY SN68 (#2 SURFACE) , ½" DARK AIRSPACE, ¼" ACID ETCHED (#3 SURFACE) ALL TEMPERED.

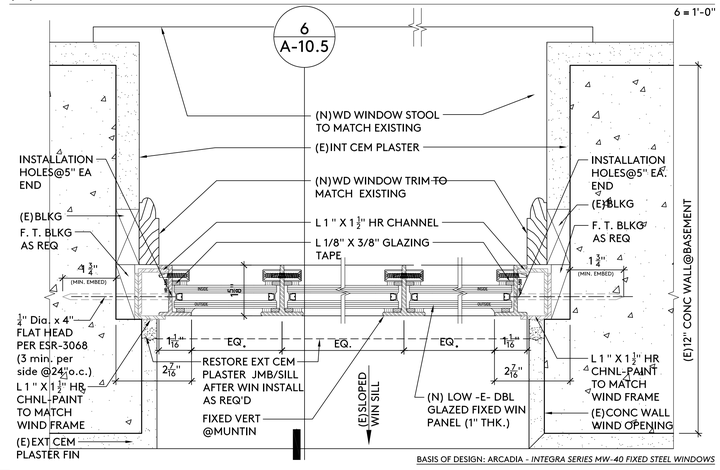
INTERIOR: TYPE 3 : VISION GLASS, GUARDIAN GLASS , ¼" CLEAR TEMPERED.

ARCHITECTURAL WINDOW GLAZING

GUARDIAN SUN GUARD COATING:	SUPERNEUTRAL 68 (#2)
SUNGUARD PRODUCT SERIES:	SUPERNEUTRAL LOW-E
OUTBOARD SUBSTRATE:	GRAY
INBOARD SUBSTRATE:	CLEAR
EXTERIOR APPEARANCE:	GRAY
PERFORMANCE VALUES:	
VISIBLE LIGHT TRANSMISSION %:	34
UV TRANSMISSION %:	13
SOLAR ENERGY TRANSMISSION %:	18
VISIBLE LIGHT OUT REFLECTIVITY %:	6

PERFORMANCE VALUES: (CONT'D)	
VISIBLE LIGHT IN REFLECTIVITY %:	11
SOLAR ENERGY REFLECTIVITY %:	16
U-VALUE WINTER NIGHTMARE:	0.29
U-VALUE SUMMER DAYTIME:	0.28
RELATIVE HEAT GAIN:	61
SHADING COEFFICIENT:	0.28
SOLAR HEAT GAIN COEFFICIENT:	0.25
LIGHT-TO-SOLAR GAIN:	1.37

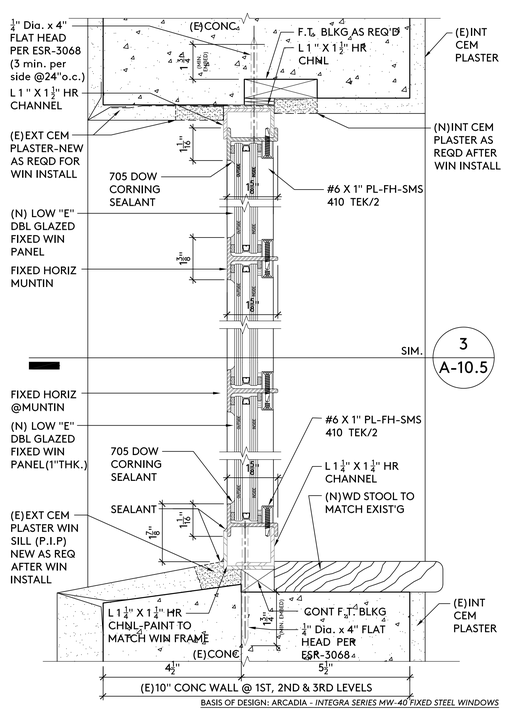
ARCHITECTURAL GLASS SHORT FORM GLASS SPECIFICATION



BASIS OF DESIGN: ARCADIA - *INTEGRA SERIES MW-40 FIXED STEEL WINDOWS*

WIN OPENING W/ SLOPED SILL @BASEMENT 2

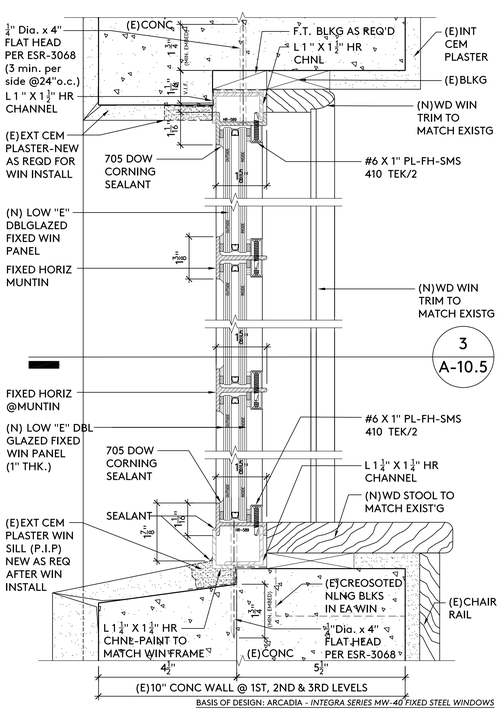
6 = 1'-0"



BASIS OF DESIGN: ARCADIA - *INTEGRA SERIES MW-40 FIXED STEEL WINDOWS*

WIN SECT W/PRECAST SILL @2ND FLR 10

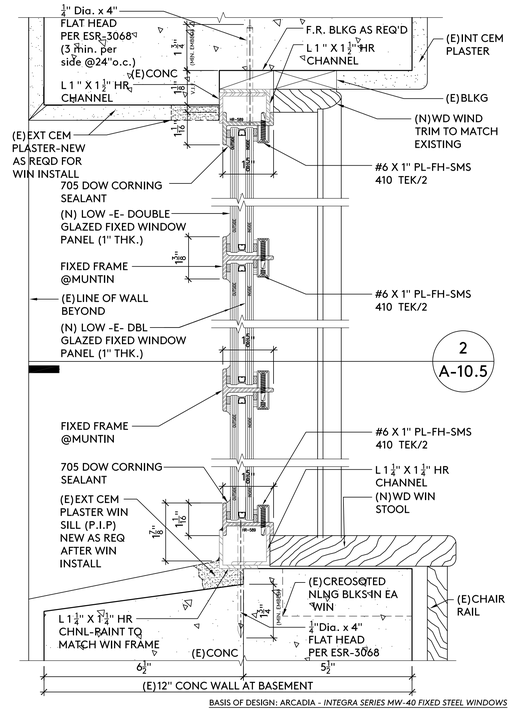
6 = 1'-0"



BASIS OF DESIGN: ARCADIA - *INTEGRA SERIES MW-40 FIXED STEEL WINDOWS*

WIN SECT W/SLOPED SILL @UPPER LEVELS 8

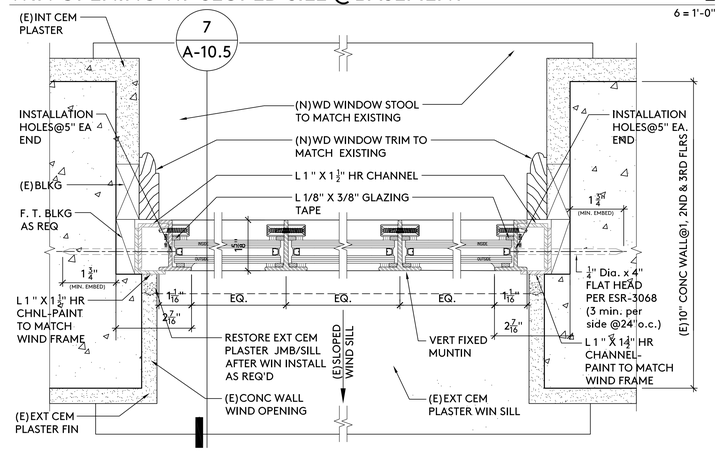
6 = 1'-0"



BASIS OF DESIGN: ARCADIA - *INTEGRA SERIES MW-40 FIXED STEEL WINDOWS*

WIN SECT W/SLOPED SILL @BASEMENT 6

6 = 1'-0"



WIN OPENING W/ SLOPED SILL TRIM @UPPER LEVELS 3

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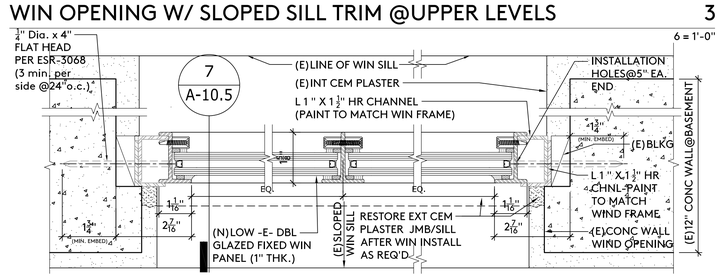

WIN OPENING W/O WD TRIM @BASEMENT LEVEL 4

6 = 1'-0"

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REVIEWED FOR
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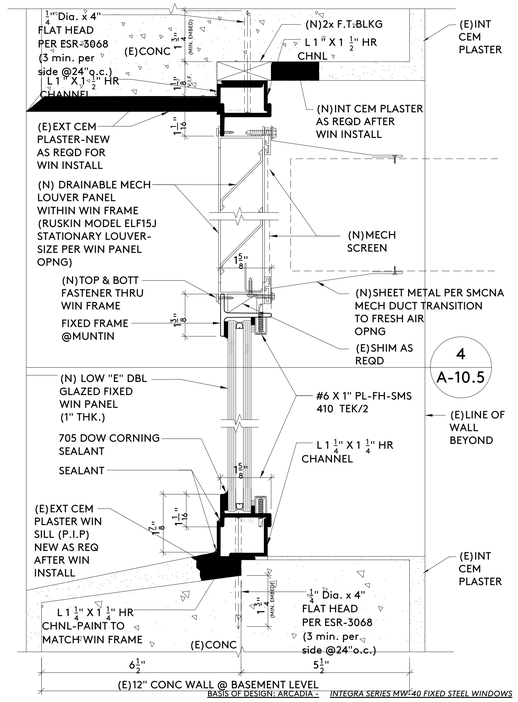
DATE: 06/18/2021

pjhm architects
LICENSED ARCHITECT THOMAS W. KRUSE Lic.# C15585 02/23 Renewed Date STATE OF CALIFORNIA
LA Office: 837 Traction Avenue, #410, Los Angeles, CA 90013 • Phone: 213.278.0172 • Web: pjhm.com
SD Office: 804 Pier View Way #103, Oceanside, CA 92054 • Phone: 760.730.5527
OC Office: 24461 Ridge Route Drive #100, Laguna Hills, CA 92653 • Phone: 949.496.6191

