CULTURAL RESOURCES STUDY FOR THE CITRUS AND OLEANDER AVENUE AT SANTA ANA AVENUE PROJECT

CITY OF FONTANA, SAN BERNARDINO COUNTY, CALIFORNIA

APNs 255-011-13, -14, -15, -18, -19, and -25 to -32 and 255-021-17, -18, -22, -23, and -24

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Report Title:	Cultural Resources Study for the Citrus and Oleander Avenue at Santa Ana Avenue Project, City of Fontana, San Bernardino County, California (APNs 255-011-13, -14, -15, -18, -19, and -25 to -32 and 255-021-17, -18, -22, -23, and -24)
Type of Study:	Phase I Cultural Resources Survey and Historic Structure Evaluation
New Sites:	Temp-1 (10818 Oleander Avenue), Temp-2 (10840 Oleander Avenue), Temp-3 (10864 Oleander Avenue), Temp-4 (10888 Oleander Avenue), Temp-5 (16140 Oleander Avenue), Temp-6 (16156 Santa Ana Avenue), Temp-7 (16172 Santa Ana Avenue), Temp-8 (16204 Santa Ana Avenue), Temp-9 (16228 Santa Ana Avenue), and Temp-10 (10861 Citrus Avenue)
USGS Quadrangle:	*Fontana, California* (7.5 minute)
Acreage:	24.43 acres
Key Words:	Survey; historic buildings at 10818, 10840, 10864, 10888, and 16140 Oleander Avenue and 16156, 16172, 16204, and 16228 Santa Ana Avenue, and 10861 Citrus Avenue recorded as Temp-1 to Temp-10, respectively; monitoring of grading is recommended; historic buildings not significant and preservation not recommended.

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MANAGEMENT SUMMARY/ABSTRACT

In response to a requirement by the City of Fontana, Brian F. Smith and Associates, Inc. (BFSA) conducted a cultural resources survey of the 24.43-acre Citrus and Oleander Avenue at Santa Ana Avenue Project. This project is located south of Interstate 10, north of Santa Ana Avenue, and between Citrus and Cypress avenues in the city of Fontana, San Bernardino County, California (Assessor's Parcel Numbers [APNs] 255-011-13, -14, -15, -18, -19, and -25 to -32 and 255-021-17, -18, -22, -23, and -24). On the U.S. Geological Survey 7.5-minute, 1:24,000-scale *Fontana, California* topographic quadrangle map, the project is situated within Section 30, Township 1 South, Range 6 West, San Bernardino Base and Meridian. The proposed project consists of the construction of three industrial warehouse buildings and associated tractor-trailer loading docks, parking, and infrastructure.

The purpose of this investigation was to locate and record any cultural resources present within the project and subsequently evaluate any resources as part of the City of Fontana's environmental review process conducted in compliance with the California Environmental Quality Act (CEQA). The archaeological investigation of the project included the review of an archaeological records search from the South Central Coastal Information Center (SCCIC) at California State University, Fullerton (CSU Fullerton) in order to assess previous archaeological studies and identify any previously recorded archaeological sites within the project boundaries or in the immediate vicinity. BFSA also requested a Sacred Lands File (SLF) review by the Native American Heritage Commission (NAHC). A review of the records searches indicates that there are no previously recorded historic resources, sacred sites, or Tribal Cultural Resources within the subject property.

The archaeological survey, which was conducted on March 15, 2022, was completed in order to determine if cultural resources exist within the property and if the project represents a potential adverse impact to cultural resources. The survey resulted in the identification of 13 single-family residences and outbuildings (Table 0.1–1) that meet the age threshold under the National Register (36 CFR 60.4) and the California Code of Regulations (CCR § 4852) to require evaluations of potential eligibility to the California Register of Historical Resources (CRHR):

Table 0.1–1
Historic Structures Identified Within the
Citrus and Oleander Avenue at Santa Ana Avenue Project

Site	Address	APN	Description
Temp-1	10818 Oleander Avenue	255-011-28	Single-family residence built in 1968
Temp-2	10840 Oleander Avenue	255-011-27	Single-family residence built in 1969
Temp-3	10864 Oleander Avenue	255-011-26	
Temp-4	10888 Oleander Avenue	255-011-25	

Site	Address	APN	Description
Temp-5	16140 Santa Ana Avenue	255-011-29	One single-family residence built in 1954 and one relocated prefabricated home built/or moved between 1959 and 1966
Temp-6	16156 Santa Ana Avenue	255-011-19	Single-family residence built in 1954
Temp-7	16172 Santa Ana Avenue	255-011-18	Single-family residence and detached garage built in 1944 and moved to the property between 1966 and 1980
Temp-8	16204 Santa Ana Avenue	255-011-14	Single-family residence built in 1949 and bird-raising structures built at various dates between 1948 and the present
Temp-9	16228 Santa Ana Avenue	255-011-13	Single-family residence built in 1947
Temp-10	10861 Citrus Avenue	255-011-30	Single-family residence built between 1959 and 1962

According to the proposed development plan, the project will impact all 10 identified cultural resource sites. Because these 53- to 74-year-old structures would be impacted by development, the evaluation of the structures was needed to address potentially significant impacts to historical resources. The structures were evaluated by BFSA as part of this study. Based upon the results of the field survey and records searches, from the perspective of the CEQA review of the proposed development, sites Temp-1 to Temp-10 have been evaluated as not significant. While the buildings meet the age threshold of 50 years to be evaluated, they were not designed by an architect of importance, they do not possess any architecturally important elements, and the owners were not historically significant to the community. Based upon the conclusions reached during the current evaluation, no mitigation measures are recommended for the historic buildings at Temp-1 to Temp-10. No impacts to significant resources are associated with the proposed development of the property.

Although the historic-period buildings were evaluated as not CEQA-significant, the potential exists that unidentified significant historic deposits may be present that are related to the occupation of this location since the 1940s. Because of this potential to encounter buried cultural deposits, monitoring of grading by a qualified archaeologist is recommended. As no Native American prehistoric sites have been recorded within one mile of the property, Native American monitoring would not be required during grading unless and until a discovery of a prehistoric site or deposit occurs, at which time a Native American monitor should be incorporated into the monitoring program. Should potentially significant cultural deposits be discovered, mitigation measures will be implemented to reduce the effects of the grading impacts. A Mitigation Monitoring and Reporting Program (MMRP) has been provided in this report. As part of this study, a copy of this report will be submitted to the SCCIC at CSU Fullerton.

1.0 INTRODUCTION

1.1 Project Description

The archaeological survey program for the Citrus and Oleander Avenue at Santa Ana Avenue Project was conducted in order to comply with CEQA and City of Fontana environmental guidelines. The project is located south of Interstate 10, north of Santa Ana Avenue, and between Citrus and Cypress avenues in the city of Fontana, San Bernardino County, California (Figure 1.1–1). The property, which includes 255-011-13, -14, -15, -18, -19, and -25 to -32 and 255-021-17, -18, -22, -23, and -24, is located on the 7.5-minute USGS *Fontana, California* topographic quadrangle in Section 30, Township 1 South, Range 6 West (Figure 1.1–2). The project proposes to grade the entire 24.43-acre property for the construction of three industrial warehouse buildings and associated tractor-trailer loading docks, parking, and infrastructure (Figure 1.1–3).

The project includes 10 addresses that are currently developed with single-family residences, outbuildings, and associated hardscape and landscaping. The survey resulted in the identification of 13 single-family residences and outbuildings (Table 0.1–1) at the 10 addresses that meet the age threshold under the National Register (36 CFR 60.4) and the California Code of Regulations (CCR § 4852) to require evaluations of potential eligibility to the CRHR. The 10 historic-period properties have been recorded as sites Temp-1 to Temp-10 (see Table 0.1–1).

The property was previously graded for the development of the parcels and ground visibility during the survey was limited by the presence of the current development and associated residential landscaping. The decision to request this investigation was based upon the cultural resource sensitivity of the locality, as suggested by known site density and predictive modeling. Sensitivity for cultural resources in a given area is usually indicated by known settlement patterns, which in this particular case include the project's proximity to Lytle Creek and the terrestrial ecosystems surrounding the creek, which are part of an environmental setting that supported a significant prehistoric population for over 10,000 years.

1.2 Environmental Setting

The Citrus and Oleander Avenue at Santa Ana Avenue Project is generally located in southwestern San Bernardino County in the city of Fontana. The subject property is part of the Chino Basin, south of the San Gabriel Mountains, north of the Jurupa Mountains, and west of the San Bernardino Mountains. The San Gabriel Mountains extend east from Newhall Pass in Los Angeles County to the Cajon Pass in San Bernardino County. These mountains are part of the Transverse Ranges with peaks exceeding 9,000 feet above mean sea level (AMSL). The general project was previously used as rural ranches. No natural features that are often associated with prehistoric sites, such as bedrock outcrops or natural sources of water, are visible on aerial photographs or maps of the project area.

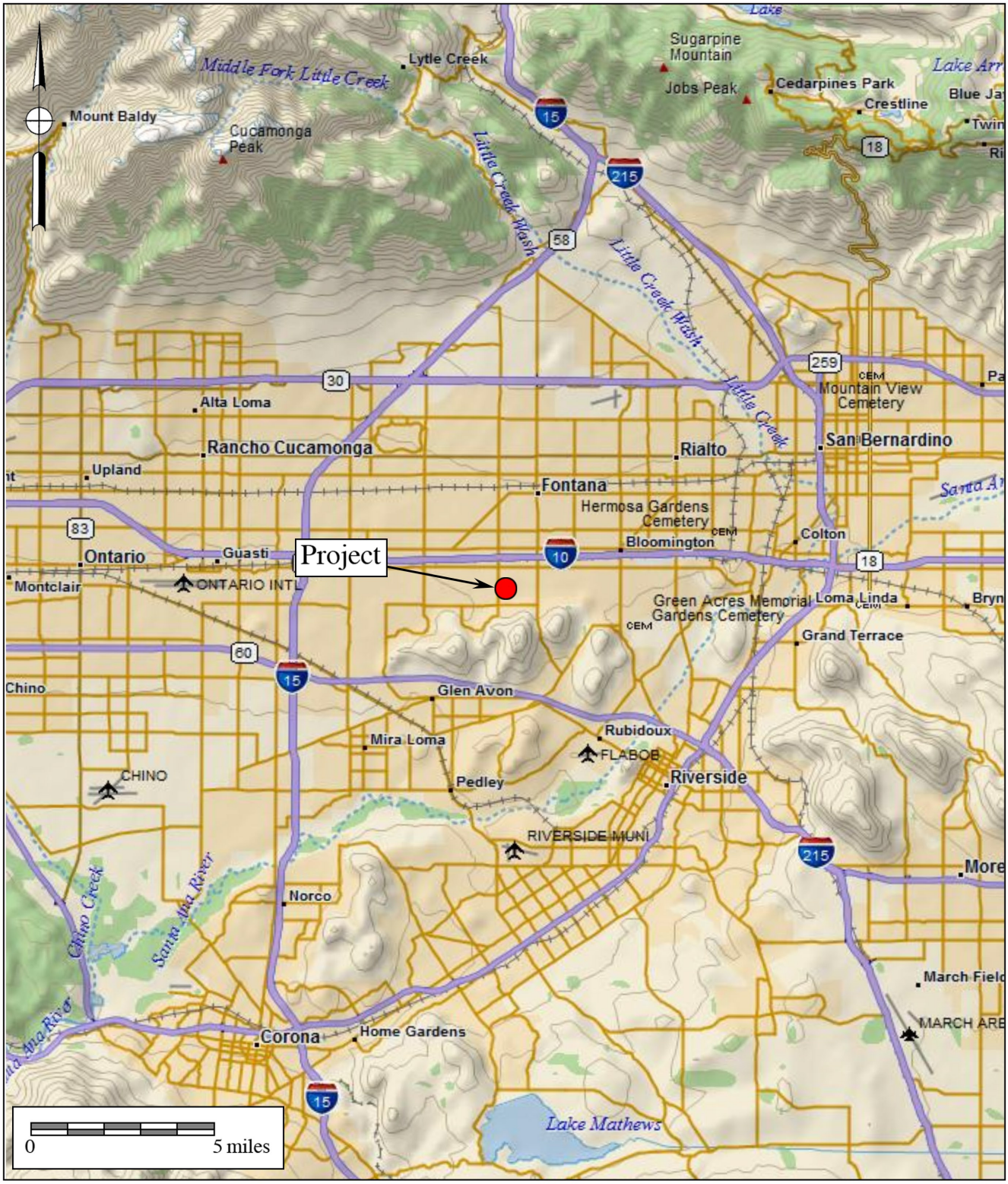

Figure 1.1–1

General Location Map

The Citrus and Oleander Avenue at Santa Ana Avenue Project

DeLorme World Base Map Service (1:250,000 series)