CHAFFEY HIGH SCHOOL SOUTH HALL MODERNIZATION
1245 N EUCLID AVE, ONTARIO, CA 91762
CHAFFEY JOINT UNION HIGH SCHOOL DISTRICT

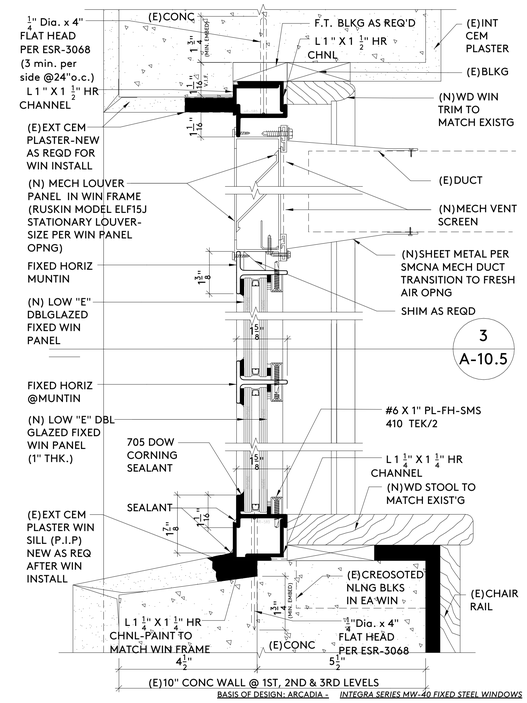
WINDOW DETAILS

A-10.5



WINDOW WITH MECHANICAL LOUVER PANEL 1

6" = 1'-0"



WINDOW WITH MECHANICAL LOUVER PANEL 2

6" = 1'-0"

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CHAFFEY HIGH SCHOOL SOUTH HALL MODERNIZATION
1245 N EUCLID AVE, ONTARIO, CA 91762

CHAFFEY JOINT UNION HIGH SCHOOL DISTRICT

WINDOW DETAILS

A-10.6

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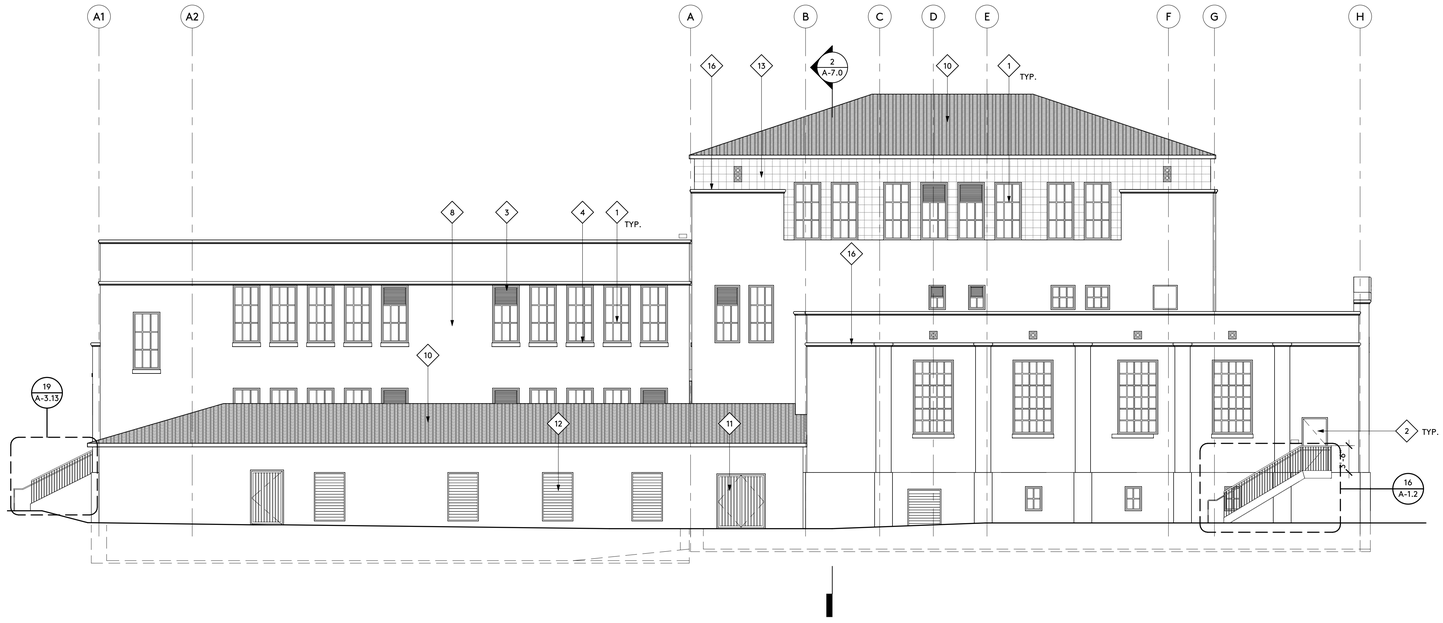
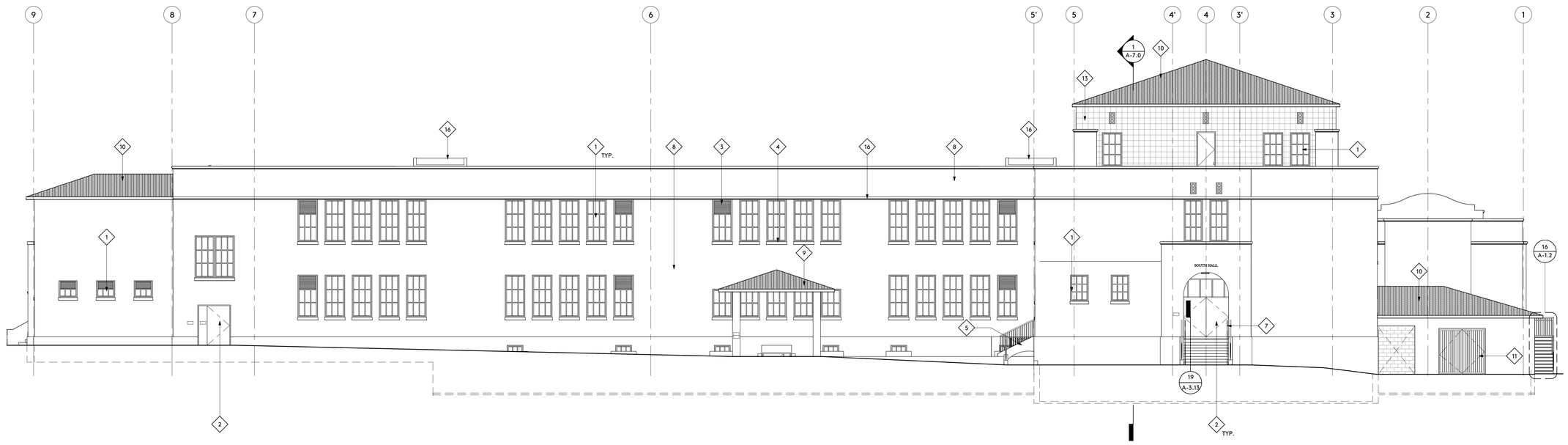


BUILDING C - SOUTH

1/8" = 1'-0"



BUILDING C - WEST

1/8" = 1'-0"

1 REMOVE ALL EXTERIOR WINDOWS AND REPLACE WITH TITLE 24 COMPLIANT, FIXED GLASS WINDOWS THROUGHOUT.

2. REPAIR AND REFINISH ALL EXISTING EXTERIOR DOORS AND FRAMES.
3. REMOVE AND REPLACE ALL EXTERIOR LOUVERS AT NEW WINDOW LOCATIONS.
4. ALL CEMENT PLASTER SILLS,HEAD AND JAMBS AT WINDOW OPENINGS SHALL BE REPAIRED AFTER INSTALLATION OF NEW WINDOWS THROUGHOUT. MATCH EXISTING SURFACES, TEXTURE AND COLOR TYPICAL.
5. EXISTING STAIR NOT IN USE SHALL REMAIN. RE-PURPOSE OF STAIR SHALL BE STUDIED AND NEW USE SHALL BE DETERMINED.
6. EXISTING CEMENT PLASTER WINDOW SILLS. PROTECT IN PLACE.
7. PROVIDE NEW GALVANIZED STEEL STAIR HANDRAILS AS REQUIRED PER CBC COMPLIANCE.
8. EXISTING SMOOTH EXTERIOR CEMENT PLASTER WALLS TO REMAIN. REPAIR ALL WALLS DAMAGED DUE TO MODERNIZATION. RESTORE SURFACES AS REQUIRED TO MAINTAIN SAME APPEARANCE THROUGHOUT.
9. EXISTING ENTRY CANOPY OVER STAIR LEADING TO BASEMENT FLOOR.
10. EXISTING CLAY TILE ROOFING. PROTECT IN PLACE.
11. EXISTING GALVANIZED STEEL KILN DOORS TO REMAIN IN PLACE.
12. EXISTING LOUVERED OPENINGS TO REMAIN IN PLACE.
13. EXISTING CERAMIC TILE FACED WALL. PROTECT IN PLACE.
14. EXISTING RUSTICATED FINISH FACADE TO REMAIN IN PLACE.
15. EXTERIOR ENTRY STAIR TO BE UPGRADED PER CBC STANDARDS.
16. EXISTING ROOF COPING AND FACADE RIBBONS TO REMAIN. PROTECT IN PLACE.
17. EXISTING WIRE MESH STEEL FRAMED SKYLIGHT TO REMAIN. PROTECT IN PLACE.