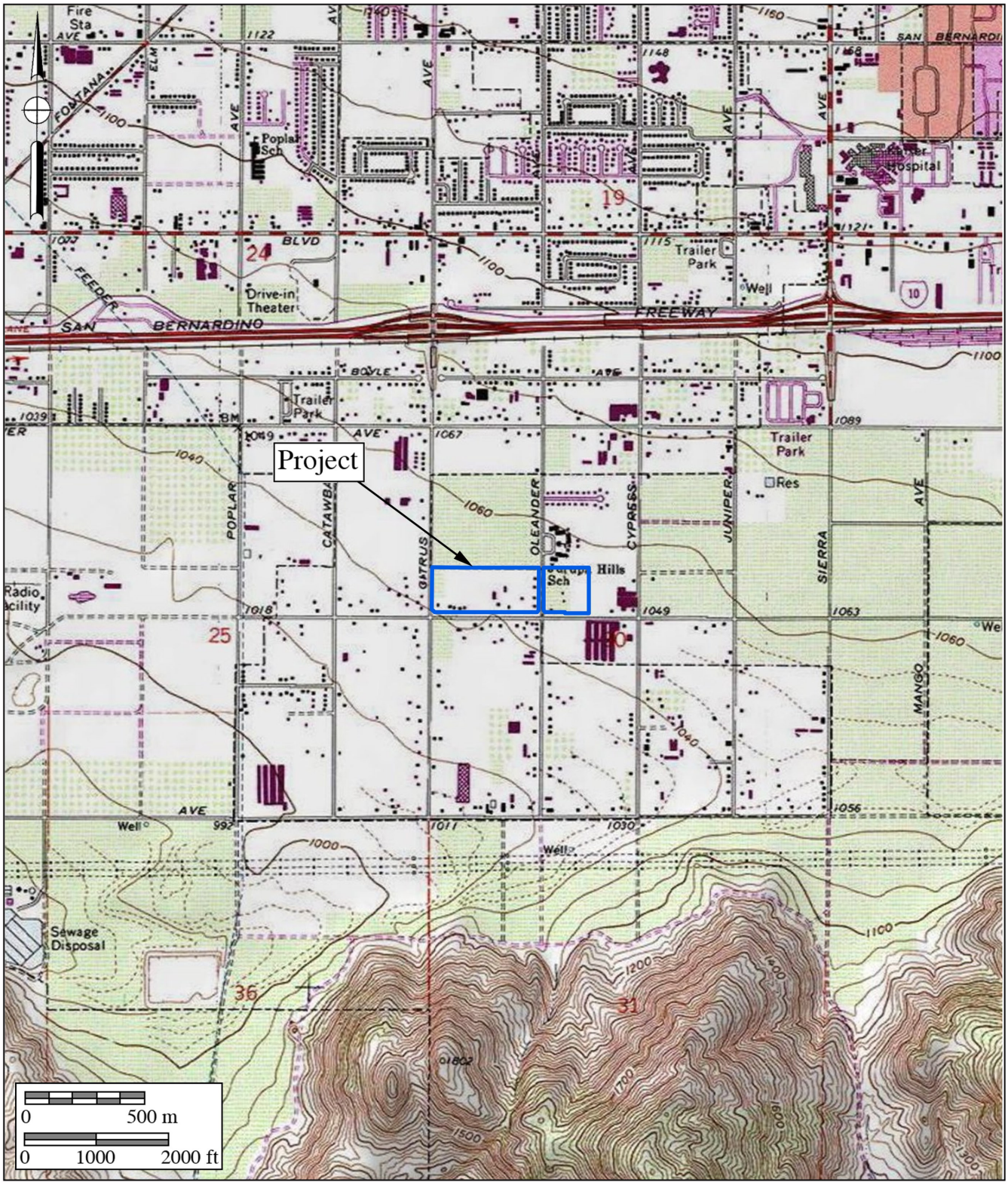

Figure 1.1–2

Project Location Map

The Citrus and Oleander Avenue at Santa Ana Avenue Project

USGS *Fontana* Quadrangle (7.5-minute series)

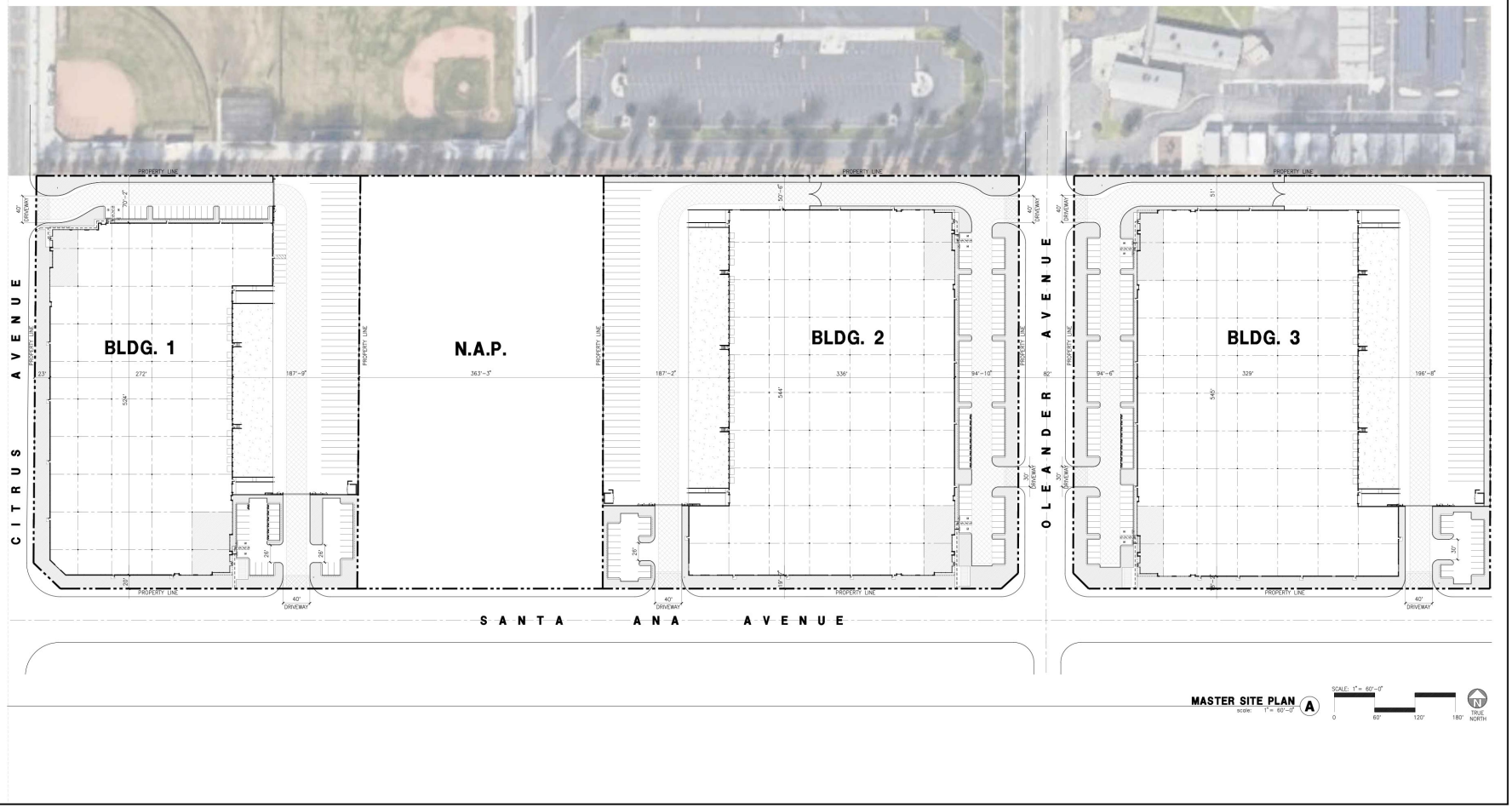

Figure 1.1–3

Site Plan

The Citrus and Oleander Avenue at Santa Ana Avenue Project

Geologically, the project primarily lies near the western margin and distal southern end of the broad Lytle Creek alluvial fan, which emanates from the San Gabriel Mountains approximately nine to 10 miles to the north, as a result of uplift and dissection of the eastern San Gabriel Mountains (Wirths 2022). The main source of these sediments is from the Lytle Creek drainage, near where the northwest-southeast-trending San Andreas fault zone cuts across and separates the San Gabriel and San Bernardino mountain ranges (Wirths 2022). Geomorphically, the project is relatively flat lying, with a gentle slope to the southwest and elevations ranging from 1,010 to 1,025 feet AMSL. The area is overlain by Holocene and late Pleistocene young alluvial fan sediments of the Lytle Creek fan (Morton 2003).

Animals that inhabited the project during prehistoric times included mammals such as rabbits, squirrels, gophers, mice, rats, deer, and coyotes, in addition to a variety of reptiles and amphibians. The natural setting of the project area during the prehistoric occupation offered a rich nutritional resource base. Fresh water was likely obtainable from Chino Creek, Cucamonga Creek, and the Santa Ana River. Historically, the property likely contained the same plant and animal species that are present today.

1.3 Cultural Setting – Archaeological Perspectives

The archaeological perspective seeks to reconstruct past cultures based upon the material remains left behind. This is done by using a range of scientific methodologies, almost all of which draw from evolutionary theory as the base framework. Archaeology allows one to look deeper into history or prehistory to see where the beginnings of ideas manifest via analysis of material culture, allowing for the understanding of outside forces that shape social change. Thus, the archaeological perspective allows one to better understand the consequences of the history of a given culture upon modern cultures. Archaeologists seek to understand the effects of past contexts of a given culture upon *this* moment in time, not culture in context *in* the moment.

Despite this, a distinction exists between "emic" and "etic" ways of understanding material culture, prehistoric lifeways, and cultural phenomena in general (Harris 1991). While "emic" perspectives serve the subjective ways in which things are perceived and interpreted by the participants within a culture, "etic" perspectives are those of an outsider looking in hoping to attain a more scientific or "objective" understanding of the given phenomena. Archaeologists, by definition, will almost always serve an etic perspective as a result of the very nature of their work. As indicated by Laylander et al. (2014), it has sometimes been suggested that etic understanding, and therefore an archaeological understanding, is an imperfect and potentially ethnocentric attempt to arrive at emic understanding. In contrast to this, however, an etic understanding of material culture, cultural phenomena, and prehistoric lifeways can address significant dimensions of culture that lie entirely beyond the understanding or interest of those solely utilizing an emic perspective. As Harris (1991:20) appropriately points out, "Etic studies often involve the measurement and juxtaposition of activities and events that native informants find inappropriate or meaningless." This is also likely true of archaeological comparisons and juxtapositions of material culture.

However, culture as a whole does not occur in a vacuum and is the result of several millennia of choices and consequences influencing everything from technology, to religions, to institutions. Archaeology allows for the ability to not only see what came before, but to see how those choices, changes, and consequences affect the present. Where possible, archaeology should seek to address both emic and etic understandings to the extent that they may be recoverable from the archaeological record as manifestations of patterned human behavior (Laylander et al. 2014).

To that point, the culture history offered herein is primarily based upon archaeological (etic) and ethnographic (partially emic and partially etic) information. It is understood that the ethnographic record and early archaeological records were incompletely and imperfectly collected. In addition, in most cases, more than a century of intensive cultural change and cultural evolution had elapsed since the terminus of the prehistoric period. Coupled with the centuries and millennia of prehistoric change separating the "ethnographic present" from the prehistoric past, this has affected the emic and etic understandings of prehistoric cultural settings. Regardless, there remains a need to present the changing cultural setting within the region under investigation. As a result, both archaeological and Native American perspectives are offered when possible.

1.3.1 Introduction

Paleo Indian, Archaic Period Milling Stone Horizon, and the Late Prehistoric Shoshonean groups are the three general cultural periods represented in San Bernardino County. The following discussion of the cultural history of San Bernardino County references the San Dieguito Complex, the Encinitas Tradition, the Milling Stone Horizon, the La Jolla Complex, the Pauma Complex, and the San Luis Rey Complex, since these culture sequences have been used to describe archaeological manifestations in the region. The Late Prehistoric component in the southwestern area of San Bernardino County was represented by the Gabrielino and Serrano Indians. According to Kroeber (1976), the Serrano probably owned a stretch of the Sierra Madre from Cucamonga east to above Mentone and halfway up to San Timoteo Canyon, including the San Bernardino Valley and just missing Riverside County. However, Kroeber (1976) also states that this area has been assigned to the Gabrielino, "which would be a more natural division of topography, since it would leave the Serrano pure mountaineers."

Absolute chronological information, where possible, will be incorporated into this discussion to examine the effectiveness of continuing to use these terms interchangeably. Reference will be made to the geologic framework that divides the culture chronology of the area into four segments: late Pleistocene (20,000 to 10,000 years before the present [YBP]), early Holocene (10,000 to 6,650 YBP), middle Holocene (6,650 to 3,350 YBP), and late Holocene (3,350 to 200 YBP).

Paleo Indian Period (Late Pleistocene: 11,500 to circa 9,000 YBP)

The Paleo Indian Period is associated with the terminus of the late Pleistocene (12,000 to 10,000 YBP). The environment during the late Pleistocene was cool and moist, which allowed for

glaciation in the mountains and the formation of deep, pluvial lakes in the deserts and basin lands (Moratto 1984). However, by the terminus of the late Pleistocene, the climate became warmer, which caused glaciers to melt, sea levels to rise, greater coastal erosion, large lakes to recede and evaporate, extinction of Pleistocene megafauna, and major vegetation changes (Moratto 1984; Martin 1967, 1973; Fagan 1991). The coastal shoreline at 10,000 YBP, depending upon the particular area of the coast, was near the 30-meter isobath, or two to six kilometers further west than its present location (Masters 1983).

Paleo Indians were likely attracted to multiple habitat types, including mountains, marshlands, estuaries, and lakeshores. These people likely subsisted using a more generalized hunting, gathering, and collecting adaptation, utilizing a variety of resources including birds, mollusks, and both large and small mammals (Erlandson and Colten 1991; Moratto 1984; Moss and Erlandson 1995).