KEYNOTES

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CHAFFEY HIGH SCHOOL SOUTH HALL MODERNIZATION
1245 N EUCLID AVE, ONTARIO, CA 91762

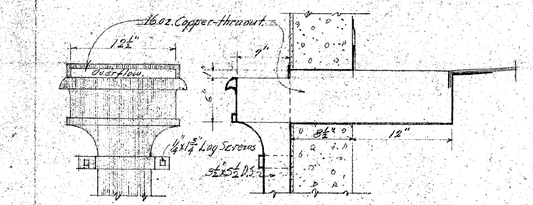
CHAFFEY JOINT UNION HIGH SCHOOL DISTRICT

EXTERIOR ELEVATIONS

A-6.1

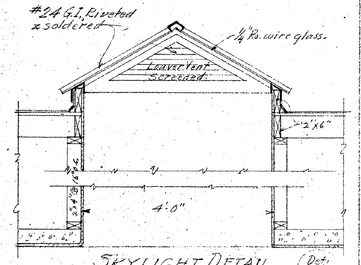
6/10/2021 6:51:41 PM

ATTIC VENTS IN STUDY HALL
Scale-1½"=1'-0"
ELEV.
SEC.
15A
Stock Pat. Perforated Tile Vent 12"x12"
#24 G.I. Screened Louver.
Similar louvers behind 3d sty grilles.
WR'T IRON GRILLES - WINDOWS "K"
4 Like this.
Scale-1"=1'-0"
Similar grilles on east vents.
16
WROUGHT IRON RAILINGS.
Scale-1"=1'-0"
17
Alternate bars twisted.
Large Mission Tile.
Copper Closure
1½" Pipe Rail
Wr't Iron grilles in these 4 windows
SOUTH ELEVATION
Scale-⅛"=1'-0"
WEST ELEVATION
Scale-⅛"=1'-0"
FRONT (EAST) ELEVATION
Scale-⅛"=1'-0"
Parapet El. 137'-4"
3rd Floor El. 133'-10"
2nd Floor El. 120'-5"
1st Floor El. 107'-0"
Elev. 128'-0"
Elev. 107'-0"
Louver Vents (4) with Iron grilles.
Approved:
County Supt of Schools.
Approved: Board of Trustees
By
Chairman Bldg. Com.
DEPARTMENT OF EDUCATION
SCHOOLHOUSE PLANNING
10-3-38
STATE OF CALIFORNIA - DEPARTMENT OF PUBLIC WORKS
1938
2540
C.H. Kromer
PRINCIPAL STRUCTURAL ENGINEER
MANLEY W. SAHLBERG
STRUCTURAL ENGINEER
311 ARCHITECTS' BLDG.
LOS ANGELES, CALIFORNIA
Structural Engineer
SCIENCE BLDG - UNIT NO 2
CHAFFEY UNION HIGH SCHOOL
ONTARIO - CALIF.
Harry L. Pierce ARCHITECT.
1445 Mt. Pleasant St. - Los Angeles - Phone AL5598
Date 9-30-38
Sheet No. 5
Revised



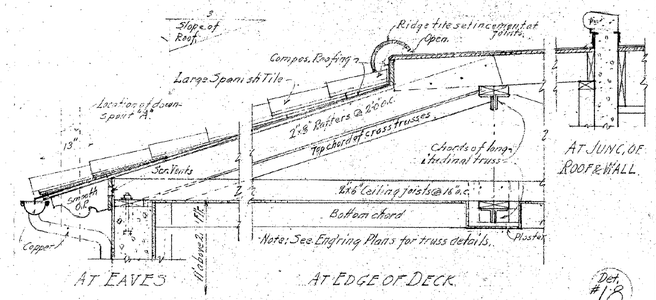
CONDUCTOR HEAD, DOWNSPOUT, ETC.
Scale-1½"=1'-0"

Det. #16



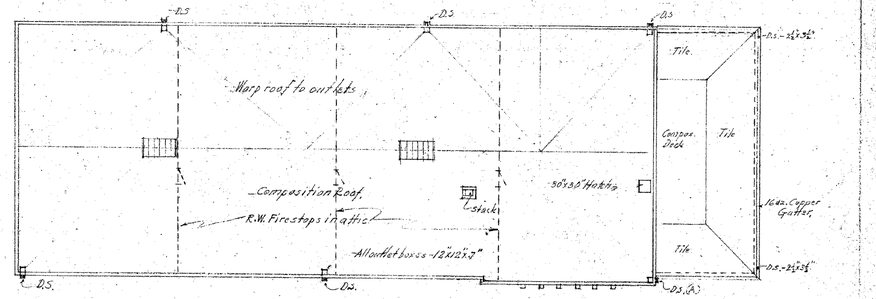
SKYLIGHT DETAIL
Scale-¾"=1'-0"

Det. #17

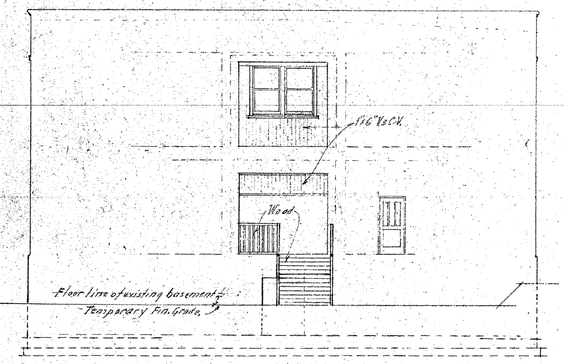


DETAILS OF ROOF OVER TYPING ROOM
Scale-¾"=1'-0"

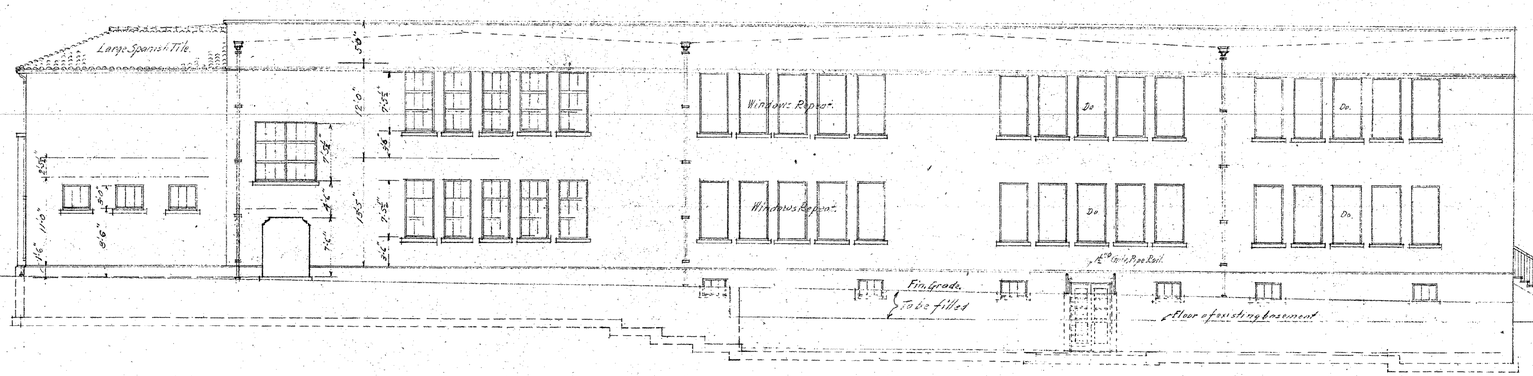
Det. #18



ROOF PLAN.
Scale-1/16"=1'-0"



SOUTH ELEVATION



WEST ELEVATION
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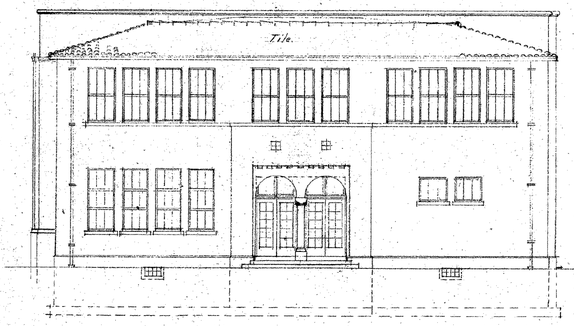
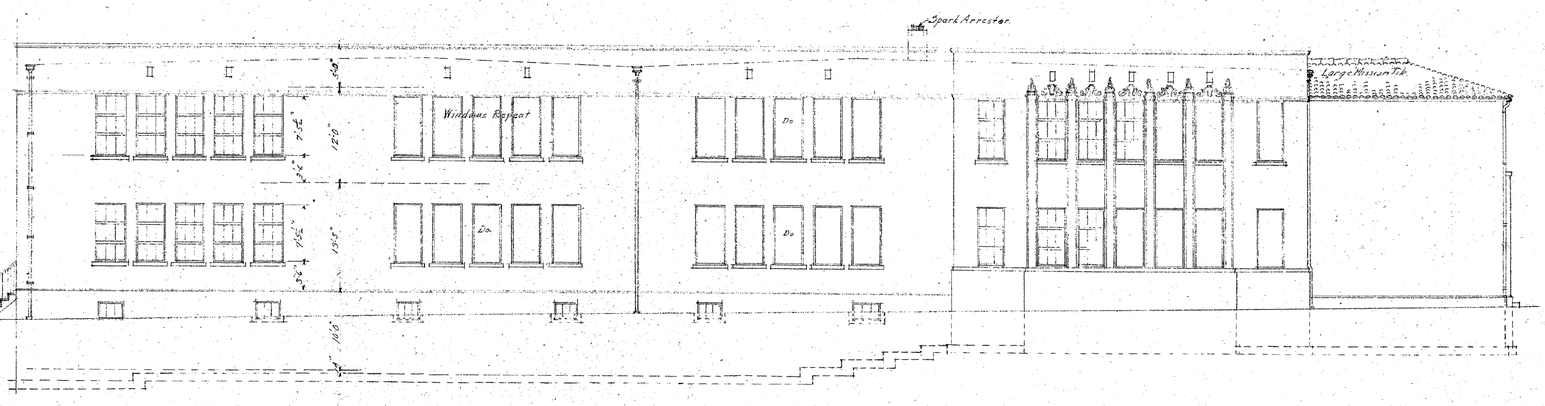


NORTH ELEVATION



FRONT ELEVATION
Scale-1/8"=1'-0"

Approved: Board of Trustees
By _____
Chairman-Bldg. Committee.

SCIENCE BLDG-UNIT No. 1
CHAFFEY UNION HIGH SCHOOL
ONTARIO-CALIF.
Harry L. Chase ARCHITECT
1443 Mt. PLEASANT ST.-LOS ANGELES
Morley W. Sahlberg STRUCTURAL
311 ARCHITECTS' BLDG.-LOS ANGELES

Date May 1937
Revisions

Sheet No. 4

ATTACHMENT B:

An Assessment of Improvements to GWS Auditorium

AN ASSESSMENT OF IMPROVEMENTS TO THE GARDINER W. SPRING (GWS) AUDITORIUM, CHAFFEY HIGH SCHOOL, 1245 NORTH EUCLID AVENUE, ONTARIO, SAN BERNARDINO COUNTY, CALIFORNIA

- USGS Ontario 7.5' Quadrangle -

Prepared for:

PlaceWorks
Attn: Denise Clendening
3 MacArthur Place, Suite 1100
Santa Ana, California 92727

Prepared by:

McKENNA et al.
6008 Friends Avenue
Whittier, California 90601-3724
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Author and Principal Investigator: Jeanette A. McKenna, MA/RPA/HonDL

August 15, 2015
Job No. 07-15-08-1753

TABLE OF CONTENTS

LIST OF FIGURES

LIST OF TABLES

AN ASSESSMENT OF IMPROVEMENTS TO THE GARDINER W. SPRING (GWS) AUDITORIUM, CHAFFEY HIGH SCHOOL, 1245 NORTH EUCLID AVENUE, ONTARIO, SAN BERNARDINO COUNTY, CALIFORNIA

- USGS Ontario 7.5' Quadrangle -

by,

Jeanette A. McKenna, Principal
McKenna et al., Whittier CA

INTRODUCTION

This cultural resources assessment of the Gardiner W. Spring (GWS) Auditorium at Chaffey High School, 1245 N. Euclid Avenue, Ontario, San Bernardino County, California, was initiated by McKenna et al. (Appendix A) at the request of PlaceWorks, Santa Ana, California, and with respect to proposed improvements to the facility for compliance with the American with Disabilities Act (ADA) of 1990. The ADA is a federal program and, therefore, McKenna et al. has assessed the proposed improvements to the GWS Auditorium in accordance with federal, state, and local guidelines.

PROJECT DESCRIPTION

The proposed project involves improvements general referenced as the “Chaffey High School GWS Auditorium Modernization” program. The Chaffey High School campus is recognized as a historical resource by the California State Historical Building Safety Board; an individually listed local landmark (No. 58); and a contributing element of the Euclid Avenue Historic District. Although not formally listed, the campus has also been determined eligible for listing in the National Register of Historic Places. The overall program is presented as follows:

ACCESSIBILITY

Site

- Provide clearly designated path of travel to all accessibly entries to the auditorium. Replace sidewalks and ADA path of travel where slope exceeds allowable % and eliminate any abrupt level changes.

- Install handrails at ramps where running slope exceeds 5%.
- Install detectable warnings at all areas of change in path of travel (assume 5%), • Reconstruct and/or replace landscaping.
- Reconstruct site utility due to new exterior work.

Second Floor Balcony

- Proposed installation of a machine room-less elevator in the vicinity of the front lobby at the location of the existing ticket booth and men's restroom which was added in the 1970s.

Public Restrooms for Auditorium

- First Level- Proposed reconfiguration of the existing men and women restrooms located at the north and south of the main lobby to comply with current accessibility requirements.
- Second Level - Proposed upgrade to restrooms at the second level to accommodate accessibility requirements.

Restroom Fixture Calculation

Men's (998 occupants total)

	Required	Provided	Difference
Water Closets	8	7	1
Urinals	11	8	3
Sinks	11	7	4

Women's (998 occupants total)

	Required	Provided	Difference
Water Closets	29	15	14
Sinks	20	7	13

There is a nominal proposed increase of the quantity of restroom fixtures. An analysis of the campus-wide restroom fixture count will be conducted to ensure adequate restroom facilities are provided.

Access to Basement Level and Music Classrooms

- Proposed construction of a new elevator at the south west corner of the building would provide access to the basement, stage level and the second level music classrooms. Extensive modification of the building is necessary to provide the necessary path of travel through the back of stage and basement areas.
- Eliminate the existing stair from the ground floor to the second level behind the stage and construct a new stair in the North West corner of the building to accommodate the exiting requirements.
- Construct a new walkway at the second level (potentially covered) to connect from the new elevator and stair to the upper level roof walkway. The

design would be in character of the existing building and detailed appropriately.
- Provide appropriate flooring material to existing roof to accommodate the access from the new elevator and stair to the music classrooms.
- Remove stair at entrance to southwest music classrooms and extend the last riser to allow direct access from outside.

Restrooms at Basement Level
- Proposed reconfiguration of the existing men's and women's restrooms to comply with current accessibility requirements.

Auditorium Fixed Seating
- The number of accessible seats required for the auditorium with a seating capacity of 1,995 is 16 (6 for the first 501 and an additional seat for each 150 seats or portion thereof) – There should be 10 seats in the main floor and 6 in the balcony. The resulting seating capacity is 1,974.
- Two (2) accessible seats in the front row, four (4) accessible seats in the 12th row (with a cross path behind), four (4) accessible seats in the back of the auditorium main level, and six (6) accessible seats in the balcony will be provided.
- Path of travel for the accessible seats located near the front of the auditorium would come from the outside of the building on the north side of the auditorium.
- Convert one of the dressing rooms adjacent to the lower level entrances into the auditorium into a single occupancy restroom within the accessible path of travel.

Control Booth
- Proposed utilization of the space currently allocated for the auditorium level control booth and rebuild the enclosure, lighting and sound controls. Existing accessible seating (with companion seats) will be relocated from the current area flanking the control booth.
- Proposed installation of new sound system controls.

Stage
- Provide a new chair lift at the stage for access to the orchestra pit as well as the stage.

General Code
- Install slip-resistant warning striping at stairways.
- Provide proper Braille and tactile characters at elevator door opening. Provide proper room signage, tactile/illuminated exit signage.

FIRE AND LIFE SAFETY
Fire Protection

- Provide a fire sprinkler throughout the existing building. Currently, there is only a fire sprinkler system installed in the basement area (which would be replaced to be compatible with the new system). Upgrade fire extinguishing devices, hose cabinets and equipment to current code.

Fire Alarm System

- Provide a new automatic fire alarm system through the building. In addition, emergency voice/ alarm communications system in the Group A occupancy space (auditorium – any space over 1000 occupants) are required.
- Add fire alarm strobes as required.

STRUCTURAL

- Balcony was identified in assessment report to require additional lateral support. This work will be incorporated with the reconfiguration of the upper level restrooms located under the balcony.
- Rebuild structural support system.

GENERAL SCOPE

- Existing items such as handrails, stair rise and runs, balustrades and door hardware should remain as originally designed and installed to preserve the historical significance of the structure. Confirmation is required by the governing agency (DSA) that not altering these elements of the original building does not cause a 'distinct hazard'.

Architectural Exterior

- Patch, repair, and repaint existing exterior stucco walls. Protect, patch as required and sandblast cast stone at arcade colonnade.
- Remove existing windows and replace with energy-efficient glazing that retains the historical integrity of the building.
- Repair and paint existing doors, provide lever type hardware on required doors.
- Patch, repair and replace as required existing membrane roofing, provide walk pads, install new metal coping at existing parapet walls and remove and replace missing roof tiles (assume 30%).
- If required, provide interim housing portables (assume three (3) measuring 48' x 60').

Architectural Interior

- Remove and replace damaged existing vinyl composition resilient tiles
- Replace plaster walls at 2nd level balcony promenade.
- Refinish doors as required; remove knob hardware and replace with lever pull ands, new door stops, adjust door closer.
- Remove and replace existing window coverings – blinds

Second Level Lobby

- Remove the previous office additions and restore the lobby to its original state.

Auditorium

- Remove the existing acoustic treatment (added at a later date) in the main auditorium space and design compatible acoustic treatments for the space.
- Restore the mural on the ceiling of the auditorium.
- Extensively review and monitor for correct restoration.
- Upgrade fire sprinkler system.
- Provide new sound reinforcement integrated into the auditorium space.
- Remove curtains covering entrances in the auditorium (Not allowable per 2013 UBC).
- Replace carpeting in aisles.
- Provide new general house lighting in the auditorium. The existing theatrical lighting to remain.

Plumbing Systems

- Replace all galvanized steel piping with copper water tube, fittings & valves, etc., using lead free products.
- Replace fixtures & trim with water conserving, low flush volume & water saving fittings. Provide hot water distribution to lavatories & sinks at locations required y code and District.
- Replace the hub & spigot piping with no hub cast iron within remodeled area. Inspect the internal condition of all underground sewer lines using video camera technology to assess the integrity & longevity of the system.

Electrical Systems

- Replace or relocate switches and mount at maximum +48” AFF (cut in box at 44: flex to box from existing and a blank cover on old location). In locations where not practical due to historically significant features – relocation of the switches is not required.
- Replace or relocate receptacles to +18” AFF (cut in box at 18” flex to box from existing and a flank cover on old location). In locations where not practical due to historically significant features – relocation of the receptacles is not required.
- Replace non-decorative light fixtures with energy efficient fixtures. Reconfigure existing historically significant light fixtures with energy efficient technology.
- Where possible, provide daylight harvesting with photocell controls (includes on/off only, no dimming).
- Provide raceways along perimeter walls that will provide for organization of data cables (Metal V2400 Wiremold).

Of particular interest to this investigation are the proposed elevators to be installed near the first floor men's restroom facilities in the northeastern portion of the building (at the ticket window area in the north side of the building) and near the basement level women's restroom in the southwestern corner of the building (adjacent to the Music classroom).

LOCATION AND SETTING

The Chaffey High School campus is located at 1245 N. Euclid Avenue; on the west side of the street and primarily between 4th and 5th Streets (Figure 1). More specifically, the school is located north of the historic core of Ontario, but within the historic Euclid Avenue Historic District.

This area is south of Interstate 10 and associated with Township 1 South, Range 7 West, and the southeastern quarter of Section 18 (Figure 2). As illustrated, the majority of improvements within the campus are on the eastern portion of the property and face N. Euclid Avenue. Figures 3 and 4 illustrate the respective locations of the campus and GWS Auditorium.

The school campus is located within an urban setting, surrounded by a residential community and additional school sites. Commercial developments are further south (nearer Holt Blvd.) and north of Interstate 10.

The environmental setting for this area of western San Bernardino County is associated with the Desert Sage Scrub biotic community and characterized by the presence of perennial water courses, a variety of raw lithic materials carried in by sheet wash, and vegetation indicative of the Scrub community (Munz 1974). Harding Lawson Associates (1987) described the area as basically flat with a slight southerly slope; elevations averaging 1000 feet above sea level (AMSL).