Archaic Period (Early and Middle Holocene: circa 9,000 to 1,300 YBP)

The Archaic Period of prehistory began with the onset of the Holocene around 9,000 YBP. The transition from the Pleistocene to the Holocene was a period of major environmental change throughout North America (Antevs 1953; Van Devender and Spaulding 1979). The general warming trend caused sea levels to rise, lakes to evaporate, and drainage patterns to change. In southern California, the general climate at the beginning of the early Holocene was marked by cool/moist periods and an increase in warm/dry periods and sea levels. The coastal shoreline at 8,000 YBP, depending upon the particular area of the coast, was near the 20-meter isobath, or one to four kilometers further west than its present location (Masters 1983).

The rising sea level during the early Holocene created rocky shorelines and bays along the coast by flooding valley floors and eroding the coastline (Curray 1965; Inman 1983). Shorelines were primarily rocky with small littoral cells, as sediments were deposited at bay edges but rarely discharged into the ocean (Reddy 2000). These bays eventually evolved into lagoons and estuaries, which provided a rich habitat for mollusks and fish. The warming trend and rising sea levels generally continued until the late Holocene (4,000 to 3,500 YBP).

At the beginning of the late Holocene, sea levels stabilized, rocky shores declined, lagoons filled with sediment, and sandy beaches became established (Gallegos 1985; Inman 1983; Masters 1994; Miller 1966; Warren and Pavesic 1963). Many former lagoons became saltwater marshes surrounded by coastal sage scrub by the late Holocene (Gallegos 2002). The sedimentation of the lagoons was significant in that it had profound effects upon the types of resources available to prehistoric peoples. Habitat was lost for certain large mollusks, namely *Chione* and *Argopecten,* but habitat was gained for other small mollusks, particularly *Donax* (Gallegos 1985; Reddy 2000). The changing lagoon habitats resulted in the decline of larger shellfish, the loss of drinking water, and the loss of Torrey Pine nuts, causing a major depopulation of the coast as people shifted inland to reliable freshwater sources and intensified their exploitation of terrestrial small game and plants, including acorns (originally proposed by Rogers 1929; Gallegos 2002).

The Archaic Period in southern California is associated with a number of different cultures, complexes, traditions, horizons, and periods, including San Dieguito, La Jolla, Encinitas, Milling Stone, Pauma, and Intermediate.

Late Prehistoric Period (Late Holocene: 1,300 YBP to 1790)

Approximately 1,350 YBP, a Shoshonean-speaking group from the Great Basin region moved into San Bernardino County, marking the transition into the Late Prehistoric Period. This period has been characterized by higher population densities and elaborations in social, political, and technological systems. Economic systems diversified and intensified during this period, with the continued elaboration of trade networks, the use of shell-bead currency, and the appearance of more labor-intensive, yet effective, technological innovations. Technological developments during this period included the introduction of the bow and arrow between A.D. 400 and 600 and the introduction of ceramics. Atlatl darts were replaced by smaller arrow darts, including the Cottonwood series points. Other hallmarks of the Late Prehistoric Period include extensive trade networks as far reaching as the Colorado River Basin and cremation of the dead.

Protohistoric Period (Late Holocene: 1790 to Present)

Gabrielino

The territory of the Gabrielino at the time of Spanish contact covers much of present-day Los Angeles and Orange counties. The southern extent of this culture area is bounded by Aliso Creek, the eastern extent is located east of present-day San Bernardino along the Santa Ana River, the northern extent includes the San Fernando Valley, and the western extent includes portions of the Santa Monica Mountains. The Gabrielino also occupied several Channel Islands including Santa Barbara Island, Santa Catalina Island, San Nicholas Island, and San Clemente Island. Because of their access to certain resources, including a steatite source from Santa Catalina Island, this group was among the wealthiest and most populous aboriginal groups in all of southern California. Trade of materials and resources controlled by the Gabrielino extended as far north as the San Joaquin Valley, as far east as the Colorado River, and as far south as Baja California (Bean and Smith 1978a; Kroeber 1976).

The Gabrielino lived in permanent villages and smaller resource gathering camps occupied at various times of the year depending upon the seasonality of the resource. Larger villages were comprised of several families or clans, while smaller seasonal camps typically housed smaller family units. The coastal area between San Pedro and Topanga Canyon was the location of primary subsistence villages, while secondary sites were located near inland sage stands, oak groves, and pine forests. Permanent villages were located along rivers and streams, as well as in sheltered areas along the coast. As previously mentioned, the Channel Islands were also the locations of relatively large settlements (Bean and Smith 1978a; Kroeber 1976).

Resources procured along the coast and on the islands were primarily marine in nature and included tuna, swordfish, ray, shark, California sea lion, Stellar sea lion, harbor seal, northern

elephant seal, sea otter, dolphin, porpoise, various waterfowl species, numerous fish species, purple sea urchin, and mollusks such as rock scallop, California mussel, and limpet. Inland resources included oak acorn, pine nut, Mohave yucca, cacti, sage, grass nut, deer, rabbit, hare, rodent, quail, duck, and a variety of reptiles such as western pond turtle and snakes (Bean and Smith 1978a; Kroeber 1976).

The social structure of the Gabrielino is little known; however, there appears to have been at least three social classes: 1) the elite, which included the rich, chiefs, and their immediate family; 2) a middle class, which included people of relatively high economic status or long-established lineages; and 3) a class of people that included most other individuals in the society. Villages were politically autonomous units comprised of several lineages. During times of the year when certain seasonal resources were available, the village would divide into lineage groups and move out to exploit them, returning to the village between forays (Bean and Smith 1978a; Kroeber 1976).

Each lineage had its own leader, with the village chief coming from the dominant lineage. Several villages might be allied under a paramount chief. Chiefly positions were of an ascribed status, most often passed to the eldest son. Chiefly duties included providing village cohesion, leading warfare and peace negotiations with other groups, collecting tribute from the village(s) under his jurisdiction, and arbitrating disputes within the village(s). The status of the chief was legitimized by his safekeeping of the sacred bundle, which was a representation of the link between the material and spiritual realms and the embodiment of power (Bean and Smith 1978a; Kroeber 1976).

Shamans were leaders in the spirit realm. The duties of the shaman included conducting healing and curing ceremonies, guarding the sacred bundle, locating lost items, identifying and collecting poisons for arrows, and making rain (Bean and Smith 1978a; Kroeber 1976).

Marriages were made between individuals of equal social status and, in the case of powerful lineages, marriages were arranged to establish political ties between the lineages (Bean and Smith 1978a; Kroeber 1976).

Men conducted the majority of the heavy labor, hunting, fishing, and trading with other groups. Women's duties included gathering and preparing plant and animal resources, and making baskets, pots, and clothing (Bean and Smith 1978a; Kroeber 1976).

Gabrielino houses were domed, circular structures made of thatched vegetation. Houses varied in size and could house from one to several families. Sweathouses (semicircular, earth-covered buildings) were public structures used in male social ceremonies. Other structures included menstrual huts and a ceremonial structure called a yuvar, an open-air structure built near the chief's house (Bean and Smith 1978a; Kroeber 1976).

Clothing was minimal. Men and children most often went naked, while women wore deerskin or bark aprons. In cold weather, deerskin, rabbit fur, or bird skin (with feathers intact) cloaks were worn. Island and coastal groups used sea otter fur for cloaks. In areas of rough terrain, yucca fiber sandals were worn. Women often used red ochre on their faces and skin for adornment or protection from the sun. Adornment items included feathers, fur, shells, and beads (Bean and

Smith 1978a; Kroeber 1976).

Hunting implements included wood clubs, sinew-backed bows, slings, and throwing clubs. Maritime implements included rafts, harpoons, spears, hook and line, and nets. A variety of other tools included deer scapulae saws, bone and shell needles, bone awls, scrapers, bone or shell flakers, wedges, stone knives and drills, metates, mullers, manos, shell spoons, bark platters, and wood paddles and bowls. Baskets were made from rush, deer grass, and skunkbush. Baskets were fashioned for hoppers, plates, trays, and winnowers for leaching, straining, and gathering. Baskets were also used for storing, preparing, and serving food, and for keeping personal and ceremonial items (Bean and Smith 1978a; Kroeber 1976).

The Gabrielino had exclusive access to soapstone, or steatite, procured from Santa Catalina Island quarries. This highly prized material was used for making pipes, animal carvings, ritual objects, ornaments, and cooking utensils. The Gabrielino greatly profited from trading steatite since it was valued so much by groups throughout southern California (Bean and Smith 1978a; Kroeber 1976).

Serrano

Aboriginally, the Serrano occupied an area east of present-day Los Angeles. According to Bean and Smith (1978b), definitive boundaries are difficult to place for the Serrano due to their sociopolitical organization and a lack of reliable data:

> The Serrano were organized into autonomous localized lineages occupying definite, favored territories, but rarely claiming any territory far removed from the lineage's home base. Since the entire dialectical group was neither politically united nor amalgamated into supralineage groups, as many of their neighbors were, one must speak in terms of generalized areas of usage rather than pan-tribal holdings. (Strong [1929] in Bean and Smith 1978b)

However, researchers place the Serrano in the San Bernardino Mountains east of Cajon Pass and at the base of and north of the mountains near Victorville, east to Twentynine Palms, and south to the Yucaipa Valley (Bean and Smith 1978b). Serrano has been used broadly for languages in the Takic family including Serrano, Kitanemuk, Vanyume, and Tataviam.

The Serrano were part of "exogamous clans, which in turn were affiliated with one of two exogamous moieties, *tuk^{w}utam* (Wildcat) and *wahiʔiam* (Coyote)" (Bean and Smith 1978b). According to Strong (1971), details such as number, structure, and function of the clans are unknown. Instead, he states that clans were not political, but were rather structured based upon "economic, marital, or ceremonial reciprocity, a pattern common throughout Southern California" (Bean and Smith 1978b). The Serrano formed alliances amongst their own clans and with Cahuilla, Chemehuevi, Gabrielino, and Cupeño clans (Bean and Smith 1978b). Clans were large, autonomous, political and landholding units formed patrilineally, with all males descending from

a common male ancestor, including all wives and descendants of the males. However, even after marriage, women would still keep their original lineage, and would still participate in those ceremonies (Bean and Smith 1978b).

According to Bean and Smith (1978b), the cosmogony and cosmography of the Serrano are very similar to those of the Cahuilla:

> There are twin creator gods, a creation myth told in "epic poem" style, each local group having its own origin story, water babies whose crying foretells death, supernatural beings of various kinds and on various hierarchically arranged power-access levels, an Orpheus-like myth, mythical deer that no one can kill, and tales relating the adventures (and misadventures) of Coyote, a tragicomic trickster-transformer culture hero. (Bean [1962-1972] and Benedict [1924] in Bean and Smith 1978b)

The Serrano had a shaman, a person who acquired their powers through dreams, which were induced through ingestion of the hallucinogen datura. The shaman was mostly a curer/healer, using herbal remedies and "sucking out the disease-causing agents" (Bean and Smith 1978b).

Serrano village locations were typically located near water sources. Individual family dwellings were likely circular, domed structures. Daily household activities would either take place outside of the house out in the open, or under a ramada constructed of a thatched willow pole roof held up by four or more poles inserted into the ground. Families could consist of a husband, wife/wives, unmarried female children, married male children, the husband's parents, and/or widowed aunts and uncles. Rarely, an individual would occupy his own house, typically in the mountains. Serrano villages also included a large ceremonial house where the lineage leader would live, which served as the religious center for lineages or lineage-sets, granaries, and sweathouses (Bean and Smith 1978b).

The Serrano were primarily hunters and gatherers. Vegetal staples varied with locality. Acorns and piñon nuts were found in the foothills, and mesquite, yucca roots, cacti fruits, and piñon nuts were found in or near the desert regions. Diets were supplemented with other roots, bulbs, shoots, and seeds (Heizer 1978). Deer, mountain sheep, antelopes, rabbits, and other small rodents were among the principal food packages. Various game birds, especially quail, were also hunted. The bow and arrow was used for large game, while smaller game and birds were killed with curved throwing sticks, traps, and snares. Occasionally, game was hunted communally, often during mourning ceremonies (Benedict 1924; Drucker 1937; Heizer 1978). Earth ovens were used to cook meat, bones were boiled to extract marrow, and blood was either drunk cold or cooked to a thicker consistency and then eaten. Some meat and vegetables were sun-dried and stored. Food acquisition and processing required the manufacture of additional items such as knives, stone or bone scrapers, pottery trays and bowls, bone or horn spoons, and stirrers. Mortars, made of either stone or wood, and metates were also manufactured (Strong 1971; Drucker 1937; Benedict 1924).

The Serrano were very similar technologically to the Cahuilla. In general, manufactured goods included baskets, some pottery, rabbit-skin blankets, awls, arrow straighteners, sinew-backed bows, arrows, fire drills, stone pipes, musical instruments (rattles, rasps, whistles, bull-roarers, and flutes), feathered costumes, mats for floor and wall coverings, bags, storage pouches, cordage (usually comprised of yucca fiber), and nets (Heizer 1978).

Ethnohistoric Period (1769 to Present)

Traditionally, the history of the state of California has been divided into three general periods: the Spanish Period (1769 to 1821), the Mexican Period (1822 to 1846), and the American Period (1848 to present) (Caughey 1970). The American Period is often further subdivided into additional phases: the nineteenth century (1848 to 1900), the early twentieth century (1900 to 1950), and the Modern Period (1950 to present). From an archaeological standpoint, all of these phases can be referred to together as the Ethnohistoric Period. This provides a valuable tool for archaeologists, as ethnohistory is directly concerned with the study of indigenous or non-Western peoples from a combined historical/anthropological viewpoint, which employs written documents, oral narrative, material culture, and ethnographic data for analysis.