The Chaffey High School campus has been developed for many decades, include some periods of redevelopment. No native soils are present on the surface, as the property is developed, landscaped, or paved. Native soils would consist of sandy silts with minor inclusions of gravel and boulders (AAKO Geotechnical Engineering Consultants 1986) with the recent alluvial deposits being hundreds of feet deep (Department of Water Resources 1970; San Bernardino County Flood Control District 1987) – predominantly originating from the eroding nearby San Gabriel/San Bernardino Mountains. In addition, this area would be characterized as an "*Alluvial Fan"* biotic community - a community characterized by an unstable surface consistently impacted by surface sheet wash and yearly deposits and deflation of sandy silts (see McKenna 1992).

As such, the natural surface of this area would be considered relatively unstable and in a constant state of change. Late historic and modern developments within and surrounding the project area have impacted the natural surface of the area and the potential for identifying remnants of native vegetation is highly unlikely.

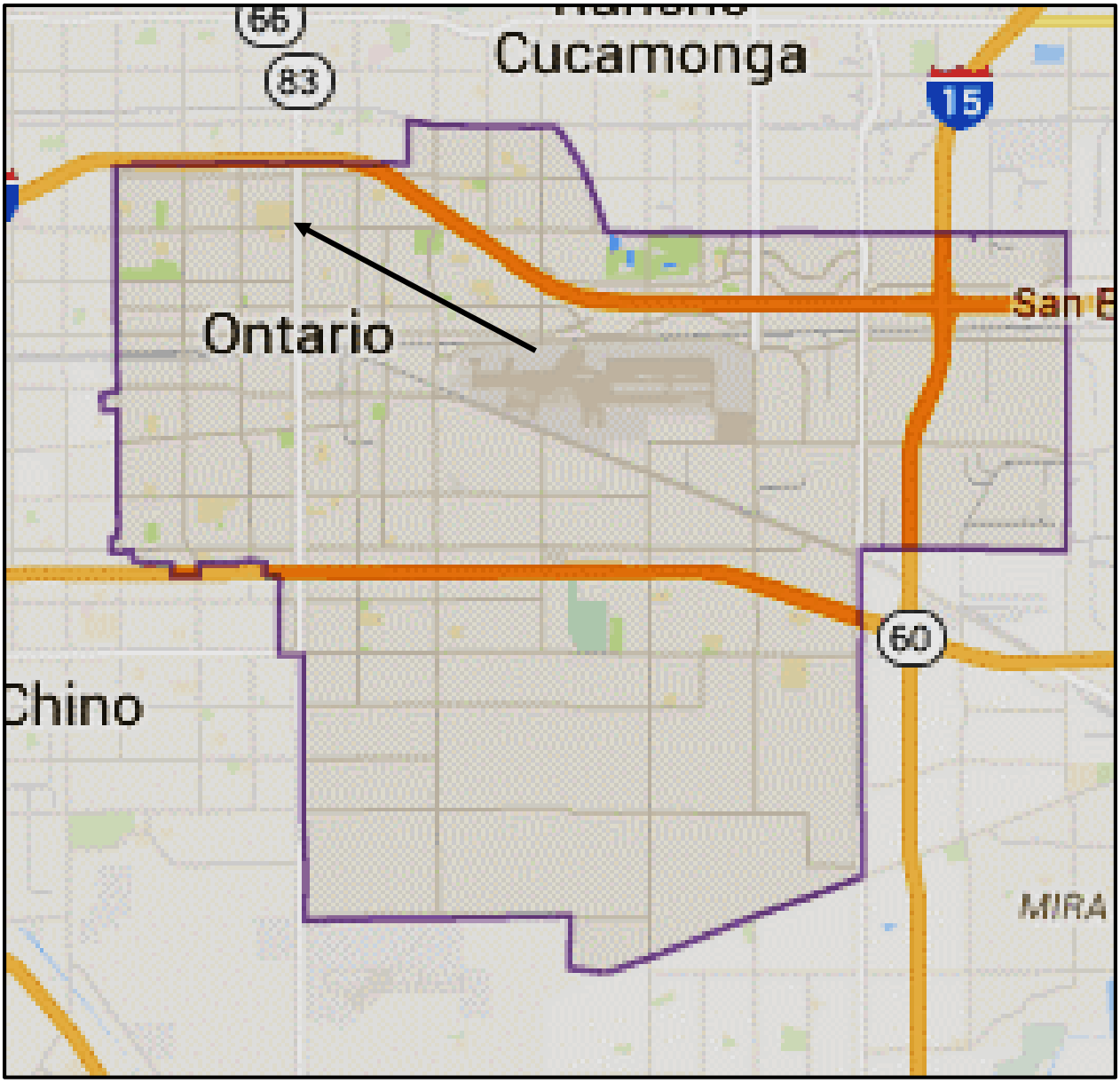

Figure 1.General Location of the Project Area.

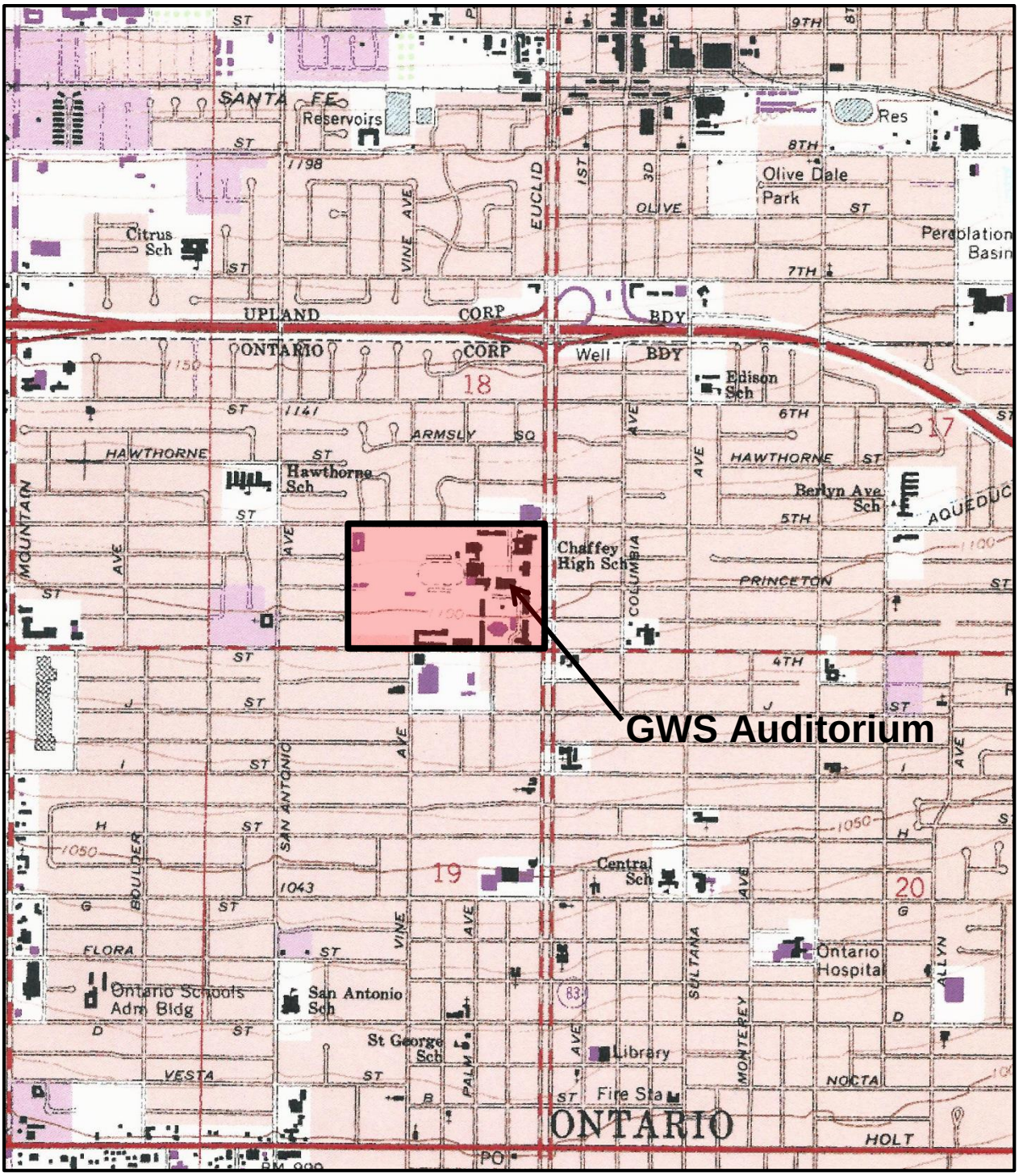

Figure 2. Specific Location of the Project Area (USGS Ontario Quadrangle, rev. 1982).

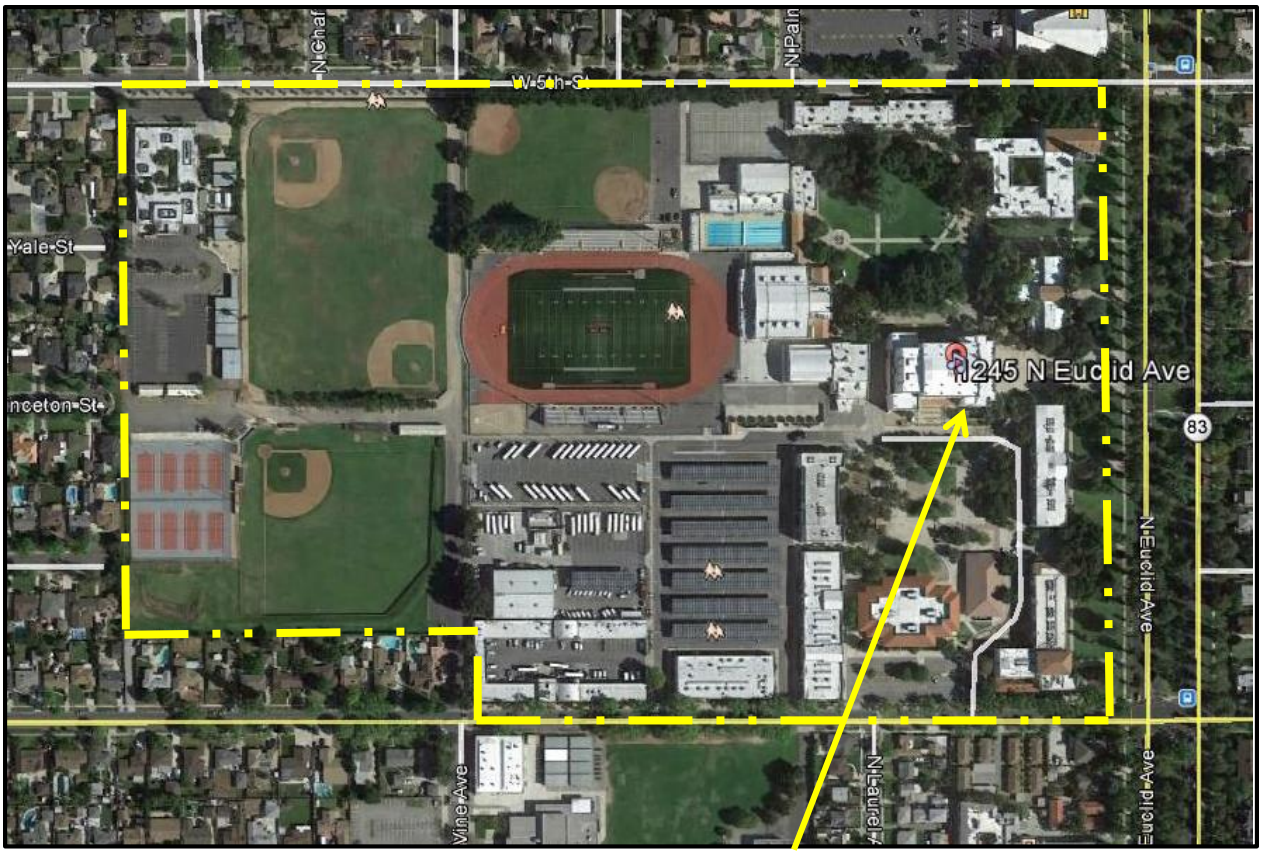

Figure 3. Aerial Photograph Illustrating the Chaffey High School and GWS Auditorium Locations.

Figure 4. Gardiner W. Spring Auditorium, Chaffey High School.

BRIEF CULTURE HISTORY BACKGROUND
- Prehistory -

The current project area is located within an area associated with the Gabrielino and Serrano of Southern California. While the Gabrielino (Tongva) are generally associated with the Valley floors and the Serrano with the nearby mountains, the Serrano also claim the Ontario, Rancho Cucamonga, and Fontana areas as part of their traditional territory.

Early studies of the Gabrielino attribute this area to those of the nearby valleys (see Smith and Taggart 1909; Benedict 1924; Bolton 1927; Robinson 1939; and Kroeber 1925), as emphasized the anthropological/ethnographic studies. Recently, the investigations of the Gabrielino have relied on archaeological data (e.g. Drover 1980; Drover, Koerper, and Langenwalter 1983; McKenna 1985 and 1986; Hudson 1969 and 1971; Rice and Cottrell 1976; Wallace 1955; Warren 1968; Greenwood 1978; and McCawley 1996). Additional studies have also been presented in the “Proceedings” publication series association with the Society for California Archaeology (1990 to date), presenting updated information on Southern California in general.

Reference to the "Gabrielino" Indians is derived from the direct association of the Native population to the San Gabriel Valley and its association with the Mission San Gabriel de Archangel; originally located in the Whittier Narrows area, but relocated shortly after its founding to the current site in San Gabriel. Ethnographic boundaries for the Gabrielino are presented by Bean and Smith (1978:538) and recently reemphasized by McCawley (1996).

The Mission San Gabriel oversaw activities throughout the entire San Gabriel Valley; ranging from the coast to the San Gabriel/San Bernardino Mountains and from northern Los Angeles County to just north of San Juan Capistrano. The eastern extent of the territory included San Bernardino and the areas associated Serrano and Cahuilla Natives of the mountain and desert regions.

Both the Gabrielino and Serrano utilized numerous plants and animals for food, shelter, and medicines. Citing Kroeber (1976: 649-650), they used seeds most often, followed by foliage, shoots, fruits, and berries. Mountain shrubs, ash, elder, and willow were used for shelters and tool materials (e.g. bows). Over twenty plants were used regularly for medicinal purposes. Fauna used as food sources included deer, rabbits, wood rats, squirrels, quail, and ducks. Animals specifically not used were dog, coyote, bear, tree squirrel, pigeon, dove, mud hen, eagle, buzzard, raven, lizards, frogs, and turtles (Kroeber 1976:652). They used various styles of bows, bedrock mortars, portable mortars, pipes, chisels, metates, manos, and various forms of chipped stone tools. Prior to the establishment of the Mission system, populations tended to live in larger villages with a series of "daughter" or "satellite" sites (limited activity areas) with lesser populations. Seasonal migration was practiced for the exploitation of resources and protection from seasonal weather conditions (Scientific Resource Surveys 1979:7). Cooking was generally conducted outdoors with hearths within structures usually used for heat.

Archaeological data and correlations with ethnographic data have resulted in the determination of a chronology for Southern California prehistoric times. Data provided by Wallace (1955), Warren (1968) and later by Koerper and Drover (1983) and Mason (1984; summarized in McKenna 1986). The currently accepted chronology is as follows:

Early Man Horizon: Pre-dating 6,000 B.C.; is characterized by the presence of large projectile points and scrapers, suggesting a reliance on hunting rather than gathering;
Milling Stone Horizon: 6,000 to 1,000 B.C.; characterized by the presence of hand stones, milling stones, choppers, and scraper planes; tools associated with seed gathering and shell fish processing with limited hunting activities; evidence of a major shift in the exploitation of natural resources;

Intermediate Horizon: 1,000 B.C to A.D. 750; reflects the transitional period between the Milling Stone and the Late Prehistoric Horizons; little is known of this time period, but evidence suggests interactions with outside groups and a shift in material culture reflecting this contact;

Late Prehistoric Horizon: A.D. 750 to European Contact; characterized by the presence of small projectile points; use of the bow and arrow; steatite containers and trade items, asphaltum; cremations; grave goods; mortars and pestles; and bedrock mortars.

The archaeological investigations of sites in the Newport Bay/Irvine area of Orange County (Mason and Peterson 1994) have yielded significant data resulting in refinement of the initial Southern California chronology. Their refined chronology is presented in Table 1, below.

Table 1. Chronology as Refined by Mason and Peterson (1994).

Name	Horizon	Period	Correlation
Paleo-Coastal	Pre-6000 B.C.	Pre-8000 B.P.	pre-6000 B.C.
Milling Stone	6000-1000 B.C.	MS1 = 8000-5800 B.P.	6000-3800 B.C.
		MS2 = 5800-4650 B.P.	3800-2650 B.C.
		MS3 = 4650-3000 B.P.	2650-1000 B.C.
Intermediate	1000 B.C.-A.D. 750	IM = 3000-1350 B.P.	1000 B.C.- A.D.650
Late Prehistoric	A.D. 750-Contact	LP1= 1350-650 B.P.	A.D. 650-1350
		LP2 = 650-200 B.P.	A.D. 1350-Contact

Although considered unlikely, there is always a potential for the presence of Native American cultural resources within the Chaffey High School Campus.

- History -

The earliest known records of European contact with Southern California Native Americans date to the mid-1500s, representing the early explorations of the Spanish. Contact was not truly made, however, until the 1770s, when Father Garces traversed the Mojave Desert and entered coastal Southern California through the Cajon Pass (Walker 1986) and early colonization was initiated. This colonization resulted in a series of developmental periods for Alta California (now known as Southern California).

The Mission San Gabriel de Archangel was established 1771 and claimed jurisdiction over the lands now recognized as the San Gabriel and San Bernardino valleys. A mission outpost, or *asistencia* was established in 1819 just west of present-day Redlands and served to establish a Spanish/European presence in the area and to expand the settlement of the early populations relocating from Mexico. The Mexican government also hoped to initiate a pattern of settlement in Alta California by relocating populations from Mexican settlements to Alta California (Hanna 1951; McWilliams 1973; Dumke 1944; and Scott 1977).

Although Mexican independence altered the Mission system, the newly established Mexican government continued the practice of granting ranchos throughout the San Bernardino Valley (ca. 1824). Secularization of the Missions, completed by 1834, opened additional large tracts of land for settlement as ranchos or independent settlements during the Mexican Period. Maps provided by Avina (1932); the Bureau of Land Management; and Beck and Haase (1974) illustrate the extent of this rancho/grant system. In this case, the project area is within an area generally assumed to have been used during the Rancho Period for cattle grazing, but not within a defined rancho. In this case, the City of Ontario is south of the historic Rancho de Cucamonga and, therefore, was surveyed and mapped by the U.S. government in the 1850s.

Specifically, the project area was identified as being within Township 1 South, Range 7 West, and within Section 18, as illustrated in Figure 2. As an area outside of any identified rancho, this area was available for purchase, trade, and/or homesteading during the American Period. Several settlement periods are recognized for the post-rancho/post-acquisition years and, in some cases, the settlers remained for only a brief time. In others, families remained for generations. A brief history of the City is presented by the City of Ontario (www.ci.ontario.ca.us):

> It was in the first week of August, 1881 when George Chaffey, a Canadian engineer, viewed the wastes known as the Cucamonga Desert and decided that this patch of land, if properly watered, could become productive and profitable. George and his brother William bought the "San Antonio lands," 6,218 acres with water rights for $60,000. This was the nucleus of their new model colony. They subsequently expanded to the Southern Pacific Railroad tracks on the south. On the north, they took in the Kincaid Ranch at San Antonio Canyon, an all-important source of water.

George Chaffey

The Ontario Colony lands were quickly surveyed and went on sale in November, 1882. The centerpiece was Euclid Avenue, eight miles long and two hundred feet wide, the twin "driveways" separated by a parkway which was seeded in grass and lined with pepper trees. George named Euclid Avenue after the great Greek mathematician whose book Elements of Geometry had been a favorite subject for George in school.

The primary requirement, which had to be met before the land could be utilized, was that water had to be found and brought to the town. Chaffey laid miles of cement pipe for this purpose and later the San Antonio Water Co. drove a tunnel into the head of the canyon to tap the underground flow—then an innovation in the field. The need for electric power to lift water from deep wells led to the establishment of the Ontario Power Co.