European exploration along the California coast began in 1542 with the landing of Juan Rodriguez Cabrillo and his men at San Diego Bay. Sixty years after the Cabrillo expeditions, an expedition under Sebastian Viscaíno made an extensive and thorough exploration of the Pacific coast. Although the voyage did not extend beyond the northern limits of the Cabrillo track, Viscaíno had the most lasting effect upon the nomenclature of the coast. Many of his place names have survived, whereas practically every one of the names created by Cabrillo have faded from use. For instance, Cabrillo named the first (now) United States port he stopped at "San Miguel"; 60 years later, Viscaíno changed it to "San Diego" (Rolle 1969). The early European voyages observed Native Americans living in villages along the coast but did not make any substantial, long-lasting impact. At the time of contact, the Luiseño population was estimated to have ranged from 4,000 to as many as 10,000 individuals (Bean and Shipek 1978; Kroeber 1976).

The historic background of the project area began with the Spanish colonization of Alta California. The first Spanish colonizing expedition reached southern California in 1769 with the intention of converting and civilizing the indigenous populations, as well as expanding the knowledge of and access to new resources in the region (Brigandi 1998). As a result, by the late eighteenth century, a large portion of southern California was overseen by Mission San Luis Rey (San Diego County), Mission San Juan Capistrano (Orange County), and Mission San Gabriel (Los Angeles County), who began colonizing the region and surrounding areas (Chapman 1921).

Up until this time, the only known way to feasibly travel from Sonora to Alta California was by sea. In 1774, Juan Bautista de Anza, an army captain at Tubac, requested and was given permission by the governor of the Mexican State of Sonora to establish an overland route from Sonora to Monterey (Chapman 1921). In doing so, Juan Bautista de Anza passed through Riverside County and described the area in writing for the first time (Caughey 1970; Chapman

1921). In 1797, Father Presidente Lausen (of Mission San Diego de Alcalá), Father Norberto de Santiago, and Corporal Pedro Lisalde (of Mission San Juan Capistrano) led an expedition through southwestern Riverside County in search of a new mission site to establish a presence between San Diego and San Juan Capistrano (Engelhardt 1921). Their efforts ultimately resulted in the establishment of Mission San Luis Rey in Oceanside, California.

Each mission gained power through the support of a large, subjugated Native American workforce. As the missions grew, livestock holdings increased and became increasingly vulnerable to theft. In order to protect their interests, the southern California missions began to expand inland to try and provide additional security (Beattie and Beattie 1939; Caughey 1970). In order to meet their needs, the Spaniards embarked upon a formal expedition in 1806 to find potential locations within what is now the San Bernardino Valley. As a result, by 1810, Father Francisco Dumetz of Mission San Gabriel had succeeded in establishing a religious site, or capilla, at a Cahuilla rancheria called Guachama (Beattie and Beattie 1939). San Bernardino Valley received its name from this site, which was dedicated to San Bernardino de Siena by Father Dumetz. The Guachama rancheria was located in present-day Bryn Mawr in San Bernardino County.

These early colonization efforts were followed by the establishment of estancias at Puente (circa 1816) and San Bernardino (circa 1819) near Guachama (Beattie and Beattie 1939). These efforts were soon mirrored by the Spaniards from Mission San Luis Rey, who in turn established a presence in what is now Lake Elsinore, Temecula, and Murrieta (Chapman 1921). The indigenous groups who occupied these lands were recruited by missionaries, converted, and put to work in the missions (Pourade 1961). Throughout this period, the Native American populations were decimated by introduced diseases, a drastic shift in diet resulting in poor nutrition, and social conflicts due to the introduction of an entirely new social order (Cook 1976).

Mexico achieved independence from Spain in 1822 and became a federal republic in 1824. As a result, both Baja and Alta California became classified as territories (Rolle 1969). Shortly thereafter, the Mexican Republic sought to grant large tracts of private land to its citizens to begin to encourage immigration to California and to establish its presence in the region. Part of the establishment of power and control included the desecularization of the missions circa 1832. These same missions were also located on some of the most fertile land in California and, as a result, were considered highly valuable. The resulting land grants, known as "ranchos," covered expansive portions of California and by 1846, more than 600 land grants had been issued by the Mexican government. Rancho Jurupa was the first rancho to be established and was issued to Juan Bandini in 1838. Although Bandini primarily resided in San Diego, Rancho Jurupa was located in what is now Riverside County (Pourade 1963). A review of Riverside County place names quickly illustrates that many of the ranchos in Riverside County lent their names to present-day locations, including Jurupa, El Rincon, La Sierra, El Sobrante de San Jacinto, La Laguna (Lake Elsinore), Santa Rosa, Temecula, Pauba, San Jacinto Nuevo y Potrero, and San Jacinto Viejo (Gunther 1984). As was typical of many ranchos, these were all located in the valley environments

within western Riverside County.

The treatment of Native Americans grew worse during the Rancho Period. Most of the Native Americans were forced off of their land or put to work on the now privately-owned ranchos, most often as slave labor. In light of the brutal ranchos, the degree to which Native Americans had become dependent upon the mission system is evident when, in 1838, a group of Native Americans from Mission San Luis Rey petitioned government officials in San Diego to relieve suffering at the hands of the rancheros:

> We have suffered incalculable losses, for some of which we are in part to be blamed for because many of us have abandoned the Mission … We plead and beseech you … to grant us a Rev. Father for this place. We have been accustomed to the Rev. Fathers and to their manner of managing the duties. We labored under their intelligent directions, and we were obedient to the Fathers according to the regulations, because we considered it as good for us. (Brigandi 1998:21)

Native American culture had been disrupted to the point where they could no longer rely upon prehistoric subsistence and social patterns. Not only does this illustrate how dependent the Native Americans had become upon the missionaries, but it also indicates a marked contrast in the way the Spanish treated the Native Americans compared to the Mexican and United States ranchers. Spanish colonialism (missions) is based upon utilizing human resources while integrating them into their society. The Mexican and American ranchers did not accept Native Americans into their social order and used them specifically for the extraction of labor, resources, and profit. Rather than being incorporated, they were either subjugated or exterminated (Cook 1976).

By 1846, tensions between the United States and Mexico had escalated to the point of war (Rolle 1969). In order to reach a peaceful agreement, the Treaty of Guadalupe Hidalgo was put into effect in 1848, which resulted in the annexation of California to the United States. Once California opened to the United States, waves of settlers moved in searching for gold mines, business opportunities, political opportunities, religious freedom, and adventure (Rolle 1969; Caughey 1970). By 1850, California had become a state and was eventually divided into 27 separate counties. While a much larger population was now settling in California, this was primarily in the central valley, San Francisco, and the Gold Rush region of the Sierra Nevada mountain range (Rolle 1969; Caughey 1970). During this time, southern California grew at a much slower pace than northern California and was still dominated by the cattle industry that was established during the earlier rancho period. However, by 1859, the first United States Post Office in what would eventually become Riverside County was set up at John Magee's store on the Temecula Rancho (Gunther 1984).

During the same decade, circa 1852, the Native Americans of southern Riverside County, including the Luiseño and the Cahuilla, thought they had signed a treaty resulting in their

ownership of all lands from Temecula to Aguanga east to the desert, including the San Jacinto Valley and the San Gorgonio Pass. The Temecula Treaty also included food and clothing provisions for the Native Americans. However, Congress never ratified these treaties, and the promise of one large reservation was rescinded (Brigandi 1998).

With the completion of the Southern Pacific Railroad in 1869, southern California saw its first major population expansion. The population boom continued circa 1874 with the completion of connections between the Southern Pacific Railroad in Sacramento to the transcontinental Central Pacific Railroad in Los Angeles (Rolle 1969; Caughey 1970). The population influx brought farmers, land speculators, and prospective developers to the region. As the Jurupa area became more and more populated, circa 1870, Judge John Wesley North and a group of associates founded the city of Riverside on part of the former rancho.

Although the first orange trees were planted in Riverside County circa 1871, it was not until a few years later when a small number of Brazilian navel orange trees were established that the citrus industry truly began in the region (Patterson 1971). The Brazilian navel orange was well suited to the climate of Riverside County and thrived with assistance from several extensive irrigation projects. At the close of 1882, an estimated half a million citrus trees were present in California. It is estimated that nearly half of that population was in Riverside County. Population growth and 1880s tax revenue from the booming citrus industry prompted the official formation of Riverside County in 1893 out of portions of what was once San Bernardino County (Patterson 1971).

Shortly thereafter, with the start of World War I, the United States began to develop a military presence in Riverside County with the construction of March Air Reserve Base. During World War II, Camp Haan and Camp Anza were constructed in what is now the current location of the National Veteran's Cemetery. In the decades that followed, populations spread throughout the county into Lake Elsinore, Corona, Norco, Murrieta, and Wildomar. However, a significant portion of the county remained largely agricultural well into the 1970s. Following the 1970s, Riverside saw a period of dramatic population increase as the result of new development, more than doubling the population of the county with a population of over 1.3 million residents (Patterson 1971).

General History of the City of Fontana

In 1869, Andrew Jackson Pope, cofounder of the Pope & Talbot Company, a lumber dealer based out of San Francisco (Ancestry.com 2009a, 2009b; University of Washington Libraries, Special Collections 2018), purchased 3,840 acres of land in San Bernardino County as part of the Land Act of 1820. "During the ensuing years, Andrew Pope and W.C. Talbot acquired other properties in the West, chiefly in California. By 1874, they owned a real estate empire, including almost 80,000 acres of ranch lands" (World Forestry Center 2017).

Pope passed away in 1878 amid water rights conflicts between grant owners (himself) and settlers surrounding his Fontana-area lands. As a result of the water rights conflict, in which the

United States Supreme Court sided with the grant owners, the Lytle Creek Water Company was formed in 1881. The purpose of the Lytle Creek Water Company was to:

> [U]nify the interests of appropriators to the stream, to fight the grant owners. These latter had the law on their side, but the settlers had the water, and were holding and using it. An injunction was issued in favor of the grant owners, restraining the settlers from using the water, but it was never enforced. The conflict was a long and bitter one. In the meantime, the grant owners, and others operating with them, quietly bought up the stock of the Lytle Creek Water Company, until enough to control it was secured, and sold out these rights to the projectors of the Semi-tropic Land and Water Company, with the riparian lands, which movement seems to have quieted the conflict. (Hall 1888)

The Semi-Tropic Land and Water Company was incorporated in 1887. That year, the company platted the settlement of Rosena, but no structures were erected. By 1888, the company had acquired "something more than twenty-eight thousand five hundred acres of land, embracing the channel of Lytle creek for ten miles" (Hall 1888). In the early 1900s:

> The use of the automobile had grown considerably … and there was a need for better roads, the The National Old Trails (N.O.T.) Association was organized to promote a highway between Los Angeles and New York; which was aligned close to the tracks of the AT & Santa Fe railroad through California and Arizona, passing through Fontana. (Whittall 2020)

In 1903, San Bernardino contractor and agriculturist A.B. Miller and "his pioneer Fontana Development Company purchased Rosena and by 1905, had begun the building of a farming complex that included an assortment of barns, dining rooms, a 200-man bunk house, a kitchen, a company store, as well as the ranch house used by the foreman" (Anicic 1982). By 1906, Miller had also taken over the remainder of the Semi-Tropic Land and Water Company assets and created the Fontana Farms Company and the Fontana Land Company. Afterward, Miller oversaw the construction of an irrigation system that utilized the water from Lytle Creek, as well as the planting of "half a million eucalyptus saplings as windbreaks" (Cornford 1995).

In 1913, the town of Fontana was platted between Foothill Boulevard and the Santa Fe railroad tracks. That year, Foothill Boulevard was improved "and the Automobile Club of Southern California's map of 1912 shows the N.O.T. highway running on the north side of the Santa Fe Railroad, passing through Rialto and heading straight, west until reaching Cucamonga" (Whittall 2020). Much of the land to the south of the Fontana townsite was utilized as a hog farm, while the remainder of the Fontana Farms Company land was subdivided into small farms. The smaller "starter farms" were approximately 2.5 acres and the new owner was able to choose

between grapevines or walnut trees, all supplied by the Fontana Farms nursery.

"In 1926, the N.O.T. alignment became part of the newly created U.S. Highway 66. And it was gradually improved and widened after that date" (Whittall 2020). "By 1930 the Fontana Company had subdivided more than three thousand homesteads, half occupied by full-time settlers, some of them immigrants from Hungary, Yugoslavia, and Italy" (Cornford 1995).

Kaiser Steel was founded in Fontana in the 1940s and became one of the main producers of steel west of the Mississippi River. The facility was financed and built by the wartime government agency known as the Defense Plant Corporation (DPC) and was one of two steel plants in the west (Graves 2009). To provide for his workers' health needs, Henry J. Kaiser constructed the Fontana Kaiser Permanente medical facility, which is now the largest managed care organization in the United States. According to Cornford (1995):

> For hundreds of Dustbowl refugees from the Southwest, still working in the orchards at the beginning of World War Two, Kaiser Steel was the happy ending to the Grapes of Wrath. Construction of the mill drained the San Bernardino Valley of workers, creating an agricultural labor shortage that was not relieved until the coming of the *braceros* in 1943. Kaiser originally believed that he could apply his Richmond methods to shaping the Fontana workforce: leaving the construction crews in place and "training them in ten days to make steel" under the guidance of experts hired from the East. But he underestimated the craft knowledge and folklore, communicated only through hereditary communities of steelworkers, that were essential to making steel. Urgent appeals, therefore, were circulated through the steel valleys of Pennsylvania, Ohio, and West Virginia, recruiting draft-exempt steel specialists for Fontana.
>
> The impact of five thousand steelworkers and their families on local rusticity was predictably shattering. The available housing stock in Fontana and western San Bernardino County (also coveted by incoming military families) was quickly saturated. With few zoning ordinances to control the anarchy, temporary and substandard shelters of every kind sprouted up in Fontana and neighboring districts like Rialto, Bloomington, and Cucamonga. Most of the original blast furnace crew was housed in a gerrybuilt trailer park known affectionately as "Kaiserville." Later arrivals were often forced to live out of their cars. The old Fontana Farms colonists came under great pressure to sell to developers and speculators. Others converted their chicken coops to shacks and rented them to single workers—a primitive housing form that was still common through the 1950s.
>
> Although areas of Fontana retained their Millerian charm, especially the redtiled village center along Sierra with its art-deco theater and prosperous stores,

boisterous, often rowdy, juke joints and roadhouses created a different ambience along Arrow Highway and Foothill Boulevard. Neighboring Rialto—presumably the location of Eddie Mars's casino in Chandler's *The Big Sleep* —acquired a notorious reputation as a wide-open gambling center and L.A. mob hangout (a reputation which it has recovered in the 1990s as the capital of the Inland Empire's crack gangs). Meanwhile the ceaseless truck traffic from the mill, together with the town's adjacency to Route 66 (and, today, to Interstates 10 and 15), made Fontana a major regional trucking center, with bustling twenty-four-hour fuel stops and cafes on its outskirts …

Boomtown Fontana of the 1940s ceased to be a coherent community or cultural fabric. Instead it was a colorful but dissonant *bricolage* of Sunkist growers, Slovene chicken ranchers, gamblers, mobsters, over-the-road truckers, industrialized Okies, *braceros*, the Army Air Corps (at nearby bases), and transplanted steelworkers and their families.

Wallis (2018) elaborates:

Towards the tail end of the war, Kaiser would propose a massive steel deal in an attempt to rejuvenate the Kaiser steel company. This deal would expand the company because Kaiser foresaw a spike in postwar steel production. "At one point he became expansive in the outlining of Los Angeles' probable role in the immense industrial development of Southern California. [3] Kaiser had a feeling that not only would items like washing machines and stove production spike after the war but rail and automobile production would spike as well. "…overall steel production of 1,800,000 a year of steel products ranging from ships, washing machines, housing structural shapes, utensils, roofing and stoves to rails and sheet metal for tinplate and most size pipes." [4] Kaisers deal and his bold productions would see the companies steel production increase greatly after the war to a point where it actually is said to have broken steel production records. "Henry J. Kaiser said in a year-end statement today that a record breaking 853,000 tons of steel ingots were produced at the Fontana plant in 1948.

Following the war:

… the [Kaiser] Health Plan in Fontana went public, and with the strong support of labor unions like the Retail Clerks International Union and the International Longshoremen and Warehousemen Union it began to grow throughout the region. The first facility outside of Fontana was established in Harbor City in 1950 when

the entire West Coast ILWU signed up for the plan. (Cushing 2013)

At that time, Henry Kaiser expanded his efforts beyond the steel mill itself and into experimental aviation and mass-produced housing. Although his "venture into experimental aviation was short-lived," he had "substantial success" in the field of mass-produced housing. "For two decades he had been building homes for his dam and shipyard workers, even master planning entire communities" (Cornford 1995). "Shortly after V-J Day Kaiser dramatically announced a 'housing revolution'" consisting of "'a nearly 100 mile plant-to-site assembly line' in Southern California (where he predicted that immigration would reach a million per year in the immediate postwar period)" (Cornford 1995). This assembly line consisted of the "construction of ten thousand prefabricated homes in the Westchester, North Hollywood, and Panorama City areas" (Cornford 1995):

> After the turbulent, sometimes violent, transitions of the 1940s, Fontana settled down into the routines of a young milltown. The Korean War boom enlarged the Kaiser workforce by almost 50 per cent and stimulated a new immigration from the East that reinforced the social weight of traditional steelworker families. The company devoted new resources to organizing the leisure time of its employees, while the union took a more active role in the community. The complex craft subcultures of the plant intersected with ethnic self-organization to generate competing cliques and differential pathways for mobility. At the same time, the familiar sociology of plant-community interaction was overlaid by lifestyles peculiar to Fontana's Millerian heritage and its location on the borders of metropolitan Los Angeles and the Mojave Desert. Although locals continued to joke that Fontana was just Aliquippa with sunshine, it was evolving into a *sui generis* working-class community. (Cornford 1995).

The increased immigration to the area during and after the war created a housing boom equivalent to that seen in other areas focused upon wartime production, such as San Diego (City of San Diego 2007) and Seattle (Stropes et al. 2019). One of the most common architectural styles during the Post-war boom was the Minimal Traditional style. Between 1935 and 1950, the Minimal Traditional home was one of the few designs approved by the Federal Housing Administration (FHA). "In an explosion of building at the war's end, 5.1 million homes were built between 1946 and 1949. Minimal Traditionals made up a significant portion of these" (McAlester 2015). "By 1950 the Minimal Traditional was being replaced by Ranch homes. Postwar prosperity meant that larger homes could be built and financed, and the Ranch was a perfect fit for the tastes of a new decade" (McAlester 2015).

The city of Fontana was incorporated on June 25, 1952 "and shortly after, the freeway system in LA would start to divert traffic away from Route 66" (Whittall 2020). However, despite

traffic being diverted away from the Fontana area:

> In the 1950s and '60s, Fontana was home to a drag racing strip that was a venue in the NHRA circuit. Mickey Thompson's Fontana International Dragway was also referred to as Fontana Drag City or Fontana Drag Strip. The original Fontana strip is long since defunct, but the owners of NASCAR's new Auto Club Speedway opened a new NHRA-sanctioned drag strip in Fontana in mid-2006 to resurrect Fontana's drag-racing heritage. (Kiddle Encyclopedia 2022)

"In 1964, Route 66 was replaced by the freeway and two years later, Fontana joined the city of Duarte trying to have a large sign posted in San Bernardino to announce that Route 66 remained a through route into Los Angeles, they failed" (Whittall 2020).

Kaiser Steel was eventually closed in the 1980s; however, the city has since become a transportation hub for trucking due to the number of highways that intersect in the area (Anicic 2005; City of Fontana 2018).

1.3.2 Results of the Archaeological Records Search

The SCCIC records search results indicate that 28 resources have been recorded within one-half mile of the project, none of which are located within the subject property (Table 1.3–1). The recorded resources include 27 historic single-family properties and one historic farm complex. No prehistoric resources were identified within one-half mile of the project.

Table 1.3–1
Archaeological Sites Recorded Within One-Half Mile of the
Citrus and Oleander Avenue at Santa Ana Avenue Project

Site(s)	Description
P-36-026971	Historic farm complex
P-36-013862, P-36-013863, P-36-013864, P-36-026954, P-36-026955, P-36-026956, P-36-026957, P-36-026958, P-36-026959, P-36-026960, P-36-026961, P-36-026963, P-36-026964, P-36-026965, P-36-026966, P-36-026967, P-36-026968, P-36-026969, P-36-026970, P-36-027105, P-36-027106, P-36-027107, P-36,027108, P-36-027109, P-36-027110, P-36-027111, and SBR-29,056H	Historic single-family residence

The records search data also indicates that 10 cultural resource studies have been conducted within a one-half-mile radius of the subject property, one of which (McKenna 2002) intersects the subject property. The 2002 study by McKenna covered the very easternmost portion of the project (APN 255-021-17) in support of the Jurupa Hills Middle School construction project. No cultural resources were identified within the project as a result of this study. The full records search results are provided in Appendix C.

The following historic sources were also reviewed:

- The National Register of Historic Places Index
- The Office of Historic Preservation (OHP), Archaeological Determinations of Eligibility
- The OHP, Built Environment Resources Directory
- The USGS 1896 and 1955 *San Bernardino* and 1943 and 1969 *Fontana* topographic maps

With the exception of the 13 buildings identified during the survey that were constructed between 1944 and 1969 (see Section 3.3 for detailed descriptions and evaluations), no additional resources were identified as a result of any of the above sources.

BFSA also requested a SLF search from the NAHC, which did not indicate the presence of any sacred sites or locations of religious or ceremonial importance within the project. All correspondence can be found in Appendix D.

The records search and literature review suggest that there is a low potential for prehistoric sites to be contained within the boundaries of the property due to the extensive nature of past ground disturbances and the lack of natural resources often associated with prehistoric sites. The records search and literature review suggest that historic buildings and sites associated with the agricultural history of the Fontana area are the most likely cultural resources to be encountered within the Citrus and Oleander Avenue at Santa Ana Avenue Project. Therefore, based upon the records search results, there is a high potential for historic resources to be located within the project.

1.4 Applicable Regulations

Resource importance is assigned to districts, sites, buildings, structures, and objects that possess exceptional value or quality illustrating or interpreting the heritage of San Bernardino County in history, architecture, archaeology, engineering, and culture. A number of criteria are used in demonstrating resource importance. Specifically, the criteria outlined in CEQA provide the guidance for making such a determination, as provided below.

1.4.1 California Environmental Quality Act

According to CEQA (§15064.5a), the term "historical resource" includes the following:

1) A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the CRHR (Public Resources Code [PRC] SS5024.1, Title 14 CCR. Section 4850 et seq.).
2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the PRC or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the PRC, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3) Any object, building, structure, site, area, place, record, or manuscript, which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the CRHR (PRC SS5024.1, Title 14, Section 4852) including the following:

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

4) The fact that a resource is not listed in, or determined eligible for listing in the CRHR, not included in a local register of historical resources (pursuant to Section 5020.1[k] of the PRC), or identified in a historical resources survey (meeting the criteria in Section 5024.1[g] of the PRC) does not preclude a lead agency from determining that the resource may be a historical resource as defined in PRC Section 5020.1(j) or 5024.1.

According to CEQA (§15064.5b), a project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect upon the environment. CEQA defines a substantial adverse change as:

1) Substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.
2) The significance of a historical resource is materially impaired when a project:

    a) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in the CRHR; or
    b) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the PRC or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or,
    c) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the CRHR as determined by a lead agency for purposes of CEQA.

Section 15064.5(c) of CEQA applies to effects upon archaeological sites and contains the following additional provisions regarding archaeological sites:

1. When a project will impact an archaeological site, a lead agency shall first determine whether the site is a historical resource, as defined in subsection (a).
2. If a lead agency determines that the archaeological site is a historical resource, it shall refer to the provisions of Section 21084.1 of the PRC, Section 15126.4 of the guidelines, and the limits contained in Section 21083.2 of the PRC do not apply.
3. If an archaeological site does not meet the criteria defined in subsection (a), but does meet the definition of a unique archaeological resource in Section 21083.2 of the PRC, the site shall be treated in accordance with the provisions of Section 21083.2. The time and cost limitations described in PRC Section 21083.2(c-f) do not apply to surveys and site evaluation activities intended to determine whether the project location contains unique archaeological resources.
4. If an archaeological resource is neither a unique archaeological nor historical resource, the effects of the project upon those resources shall not be considered a significant effect upon the environment. It shall be sufficient that both the resource and the effect upon it are noted in the Initial Study or Environmental Impact Report, if one is prepared

to address impacts on other resources, but they need not be considered further in the CEQA process.

Section 15064.5(d) and (e) contain additional provisions regarding human remains. Regarding Native American human remains, paragraph (d) provides:

(d) When an Initial Study identifies the existence of, or the probable likelihood of, Native American human remains within the project, a lead agency shall work with the appropriate Native Americans as identified by the NAHC, as provided in PRC SS5097.98. The applicant may develop an agreement for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American burials with the appropriate Native Americans as identified by the NAHC. Action implementing such an agreement is exempt from:

1) The general prohibition on disinterring, disturbing, or removing human remains from any location other than a dedicated cemetery (Health and Safety Code Section 7050.5).
2) The requirements of CEQA and the Coastal Act.

2.0 RESEARCH DESIGN

The primary goal of the research design is to attempt to understand the way in which humans have used the land and resources within the project area through time, as well as to aid in the determination of resource significance. For the current project, the study area under investigation is in the city of Fontana in the southwestern portion of San Bernardino County. The scope of work for the cultural resources study conducted for the Citrus and Oleander Avenue at Santa Ana Avenue Project included the survey of a 24.43-acre area and the assessment of 13 buildings constructed between 1944 and 1969. Given the area involved, the research design for this project was focused upon realistic study options. Since the main objective of the investigation was to identify the presence of and potential impacts to cultural resources, the goal is not necessarily to answer wide-reaching theories regarding the development of early southern California, but to investigate the role and importance of the identified resources. Nevertheless, the assessment of the significance of a resource must take into consideration a variety of characteristics, as well as the ability of the resource to address regional research topics and issues.

Although survey programs are limited in terms of the amount of information available, several specific research questions were developed that could be used to guide the initial investigations of any observed cultural resources:

- Can located cultural resources be associated with a specific time period, population, or individual?
- Do the types of located cultural resources allow a site activity/function to be determined from a preliminary investigation? What are the site activities? What is the site function? What resources were exploited?
- How do the located sites compare to others reported from different surveys conducted in the area?
- How do the located sites fit existing models of settlement and subsistence for the region?