Another innovation in the settlement of Ontario was the provision, whereby, purchasers of land automatically received shares in the water company. This would ensure purchasers that a share of water proportional to their acreage would be piped to their land. This eliminated many problems that faced settlers elsewhere, where land rights and water rights were kept separate.

The results of George Chaffey's labors showed what could be achieved. All too soon, however, the Chaffey brothers went off to Australia to attempt a repeat performance of their success as city planners here.

Charles Frankish became the guiding force during Ontario's early years. No matter what the activity he undertook, Frankish always threw himself into his work and was determined to do the best possible job.

In 1887, Ontario's unique "gravity mule car" made its first run on Euclid Avenue. Charles Frankish and Godfrey Stamm established the Ontario and San Antonio Heights R.R. Co. Engineer John Tays of Upland added the pull-out trailer that allowed the mules to coast downhill after each laborious pull from Holt to Twenty–Fourth Street. The mule car served until 1895, when it was replaced by an electric streetcar and returned temporarily when a flood damaged the electrical generator in the powerhouse.

On Dec 10th, 1891, Ontario was incorporated as a city of the sixth class under the California Constitution. It adopted a City Council-City Manager form of government. The mayor was at first called the "President of the Board," and was chosen by the Council, or the Board of Trustees as it was then called, from among their number. Subsequently, the law was changed to allow the people to elect the mayor directly.

Ontario first developed as an agricultural community, largely but not exclusively devoted to citrus. A few of the lovely Victorian "grove houses" still survive, relics of the days when growers could pretend that they were living the graceful lives of the old Spanish dons—until it came time for harvest.

Chaffey College, which was located where the Chaffey brothers put it until 1960, originally emphasized agricultural subjects to give the growers a hand. It was there that Prof. George Weldon developed the Babcock peach, an adaptation to California's mild winters. The college has moved to Rancho Cucamonga now, but Chaffey High School is still on what was originally a joint campus.

Even though the groves have gone from the West End, Ontario is still close to the "ton-mile center" of the industry. In addition to oranges, the production of peaches, walnuts, lemons and grapes was also important to the growth of Ontario and the adjoining city of Upland.

In 1923, Judge Archie Mitchell, Waldo Waterman, and some other airplane enthusiasts established Latimer Field. From that time on, the town became increasingly aviation conscious. Urban growth pushed the fliers progressively east, until they took up their present location, the Ontario International Airport. During World War II, this was a busy training center for pilots of the hot Lockheed P-38 "Lightning" twin-boom fighter.

Since World War II, Ontario has become a much more diversified community. The mean temperature of 61 degrees and the average rainfall of 18.4" continues to attract more residents. The city has expanded from the 0.38

> square mile area incorporated back in 1891, up to almost 50 square miles. The economy now reflects an industrial and manufacturing base. Ten thousand acres are zoned for industrial use. With three major railroads, the San Bernardino, Pomona, and Devore Freeways (10, 60, and 15), and the Ontario International Airport. Ontario is well provided with major transportation resources. Its proximity to Los Angeles ensures that Ontario will continue to grow in the years ahead.
>
> Ontario's official song is "Beautiful Ontario," written by Paul Coronel in 1960. The official flower is the Charlotte Armstrong rose, developed by local nurseryman John Armstrong and named for his first wife. At different times, Ontario has adopted as its slogan or motto each of the following: The Model Colony; The Model City; The City That Charms; Ontario Offers Opportunity; Pulse of the Inland Empire; Stop and Grow with Ontario; Gateway to the Inland Empire; A Balanced Community; The Gateway to Southern California; and Southern California's Next Urban Center.

As noted, Chaffey High School was once the joint campus for Chaffey College and Chaffey High School. The campus covers approximately 65 acres of land along N. Euclid Avenue and is considered one of the largest high school campuses in the state.

A brief history of the school notes the campus was established in 1885 as the Chaffey College of Agriculture, founded by William and George Chaffey. Between 1885 and 1901, the school was under the supervision/operation of the University of Southern California and always supported the secondary school (high school). In 1901, the operations were transferred to the City and the school was renamed "Ontario High School," being renamed "Chaffey High School" in 1911. The College continued to share the campus. As the population and demand for classrooms increased, the school was renovated to accommodate the student body. During the 1930s, the WPA assisted in the redevelopment of the campus, including the majority of the buildings now fronting Euclid Avenue (including, but not limited to Merton E. Hill Hall, North Hall, South Hall, and the Gardiner W. Spring Auditorium).

The initial campus structures were replaced in ca. 1911 with the construction of a new Science building, Liberal Arts building, and Mechanical Arts building. Merton E. Hill was the first principal of the newly developed campus. Additional buildings and supporting facilities were constructed between 1911 and 1933, including a pool (1916), Home Economics building (1920), Graber Field (1928), and Tower Hall (the Jr. College facility; 1930). Unfortunately, the Long Beach earthquake of 1933 damaged the existing structures, requiring significant redevelopment of the campus. The Chaffey Alumni Association stated:

> On March 10, 1933, the Long Beach earthquake shook Ontario. The quake was severe enough to damage most of the buildings on the high school and

> junior college campus, resulting in the condemnation of all the high school buildings. This disaster occurred in the midst of the Great Depression when the school district was in dire financial condition. Twenty-six percent of the district's taxes were unpaid, and an extreme cost-and-salary-cutting program left just enough money for salaries - not for new buildings.
>
> School Superintendent Gardiner W. Spring rescued the situation. By taking full advantage of recovery act funding sources such as State Emergency Relief Act (SERA), Public Works Administration (PWA), and Works Projects Administration (WPA), Spring obtained funding to rebuild all the high school buildings and add to the junior college. Between 1934 and 1941 the campus saw construction of the Aeronautics Building (1934); Chaffey Memorial Library and girls' gymnasium (1935); North Hall, South Hall, boys' gymnasium and athletic headquarters, music building, plunge [pool], stadium and bleachers (1937); civic auditorium (1939, named for Gardiner W. Spring); bus/maintenance shop buildings (1940); and second unit of the Aeronautics Building (1941, called the Industrial Arts Buildings) … The Agriculture Building (West Hall) was completed in 1949. A new student union … student store, and cafeteria were dedicated in 1950, along with a new Home Economics Buildings … In 1951 the residence of Alexander Minton at 126 West 5th Street was purchased and remodeled to serve as a nurse's cottage for the junior college …
>
> In 1956 a team from UCLA recommended separating the two campuses and an enabling bond issue was passed. In January 1960 the junior college moved to its new campus at Haven Avenue just above Highland Avenue in Alt Loma and the high school took over it building (Tower Hall).
>
> The last buildings to be constructed on campus were the track storage building (1973), Math/Science Building and locker complex (1975 – lockers were removed in 1981), and Dominga High School, a special education campus originally called the Chaffey Training Center (1978) ... As needed, buildings have been improved over the years … Restoration of Gardiner W. Spring Auditorium was started in 1985 and continues today.

As noted above, the Chaffey High school campus has been built and rebuilt over many decades – the major redevelopment being undertaken after the 1933 earthquake and with the assistance of SERA/PWA/WPA funding. Prior to the 1885 renovations of the Gardiner W. Spring Auditorium, the campus was subjected to historic building evaluations. With respect to the campus, Zenz and Gosswiller (1984) prepared a National Register of Historic Places nomination, concluding the campus was eligible for listing. Starratt (1987) prepared individual discussions on the contributing elements, including the Gardiner w. Spring Auditorium. He stated it was constructed in 1938 in the Mission Revival architectural style and, providing more detail, reported:

> Rectangular in plan with side extensions at the front and back that form an I shape, Gardner [sic] W. Spring Auditorium has extensive Churriqueresque ornamentation, a flat composition roof and Class A construction with structural steel supports and buttresses by exposed reinforced concrete. The front has five arches with ornate columns between them, five massive carved wooden doors with a large brass lantern over each one, and two ticket offices, one on each side of the entry. The north and south sides have metal casement windows, a side door with two lanterns, an alcove and triple transom windows with eight lights each. The back of the building has two arched entrances with man doors ad four columns of quoins in the center third of the back wall extended to the roof level. The seating capacity of the auditorium, is approximately 2,360 with 750 seats in the balcony. The auditorium building also includes classrooms, offices, storage space in the basement, and dressing room accommodations. Since the original restrooms are on the second floor, first floor restrooms have been added to accommodate handicapped people. Interior features include a ceiling mural, woodwork, hand wrought brass fixtures including seven chandeliers, and floor-to-ceiling iron gates that secure the stairway to the balcony.

Documentation attached to the Historic Resources Inventory forms (Starratt 1987) included a 1991 letter from the Office of Historic Preservation (Gualtieri 1991). This letter identified the Gardiner W. Spring Auditorium as a contributing element of the Chaffey High School "historic district" – the district qualifying as eligible for listing in the National Register of Historic Places under Criterion A (historic event) and Criterion C (architecture). As an eligible property for National Register listing, this resource would also qualify for the California Register of Historical Resources. The architectural significance includes design, associated with noted architects (Allison and Allison), and the use of some interesting materials. It maintains it integrity, thereby, enhancing the arguments for eligibility.

METHODOLOGY

The McKenna et al. approach to the completion of the current investigations included the following tasks:

1. Archaeological Records Check: McKenna et al. completed this research through the California State University, Fullerton, South Central Coastal Information enter, Fullerton, California. This information included a review of previously completed cultural resources investigations, recorded cultural resources, and historic maps. The data was used to place the project area in a context for the assessment of proposed improvements (Appendix B).

2. Native American Consultation: McKenna et al. contacted the Native American Heritage Commission in Sacramento to inquire as to the presence/absence of significant resources in the area. McKenna et al. also received

names of local Native Americans interested in studies completed in this area. Letters were sent to these individuals identifying the project and asking for data on known resources or areas of concern. Responses, if received, were incorporated into this study (Appendix C).

3. Historic Research: the historic research was completed by reviewing the records on file at the San Bernardino County Archives, the Smiley Library in Redlands, and supplemented compiled by McKenna et al. during the completion of other projects in the City of Ontario. McKenna et al. also consulted the Bureau of Land Management, and general histories for the area.

4. Field Survey: The McKenna et al. conducted a field survey of the Gardiner W. Spring Auditorium and a cursory survey of the Chaffey High School campus, as available and accessible. This survey was completed on August 6, 2015. The survey included a visual inspection of the exterior elevations of the Auditorium, but was limited by on-going construction activities and restricted areas. The survey was conducted by Jeanette A. McKenna, Principal Investigator for McKenna et al., and was supplemented by field notes (on file, McKenna et al.) and a detailed photographic record (Appendix D).