For the historic structures located within the project, the research process was focused upon the built environment and those individuals associated with the ownership, design, and construction of the buildings within the project footprint. Although historic structure evaluations are limited in terms of the amount of information available, several specific research questions were developed that could be used to guide the initial investigations of any observed historic resources:

- Can the building be associated with any significant individuals or events?
- Is the building representative of a specific type, style, or method of construction?
- Is the building associated with any nearby structures? Does the building, when studied

with the nearby structures, qualify as a contributor to a potential historic district?

- Was the building designed or constructed by a significant architect, designer, builder, or contractor?

Data Needs

At the survey level, the principal research objective is a generalized investigation of changing settlement patterns in both the prehistoric and historic periods within the study area. The overall goal is to understand settlement and resource procurement patterns of the project area occupants. Further, the overall goal of the historic structure assessment is to understand the construction and use of the buildings within their associated historic context. Therefore, adequate information on site function, context, and chronology from both an archaeological and historic perspective is essential for the investigation. The fieldwork and archival research were undertaken with the following primary research goals in mind:

1) To identify cultural and historic resources occurring within the project;
2) To determine, if possible, site type and function, context of the deposit, and chronological placement of each cultural resource identified, and the type, style, and method of construction for any buildings;
3) To place each cultural resource identified within a regional perspective;
4) To identify persons or events associated with any buildings and their construction; and
5) To provide recommendations for the treatment of each cultural and historic resource identified.

3.0 ANALYSIS OF PROJECT EFFECTS

The cultural resources study of the project consisted of an institutional records search, an intensive cultural resource survey of the entire 24.43-acre project, and the detailed recordation of all identified cultural resources. This study was conducted in conformance with City of Fontana environmental guidelines, Section 21083.2 of the California PRC, and CEQA. Statutory requirements of CEQA (Section 15064.5) were followed for the identification and evaluation of resources. Specific definitions for archaeological resource type(s) used in this report are those established by the State Historic Preservation Office (SHPO 1995).

3.1 Methods

3.1.1 Archival Research

Records relating to the ownership and developmental history of this project were sought to identify any associated historic persons, historic events, or architectural significance. Records research was conducted at the BFSA research library, the SCCIC, the Fontana Historical Society, the Fontana Public Library, and the offices of the San Bernardino Assessor/County Recorder/County Clerk. Sanborn Fire Insurance maps were searched for at the San Diego Public Library. Appendix E contains maps of the property, including historic USGS maps from 1896, 1943, 1955, 1959, 1969, 1975, 1980, and 1985 and the current Assessor's parcel map. No Sanborn maps are available as the property is outside the Fontana coverage areas.

3.1.2 Survey Methods

The survey methodology employed during the current investigation followed standard archaeological field procedures and was sufficient to accomplish a thorough assessment of the project. The field methodology employed for the project included walking evenly spaced survey transects set approximately 10 meters apart while visually inspecting the ground surface, including all potentially sensitive areas where cultural resources might be located. Photographs documenting survey discoveries and overall survey conditions were taken frequently. All cultural resources were recorded as necessary according to the OHP's manual, *Instructions for Recording Historical Resources,* using Department of Parks and Recreation (DPR) forms.

3.1.3 Historic Structure Assessment

Methods for evaluating the integrity and significance of the historic buildings within APNs 255-011-13, -14, -18, -19, and -25 to -30 included photographic documentation and review of available archival documents. During the survey, photographs were taken of all building elevations. The photographs were used to complete architectural descriptions of the buildings. The original core structures and all modifications made to the buildings since their initial construction were also recorded. The current setting of the buildings was compared to the historical setting of the property. This information was combined with the archival research in

order to evaluate the buildings' seven aspects of integrity and their potential significance under CEQA guidelines.

3.2 Results of the Field Survey

BFSA Field Director Clarence Hoff conducted the intensive pedestrian survey on March 15, 2022 under the direction of Principal Investigator Brian Smith. Ground visibility was limited across approximately 50 percent of the project due to residential development and associated landscaping (Plates 3.2–1 to 3.2–6). Visibility of the ground surface in the undeveloped areas was good, except for occasional areas of high grasses and weeds. As a result of the field survey, 13 single-family residences and outbuildings constructed between 1944 and 1969 were identified at 10 separate properties (APNs 255-011-13, -14, -18, -19, and -25 to -30). The historic-age buildings have been recorded as sites Temp-1 to Temp-10 with the SCCIC (Figure 3.2–1) and were subsequently evaluated for significance as part of this study. No other cultural resources were observed during the survey of the project.

3.3 Historic Structure Analysis

Within the boundaries of the subject property, 13 historic-age buildings have been identified (see Table 0.1–1 and Figure 3.3–1). DPR site forms were submitted to the SCCIC on September 30, 2022. Once processed, the SCCIC will assign the new resources permanent site numbers. The following section provides the pertinent field results for the significance evaluations for sites Temp-1 to Temp-10 located within the project boundaries, which were conducted in accordance with City of Fontana guidelines and site evaluation protocols. Descriptions and significance evaluations of the historic resources are provided below.

3.3.1 History of the Project Area

Site Temp-1 (10818 Oleander Avenue – APN 255-011-28)

The County of San Bernardino Parcel Information Management System (PIMS) indicates that the 10818 Oleander Avenue building was constructed in 1968 while the property was owned by either Philip P. and Josephine Modica, or Raymond L. and Marion J. Berry, who purchased the property from the Modicas in December of that year.

Philip and Josephine (née LoPorto) Modica were both born in Italy in 1909 and 1911, respectively. Josephine Modica moved to the United States with her family in 1920, settling in Bloomington, California (Ancestry.com 2002). In 1933, Philip and Josephine Modica had a daughter, Mary Ann (Ancestry.com 2005). In 1940, they lived on East 5th Street in Ontario, California, where Philip owned a liquor store (Ancestry.com 2012a). By 1950, they had moved to Rice Road in Riverside, California, where Philip worked as a rancher (Ancestry.com 2022a).

Plate 3.2–1: Overview of the project from the southwest corner, facing north.

Plate 3.2–2: Overview of the project from the southwest corner, facing northeast.

Plates 3.2–1 and 3.2–2

The Citrus and Oleander Avenue at Santa Ana Avenue Project

Plate 3.2–3: Overview of the project from the southwest corner, facing east.

Plate 3.2–4: Overview of the project from the southeast corner, facing northwest.

Plates 3.2–3 and 3.2–4

The Citrus and Oleander Avenue at Santa Ana Avenue Project

Plate 3.2–5: Overview of the project from the northeast corner, facing south.

Plate 3.2–6: Overview of the project from the northeast corner, facing west.

Plates 3.2–5 and 3.2–6

The Citrus and Oleander Avenue at Santa Ana Avenue Project

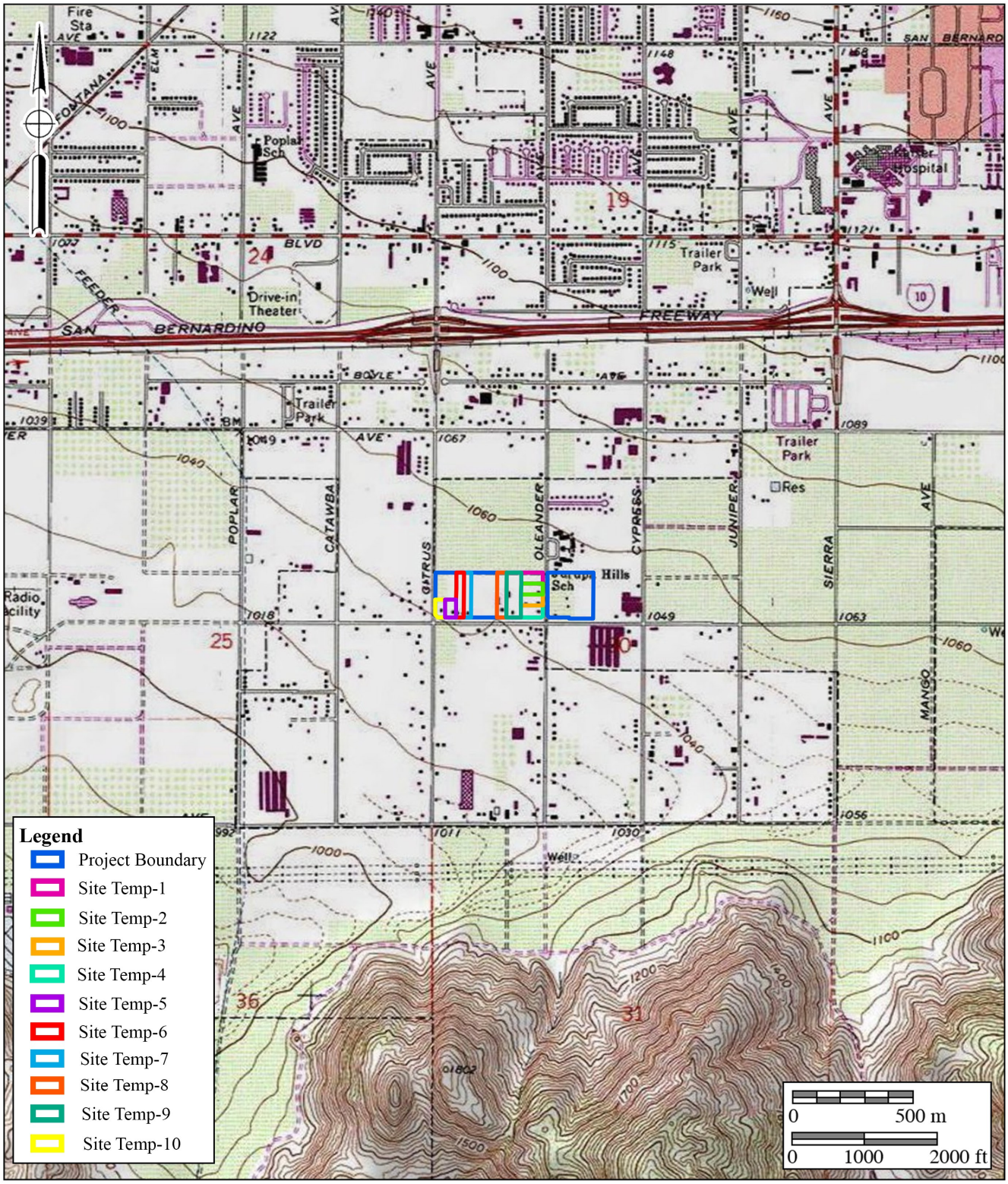

Figure 3.2–1

Cultural Resource Location Map

The Citrus and Oleander Avenue at Santa Ana Avenue Project

USGS *Fontana* Quadrangle (7.5-minute series)

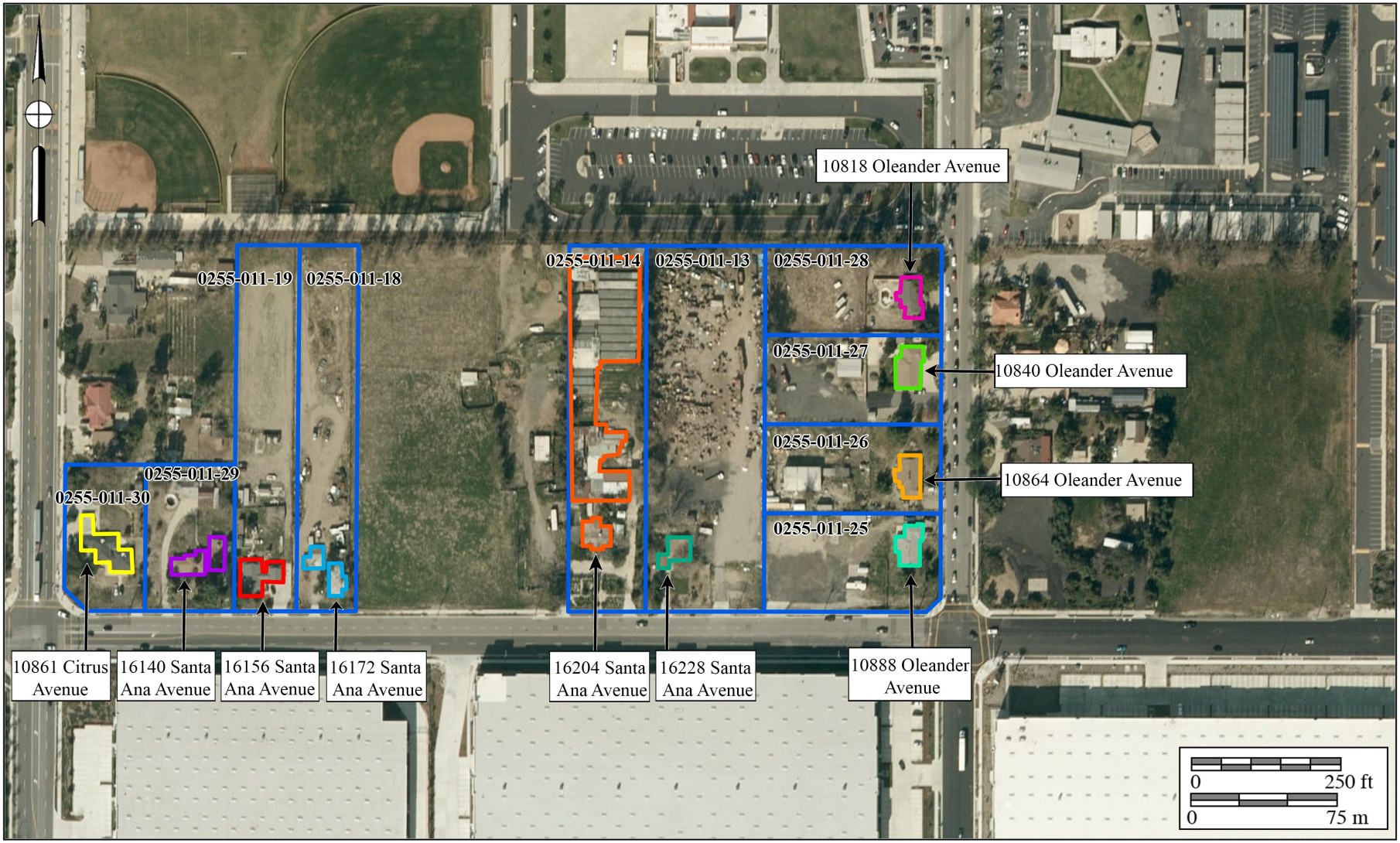

Figure 3.3–1

Historic Structure Location Map

The Citrus and Oleander Avenue at Santa Ana Avenue Project

The Modicas originally owned much of the area surrounding the project, including farm lots 749, 756, and 757 (APNs 255-011-27 and -28) of the Semi-Tropic Land and Water Company. Farm lots 749 and 756 were sold in 1956; however, the subject property, "the East five acres of Farm Lot 757," was not sold until 1968 (*San Bernardino County Sun* 1956). According to PIMS ownership records, in 1969, Farm Lot 757 was further divided into "the North 150 feet" (APN 255-011-27) and "the South 150 feet [APN 255-011-28] of the North 300 feet of the East 5 acres."

After purchasing the property from the Modicas in December 1968, the Berrys only owned the property for one year and in 1969, sold to husband and wife, LeRoy Edward Perez, Jr. and Alice Marie Perez. Raymond Berry was born in Iowa in 1919 and Marion Berry in India in 1922. In 1950, the Berrys were living in El Monte, California, where Raymond worked as a cabinet maker (Ancestry.com 2022a). By 1953, his occupation was listed in city directories as a building contractor (Ancestry.com 2011a).

As Berry was a building contractor in the 1950s and 1960s and the 10818 Oleander Avenue building was constructed in 1968 while owned by either the Modicas or the Berrys, it is likely that Berry built the residence, subdivided the property, and then sold the northern half, which included the 10818 Oleander Avenue building, to LeRoy and Alice Perez. Berry likely also constructed the 10840 Oleander Avenue residence (Temp-2; APN 255-011-27); however, no information about other buildings outside the project constructed by Berry could be located. By 1993, Berry was living in Upland, California, where he passed away in 2003 (Ancestry.com 2010a, 2014a).

LeRoy Perez, Jr. was born in Saticoy, California, in 1940 (Ancestry.com 2020) and in 1960, he married Alice (*Press-Enterprise* 2010). The couple moved into the home at 10818 Oleander Avenue in 1969 after purchasing it from the Berrys. Very little information about the Perez family could be located other than the two having a daughter in 1976 (*San Bernardino County Sun* 1976). The Perezes owned the property until 2000, when LeRoy Perez, Jr. quitclaimed ownership to Alice after they were divorced. LeRoy Perez, Jr. passed away in Riverside, California, and Alice Perez is still the current owner of the property.

Site Temp-2 (10840 Oleander Avenue – APN 255-011-27)

The 10840 Oleander Avenue building was constructed on APN 255-011-27, which is described as the "South 150 feet of the North 300 feet of the East five acres of Farm Lot 757." The County of San Bernardino PIMS indicates that the 10840 Oleander Avenue building was constructed in 1969 while the property was owned by either Raymond and Marion Berry or John B. and Judy M. Roberts, who purchased the property from the Berrys in March of that year. Since Raymond Berry was a building contractor in the 1950s and 1960s and the 10840 Oleander Avenue building was constructed in 1969 while owned by either the Berrys or the Robertses, it is likely that Berry built the residence, subdivided the property, and then sold the southern portion, including the 10840 Oleander Avenue building, to John and Judy Roberts.

John Roberts, Jr. was born in 1945 and Judy (née Gage) (Plate 3.3–1) in 1948. John and Judy Roberts were married in 1968 (Ancestry.com 2017a). At the time, Judy was a recent graduate of Bloomington High School and John worked for Bourns Laboratories, Inc. (*San Bernardino County Sun* 1968). Bourns Laboratories, Inc. designed, developed, and tested precision instruments for aircraft and guided missiles (*San Bernardino County Sun* 1952a). The couple owned the property until 1972, when they sold it to Cletis Joseph and Darlyne Nellie Ross.

Plate 3.3–1: Judy Roberts. (*Photograph courtesy of San Bernardino County Sun 1968*)

Cletis Ross was born in Nebraska in 1920. He was enlisted in the Military Police Corps in June 1945 for a two- to three-year service (Ancestry.com 2019). In 1948, he married Darlyne Weiler in Enumclaw, Washington. By 1950, the couple had two children, Marlene and Milton, and had moved to King, Washington, where Cletis worked as a timber faller (Ancestry.com 2022a). Records indicate that the family lived in Montana, New Mexico, and Washington before moving to the 10840 Oleander Avenue property in 1970, where Cletis worked as a truck driver (*San Bernardino County Sun* 1973).

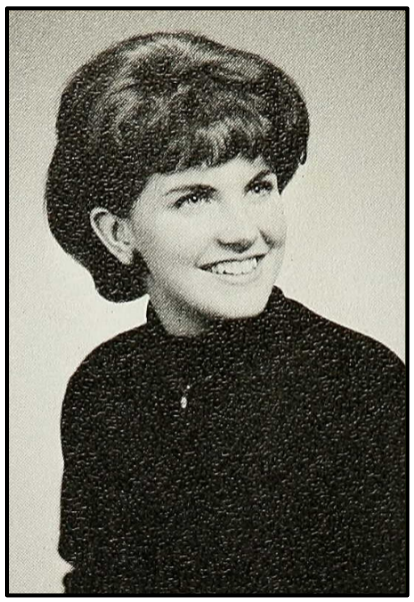

Plate 3.3–2: Elizabeth Warner. (*Photograph courtesy of Ancestry.com*)

In 1976, Daniel W. and Elizabeth A. (née Robley) Warner purchased the property. Elizabeth Warner (Plate 3.3–2) was born in New York in 1947 and Daniel Warner in New York in 1943 (Ancestry.com 2020, 2022a). The couple was married in New York in 1966 (Ancestry.com 2017b).

A year after purchasing the 10840 Oleander Avenue property, Daniel Warner began a company called RW Ranch with his father-in-law, Robert Robley. The RW Ranch was located at 13955 Santa Ana Avenue, to the east of the subject property (*San Bernardino County Sun* 1977). In 1988, Daniel Warner opened a new business at the 10840 Oleander Avenue address called Snack Masters of the Universe (*San Bernardino County Sun* 1988).

In 1992, a Linda Warner was recorded as residing at the 10840 Oleander Avenue property, then in 1994, the property was listed for sale as a horse property (Ancestry.com 2010a; *San Bernardino County Sun* 1994), at which time it appears the Warner family moved to Aurora, Colorado (*San Bernardino County Sun* 1996). However, the property was not officially sold until 1997, when it was purchased by Jose and Armando Alvarado.

Between 2001 and 2002, the property was occupied by a M. Alvarado (Ancestry.com 2005). In 2002, Armando Alvarado transferred his share of the property to Jose and Luz Alvarado, who are the current owners of the property.

Site Temp-3 (10864 Oleander Avenue – APN 255-011-26)

The 10864 Oleander Avenue building was constructed on APN 0255-011-26, which is described as the "South 150 feet of the North 450 feet of the East five acres of Farm Lot 757." The County of San Bernardino PIMS indicates that the 10864 Oleander Avenue building was constructed in 1969 while the property was owned by either Jerry LeRoy and Audrey Jean Nugent or Monty D., Suzanne R., Albert O., and Phyllis I. Fisher, who purchased the property from the Nugents in April of that year. Jerry Nugent was a building contractor and likely constructed the 10864 Oleander Avenue residence.

Jerry Nugent was born in Michigan in 1937. Between 1940 and 1950, he had moved to San Bernardino with his parents and sister (Ancestry.com 2022a). In 1956, he married Audrey Coffey of Montana in Clark County, Nevada (Plate 3.3–3) (Ancestry.com 2007a).

Plate 3.3–3: Audrey and Jerry Nugent. (*Photograph courtesy of San Bernardino Sun 1965b*)

Jerry Nugent worked as a building contractor and land developer and, in 1964, he purchased a 58-acre parcel in Rialto with Raymond Berry and two couples, likely as a development investment (*San Bernardino County Sun* 1964a). That same year, Edna Rybczynski and Jerry Nugent filed a tentative tract map "for a nine-lot subdivision on the south side of Athol Street between Lemon Street and Oleander Avenue" (*San Bernardino County Sun* 1964b). In 1965, the City of Fontana Planning Commission approved the map for three of the lots (*San Bernardino County Sun* 1965a).

In 1966, the Nugents were living on Merrill Avenue but were building a new home on Blanchard Avenue (*San Bernardino County Sun* 1966). No records could be located indicating that they ever lived at the 10864 Oleander Avenue property. In the 1970s, Jerry Nugent applied for year-long extensions for tract maps on San Bernardino Avenue and Cypress Avenue; however, it is unclear if either planned development was ever constructed by Nugent (*San Bernardino County Sun* 1974, 1975). By 1978, the Nugents had moved to Loma Linda, where they lived until their deaths in 2006 (Jerry) and 2019 (Audrey) (Ancestry.com 2022b).

The 10864 Oleander Avenue property was purchased by two couples, Monty and Suzanne (née Morariu) Fisher and Monty's parents, Albert and Phyllis (née Meier) Fisher in 1969 (Ancestry.com 2007b). Monty, Albert, and Phyllis Fisher were all born in Illinois in 1947, 1923,

and 1922, respectively. Albert and Phyllis were married in Illinois in 1943 (*Freeport Journal-Standard* 1943). By 1950, they still lived in Illinois where Albert Fisher worked as a machinist (Ancestry.com 2022a). Between 1950 and 1952, Albert and Phyllis Fisher relocated to Compton, California, where Albert worked as a machinist for Western Gear Works (Ancestry.com 2011a).

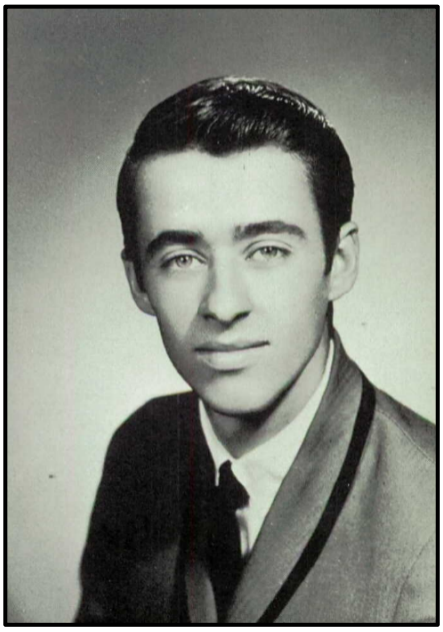

Plate 3.3–4: Monty Fisher in 1965. (*Photograph courtesy of Ancestry.com*)

Monty Fisher primarily grew up in the Los Angeles area and went to Downey High School. He transferred to Dakota High School in Dakota, Illinois, for his senior year (Plate 3.3–4). After graduating, Monty Fisher returned to California and married Suzanne Morariu in Los Angeles in 1967 when she was 18 and he was 20 (Ancestry.com 2007c). Monty and Suzanne Fisher were divorced in 1972 and in 1973, Suzanne quitclaimed her portion of the 10864 Oleander Avenue property to Monty and his parents (Ancestry.com 2007b). In 1974, Monty Fisher quitclaimed his portion of the property to his parents.

It is unclear if Monty and Suzanne Fisher resided at the property the entire time they owned it, but public records indicate that Albert and Phyllis Fisher resided at the home in 1987. Records also indicate that Monty Fisher lived at the home between 1989 and 2020, an Angelique Fisher lived at the home between 1991 and 1995, and a Jean Fisher lived at the home between 2000 and 2009. It is unclear what the relationship is between Monty Fisher and Angelique and Jean Fisher.

After Albert Fisher passed away in 2005 and Phyllis Fisher passed away in 2019, ownership of the property transferred back to Monty Fisher and his then wife, Tina Wang Fisher, in 2021. Monty and Tina Fisher are the current owners of the property.

Site Temp-4 (10888 Oleander Avenue – APN 255-011-25)

The 10888 Oleander Avenue building was constructed on APN 255-011-25, which is described as the "East five acres of Farm Lot 757… EXCEPT therefrom the North 450 feet." The County of San Bernardino PIMS indicates that the 10888 Oleander Avenue building was constructed in 1969 while the property was owned by either Jerry and Audrey Nugent or Edward F. Zinger, who purchased the property from the Nugents in March of that year. Since Jerry Nugent was a building contractor and developer, he likely constructed the 10888 Oleander Avenue residence.