5. Analysis of the Data: McKenna et al. used data from all levels of investigations to assess the potentially adverse impacts resulting from the proposed improvements to the Auditorium, as required under Section 800.5 of the National Historic Preservation Act.

6. Preparation of the Technical Report: McKenna et al. prepared this report in a manner requested by the Office of Historic Preservation for projects involving federal funding and/or impacting resources eligible for or listed in the National Register of Historic Places or the California Register of Historical Resources. All data deemed pertinent to this study has been included. Updated California DPR-523 forms have been completed (Appendix E).

PREVIOUS RESEARCH

Previous research for this area was investigated through the California State University, Fullerton, South Central Coastal Information Center, Fullerton, California (Appendix B). A review the mapped provided no data on previous reports, but did illustrate the campus by Primary numbers. The National Register of Historic Places nomination forms were not filed with the Center, but referenced on the available Historic Resources Inventory forms.

Starratt (1987) completed the Historic Resources Inventory form for the Chaffey High School campus and was assigned a series of Primary numbers for the contributing elements, including:

36-016070 Chaffey High School, South Hall
36-016071 Chaffey High School, Tower Hall (Hill Hall)
36-016072 Chaffey Memorial Library
36-016073 Chaffey High School Admin. Bldg. (North Hall)
36-016074 Chaffey High School (Campus)
36-016128 Gardiner W. Spring Auditorium

Starratt (1987) attributed all of these structures to Allison and Allison Architects, the 1930s, and funded, in part, by the SERA/PWA/WPA programs. Gualtieri (1991) noted, with respect to earlier alterations to the Auditorium, "… Section 106 review includes effects to both the interior and exterior of historic properties. However, it is my opinion that the nature of the work described in you submittal will have no effect to the auditorium. These alterations, although not specifically described, appear to be related to the construction of additional rest room facilities and other ADA-related alterations (e.g. exterior ramps).

Based on the data presented above, the current project area is considered to have a **LOW** level of sensitivity for prehistoric and/or historic archaeological resources and a **HIGH** level of sensitivity for significant historic period structures (built environments). The project area has an **UNKNOWN** level of sensitivity for the presence of ethnic resources, but none are expected.

RESULTS OF THE INVESTIGATIONS

McKenna et al. completed this assessment of the potentially adverse impacts to the Gardiner W. Spring Auditorium resulting from proposed improvements for compliance with federal and state guidelines. In concurrence previous reviews, and as directed by the State Historic Preservation Officer (SHPO), the Area of Potential Effects (APE) is defined as the Gardiner W. Spring Auditorium, as a whole.

Illustrated in Figures 5 and 6, the Gardiner W. Spring Auditorium is essentially the same as when originally constructed. In contrast to the description presented by Starratt in 1987, McKenna et al. does not consider this structure to be a straight-forward example of a Mission Revival design, although the nearby Merton E. Hill Hall would certainly qualify as such. A Mission Revival design is described as consisting of the following main design elements (per the City of Los Angeles Bureau of Engineering Historical and Cultural Resources Survey1981):

- White, plain walls
- Arched openings
- Low pitched tile roofs
- Scalloped, parapet-gable ends
- Ornamentation often Islamic and Sullivanesque
- Small balconies

Figure 5. Early Photograph of GWS Auditorium.

Figure 6. Current Photograph of GWS Auditorium.

The APE (Figure 7) is, as previously stated, the Auditorium, as a whole, including the access steps on the east elevation.

Figure 7. Area of Potential Effects (APE), the Gardiner W. Spring Auditorium.

The Gardiner W. Spring Auditorium exhibits only two of the basic characteristics of the Mission Revival design – the arched entrances and the presence of a parapet (although the design of the parapet is eclectic). The absence of a preponderance of stucco walls and balconies are significant in altering the architectural style of this structure.

McKenna et al. notes the absence of stucco siding may be the result of on-going improvements and the exposed concrete siding may be surfaced with stucco as a part of this program. The only areas associated with red Spanish tile roofing are on the north and south elevations and only over the exterior covered walkways, not the majority of the building's roof. In addition, while there are flat roof areas, the majority of the roof (specifically over the seating areas) is arched and not flat.

McKenna et al. also questions the references to "Churriqueresque" ornamentation and the presence of quoins, as referenced by Starratt (1987). The extent of ornamentation on the east and west elevations does not rise to the level indicative of "Churriqueresque" ornamentation and there are no quoins on the corners of the building.

Taking all of this into consideration, and noting the design and construction was done during the Great Depression, with federal funding, and under programs designed to be cost effective, McKenna et al. has redefined the building as an eclectic design of Allison and Allison that permitted the incorporation of design elements reflecting a combination of Italian/Roman/Egyptian influences that included obelisk-like columns with Classical cornice work and pedestals; semicircular arches presented in an arcade manner (repeating), and also incorporating the wood and wrought iron associated with European and Classical Revival architecture. The parapet(s) are eclectic Mission Revival designs, but also incorporate post-Mission southwest design elements. The roofline is adorned with obelisk-like finials, suggesting the main elevation has more height.

McKenna et al. characterizes the exterior of this structure as an eclectic form of Classical Revival with the inclusion of design elements taken from a number of other formal design styles. The interior, including vaulting and murals, is elaborate and incorporates artistic elements often provided through PWA and WPA projects. They are original to the structure and have been only modestly affected by maintenance and upkeep.

The identified interior modifications have been tentatively identified as consisting of the construction of addition restrooms (without altering exterior building dimensions), the addition of hand rails for ADA compliance, and electrical/infrastructure improvements. With the exception of maintenance and modest repairs, the structure is intact and reflects its original design.

ANALYSIS OF IMPACTS

In assessing the potential impacts to a historical resource, McKenna et al. acknowledges the significance of the Gardiner W. Springs Auditorium under Criteria A and C, as noted by the SPHO in 1991. McKenna et al. would argue the building is also eligible for listing under Criterion B. Overall, it can be associated with significant events (Criterion A; e.g. 1933 earthquake impacts to the campus, construction of the Auditorium with SERA/PWA/WPA funding, and the general history of the campus development dating back to ca. 1885). The Auditorium can be associated with significant persons (Criterion B), including the Chaffey brothers; David C. Allison, and James E. Allison (Allison and Allison Architects) – renown for buildings throughout Southern California; and Gardiner W. Spring, the Superintendent of the Ontario School District responsible for acquiring funding. Under Criterion C, the architecture and associated architects qualify the structure for listing.

Since its original construction, the Auditorium has been subjected to alterations and improvements. Prior to the 1985 improvement plan(s), the Auditorium was altered through the addition of additional restroom facilities, standard maintenance activities, and upgrades to bring the building into compliance with safety and building codes.

Since 1985, improvements to the exterior of the building have included, but not limited to, the addition of hand rails on the east elevation steps, the construction of an “L” shaped wheelchair ramp on the northeastern corner of the building, and the closing of some arches on the western elevation (limiting access to the building through fewer doors).

The roof of the building has been repaired periodically, and replaced in some areas. The interior has been improved through an upgrading of restroom facilities (as previously noted), upgraded to heating and air conditioning facilities, the addition of hand rails along main interior walls.

Despite these improvements and improvements resulting from the 1990s plans, the SPHO concluded "… the nature of the work described in your submittal will have no effect to the auditorium." The improvements currently proposed are similar and primarily involve the interior of the building. The most intensive improvements involve the establishment of the two elevators (NE and SW corners of the structure. The elevator in the southwestern corner will not be visible from the exterior and will not involve any alterations to the exterior of the structure. Interior alterations will be needed to accommodate the elevator, but these alterations will be in areas that have already been impacted by the construction of rest room facilities. Overall, the installation of the SW elevator is not considered to be an adverse impact and will not require any mitigation measures.

The elevator planned for the northeastern corner of the Auditorium is planned for the area immediately north of the ticket window (on the main floor). Again, the installation will be in an area previously impacted by rest room alterations, but in this case, will involve the ticket booth and window area. While the interior alterations will not result in any adverse impacts, any changes to the ticket window would be considered adverse. Therefore, McKenna et al. is recommending the installation be completed in a manner that does not require the removal of the ticket window or alterations to the wall with the ticket window. This can be accomplished by maintaining the façade of the window and installing the elevator behind the façade. While the ticket window may become unusable, its maintenance will protect the original design of the building entrance and maintain the balance (symmetry) of the east elevation and the ticket window to the south.

By maintaining the northern ticket window, and acknowledging the other proposed improvements will not result in adverse impacts, the proposed improvements should be permitted to bring the building into compliance with ADA requirements while maintaining the overall integrity of the historically significant building.

CONCLUSIONS AND RECOMMENDATIONS

The recent research and visual inspection of the Gardiner w. Spring Auditorium at Chaffey High School, Ontario, California, resulted in a confirmation that the campus, as a whole, is a significant cultural resource, recognized as eligible for listing on the federal, state, and local registries. Prior review of improvements to the Auditorium resulted in a SPHO determination that improvements, as defined in ca. 1990, would not result in any adverse effects. The currently proposed improvements are, for the most part, relatively minor, with the exception of the elevator installations. The southwestern elevator will require interior alteration, but no exterior alterations. There will be no adverse impact from this installation. The northeastern elevator will be placed in the area currently used as the

northern ticket window/office. This area has a window facing the main entry to the Auditorium, which is an exterior design element important to the symmetry of the entrance. McKenna et al. recommends avoidance of impacts to this window and façade. To accomplish this avoidance of impacts, McKenna et al. recommends the following:

- Maintain the ticket window (as a façade)
- Maintain the wall with the ticket window – to maintain the symmetry of the entrance
- Install the elevator behind the ticket window in a manner that maintains the façade of the ticket booth

By protecting the ticket window and façade, the proposed improvements will avoid adverse impacts through mitigation, as proposed. McKenna et al. considers this level of mitigation to be in keeping with previous recommendations presented by the Office of Historic Preservation and in compliance with the National Historic Preservations Act (NHPA) and California Environmental Quality Act (CEQA), as amended.

CERTIFICATION

CERTIFICATION. I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this archaeological/ cultural resources report, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Jeanette A. McKenna _____ August 15, 2014

Jeanette A. McKenna, Principal Investigator, McKenna et al. Date

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