Edward Zinger was born in Iowa in 1913. "He grew up in Davenport and moved to California in 1959" (*The Dispatch* 1991). Zinger purchased the property from the Nugents in 1969 and in 1970, married Glenna Anne Doubles (Ancestry.com 2007c). In 1975, Glenna Zinger was added to the title. The couple lived at the home until 1985, when they moved to Poulsbo,

Washington (*The Dispatch* 1991) and sold the property to Patrick Scott Mervine, Jr.

Mervine appears to have lived at the home with his parents, Patrick J. and Darriel Mervine and his brother, Steven Mervine. Patrick Mervine, Jr. was born in Orange, California, in 1963 and in 1983, "completed recruit training at the Naval Training Center, San Diego" (*San Bernardino County Sun* 1983). Steven Mervine graduated from Fontana High School in 1982 and joined the Marines in November 1983. In 1985, Steven Mervine "completed the aviation electricians mate course" (*San Bernardino County Sun* 1985a).

Public records indicate that in 1988, Theresa Mervine, likely Patrick Mervine, Jr.'s sister, was recorded as living at 10888 Oleander Avenue and between 1988 and 2008, Shannon G. Derrick is recorded as living at the home. In 1989, Lyndon R. Wood resided at the property and in 1990, Patrick Mervine, Jr. resided at the property. In 1993, Darriel Mervine lived at the home. In 1995, Patrick Mervine, Jr. added his father, Patrick Mervine, Sr., to the deed, but then sold the property to Leonard P. and Shannon G. (née) Zarzecki.

Between 1998 and 2006, Patricia A. Thomas was recorded as residing at the home and between 1998 and 2008, Leonard Zarzecki, Jr. lived at the property. In 2000, the property was sold to Vicente Coronado, who lived at the home until at least 2002. In 2005, the property was sold to Jose M. Carpio. Between 2005 and 2013, Carpio resided at the property and between 2008 and 2012, Adriana Carpio is also listed as residing at 10888 Oleander Avenue. Between 2002 and 2010, Miguel Angel Garza lived at the home.

In 2011, the property was seized by Bank of America. In 2012, it was sold to Javier and Consuelo Wells Romero, who quitclaimed it to Bank of America, who quitclaimed it to THPI Acquisition Holdings, LLC. THPI Acquisition Holdings, LLC changed its name to SB TRS, LLC in 2013 and then sold the property to Casina Huang. Huang is the current owner of the property, but does not appear to have ever lived at the home. The 10888 Oleander Avenue property was occupied by Linda J. Arias between 2015 and 2017, Cathie H. Arias between 2015 and 2018, and Jose M. Arias between 2015 and 2019.

Site Temp-5 (16140 Santa Ana Avenue – APN 255-011-29)

The 16140 Santa Ana Avenue building was constructed on APN 255-011-29, which is described as "Parcel 1 of Parcel Map No. 5352." The County of San Bernardino PIMS indicates that the 16140 Santa Ana Avenue building was constructed in 1954. Unfortunately, title records for the property prior to 1979 could not be located; however, Kele and Rosa Fox were recorded as residing at the property in 1956. As they were also recorded as residing in Los Angeles County that year, it is likely that 1956 is when they moved to the property (Ancestry.com 2011a).

Kele Fox was born in Poland in 1894 (Plate 3.3–5). He immigrated to the United States from Belgium in 1914 and lived in Denver, New York, El Paso, and Los Angeles (Ancestry.com 2007d). His wife, Rosaline Soldoff, was born in Canada in 1904. The couple was married in Los Angeles in 1926 but moved to Canada between 1927 and 1929 until 1933 (Ancestry.com 2014b). In 1940, the Foxes lived in Belvedere, California, where Kele was the proprietor of a grocery store

(Ancestry.com 2012a). He joined the United States Navy in 1942 as an apprentice seaman and received the rating of painter third class (*Santa Maria Times* 1942a, 1942b). From 1942 to 1944, the foxes lived in Santa Barbara, where Kele worked as a painter (Ancestry.com 2011a). By 1950, they had moved to Los Angeles, where he was a housepainter (Ancestry.com 2022a). The Foxes moved to 16140 Santa Ana Avenue circa 1956, where they built two large chicken houses (see Temp-10; APN 255-011-30).

Plate 3.3–5: Kele Fox in 1923. (*Photograph courtesy of Ancestry.com*)

From 1956 to 1960, the property address is listed as 16140 Santa Ana Avenue; however, in 1962, the address provided for the Foxes in voter registration records is 10861 Citrus Avenue (Ancestry.com 2017c). The 10861 Citrus Avenue building (Temp-10; APN 255-011-30). According to aerial imagery, between 1959 and 1966, a prefabricated home was relocated to the property. Kele and Rose Fox had moved back to Santa Barbara by 1973, where Kele Fox passed away in 1976 (Ancestry.com 2011a).

Rose Fox continued to own the 16140 Santa Ana Avenue property until 1979. However, no directories could be located indicating who resided at the property between 1960, when the Foxes moved, and 1979, when Rose Fox sold it to Arthur and Vivian Truex and Don Walker. In 1979, the property was vacant, but the 10861 Citrus Avenue and 16140 Santa Ana Avenue residences were damaged by vandals (*San Bernardino County Sun* 1979).

Arthur L. Truex was born in Virginia in 1934. His family lived in Ohio in 1940, but by 1950, had moved to Arizona where his father was a mechanic (Ancestry.com 2012a, 2022a). They appear to have returned to Ohio not long after, as in 1953, Arthur Truex married Betty Katherine Blue in Ohio (*Lima News* 1953). Arthur and Betty Truex lived in Ohio after their marriage and had three children together, but in 1959, were divorced (*Lima Citizen* 1959, 1962). No records could be located regarding when Arthur and Vivian Truex were married or if they ever lived at the 16140 Santa Ana Avenue property, which they sold the same year they purchased it to Homero R. and Rose Marie Mora.

Plate 3.3–6: Homero Mora. (*Photograph courtesy of Ancestry.com*)

Homero Mora was born in Mexico in 1945 (Plate 3.3–6). In 1972, at 26 years old, he married 24-year-old Rose Marie Bustos in Los Angeles (Ancestry.com 2007c). After 1979, they lived at the 16140 Santa Ana Avenue property where, according to ownership records, Homero Mora worked as a plumbing laborer for 32 years. Homero Mora passed away in 2018 and ownership of the property passed to Rose Marie, who is the current owner.

Site Temp-6 (16156 Santa Ana Avenue – APN 255-011-19)

The 16156 Santa Ana Avenue building was constructed on APN 255-011-19, which was originally part of "the East 3 acres of the West 8 acres of Farm Lot 757." The County of San Bernardino PIMS indicates that the 16156 Santa Ana Avenue building was constructed in 1954.

The property was owned by the Security First National Bank of Los Angeles between 1946 and 1950. Unfortunately, title records for the property could not be located for the period between 1950 and 1972. However, Mrs. Nina L. Todd was recorded as residing at the property in 1958. She passed away in 1967 and her obituary indicates that she had resided in Fontana for 12 years (*San Bernardino County Sun* 1967a), which coincides with the 1954 construction date of the 16156 Santa Ana Avenue residence in which she lived. According to the deed, Todd's husband, Glenn Ezra Todd, took ownership of the property between 1967 and 1970 as a widower and he remarried in 1970 (Ancestry.com 2007c).

Glenn Todd was born in Missouri in 1904. Glenn and Nina (née Estes) Todd were married in Oklahoma in 1924 (Ancestry.com 2016). In 1930, the couple was living on a farm in Etiwanda, California, where Nina was a servant in the home where they lived and Glenn was a lodger working on the farm as a laborer (Ancestry.com 2002). By 1942, they were living in Orange, California, where Glenn worked for the University of Redlands (Ancestry.com 2011b). In 1950, while still living in Redlands, he worked as a ranch hand and Nina as a nurse at a rest home (Ancestry.com 2022a). No voter registration records or directory listings could be located for Glenn Todd after 1950 and, as such, it is unclear if he lived at the home with Nina, by himself, or with his second wife after Nina's death in 1967.

Plate 3.3–7: Alberta Cunningham. (*Photograph courtesy of Ancestry.com*)

In 1972, Glenn Todd sold the 16156 Santa Ana Avenue property to Howard E. and Alberta C. Cunningham (Plate 3.3–7). Howard Cunningham was born in Nebraska in 1931 and had moved to Missouri with his family by the age of nine. It is unclear when Cunningham moved from Nebraska; however, in 1963, he married Alberta Constance Sherman in Nevada (Ancestry.com 2007a). Alberta Cunningham was born in Illinois in 1926 where she lived until at least 1959 (Ancestry.com 2008). It is unknown if the couple lived at the 16156 Santa Ana Avenue property after purchasing it in 1972. In 1975, they were divorced (Ancestry.com 2007b) and the property was split in half. Howard Cunningham quitclaimed "the West one-half" of the property (APN 255-011-19) to Alberta in 1976 and retained the eastern half (APN 255-011-18). Alberta Cunningham owned her portion of the property for two more years before selling to Robert Lee and Kristina Krueger Warren in 1978.

Robert Lee Warren was born in 1949 and was recorded as residing at the 16156 Santa Ana Avenue property in 1983. The couple divorced and in 1991, Kristina married Stephen Nakagawa (Ancestry.com 2007a). In 1994, Robert Warren transferred his share of the property to Kristina.

That same year, Nakagawa also quitclaimed his share of the property to Kristina Krueger-Nakagawa, who is the current owner of the property.

Site Temp-7 (16172 Santa Ana Avenue – APN 255-011-18)

The 16172 Santa Ana Avenue building was constructed APN 255-011-18, which was originally part of "the East 3 acres of the West 8 acres of Farm Lot 757." The County of San Bernardino PIMS indicates that 16172 Santa Ana Avenue building was constructed in 1944; however, based upon aerial photographs, no structures are present on the property until the period between 1967 and 1980. As such, it is likely that the 16172 Santa Ana Avenue building was moved to its current location between those dates.

APNs 255-011-18 and -19 were not separated until 1976 and prior to that time, the property was owned by the Security First National Bank of Los Angeles from 1946 to 1950. From 1954 to 1972, the property was likely owned by Glenn and Nina Todd and then Howard Cunningham from 1972 until 1977. In 1977, Howard Cunningham sold APN 255-011-18, which by then included the 16172 Santa Ana Avenue residence, to Homer Norman and Betty Ann Silacci.

Homer Silacci was born in 1926 in San Luis Obispo, California, where he lived until at least 1962 working as a truck driver for Pacific Motor Trucking (Ancestry.com 2011a). In 1959, he married Betty Ann Wooley of Utica, Minnesota in Monterey, California (Ancestry.com 2013). The couple had moved to Santa Barbara by 1964 (Ancestry.com 2011a) and appear to have lived at 16172 Santa Ana Avenue from 1977 until Betty Silacci's death in 2008 (Ancestry.com 2010a).

Homer Silacci retained ownership of the property until 2016, when Steve Cox was given conservatorship. That same year, Cox sold the property to Summer Coulter, Joshua Hayes-McKeirnan, Michala McKeirnan, Thomas Taylor Vicky Rojano Taylor, and John Carlo. In 2018, John Carlo gifted his portion of the property to Summer Coulter.

Site Temp-8 (16204 Santa Ana Avenue – APN 255-011-14)

The 16204 Santa Ana Avenue building was constructed on APN 255-011-14, which is described as "the West 2 acres of the west 5 acres of the east 10 acres of Lot 757." The County of San Bernardino PIMS indicates that the 16204 Santa Ana Avenue building was constructed in 1949 when the property was owned by Jesse O. and Emma H. Weirich.

Plate 3.3–8: Jesse Weirich. (*Photograph courtesy of Ancestry.com*)

Jesse Weirich was born in Ohio in 1889 (Plate 3.3–8). In 1910, he married his first wife, Florence Wilson, in Ohio. The couple lived in Ohio until sometime between 1910 and 1914. In 1920, they were recorded in census documents as living in Colorado with their three children. While in Colorado, Jesse Weirich worked as a farmer (Ancestry.com 2010b). By 1930, the couple had divorced and Jesse Weirich returned to Ohio where he worked as a machinist at an automotive plant (Ancestry.com 2002). By 1940, Weirich had married Emma Henrietta Dailey and the couple

lived in Ohio with her three children from previous marriages. In 1940, Jesse Weirich was employed as a plumber (Ancestry.com 2012a).

Emma Weirich was born in Ohio in 1899. She married her first husband, Jesse Van Cise, in Michigan in 1916 and her second husband, John Condron, in Ohio in 1931 (Ancestry.com 2015a). After their marriage, sometime around 1948, Jesse and Emma Weirich moved to Fontana (*San Bernardino County Sun* 1952b). Although they were listed as residing at the same home in the 1950 Federal Census (Ancestry.com 2022a), in 1952, Jesse Weirich was recorded as living at 1213 South Oleander Avenue and Emma at 1430 Santa Ana Avenue (Ancestry.com 2017c). Emma Weirich passed away in 1952 (*San Bernardino County Sun* 1952b).

It is unclear if Jesse Weirich sold the property after Emma's death and no records could be located indicating where he may have lived between 1952 and 1959. Jesse Weirich passed away from lung cancer in Long Beach, California in 1959. The address given in his obituary is 10375 Oleander Avenue, which is located north of the current project (*San Bernardino County Sun* 1959).

Ownership records for the property could not be located for the years between 1951 and 1978. In 1955, Esther Nemeth Meszaros was reported to have lived at the 16204 Santa Ana Avenue residence, but she died that same year. Her obituary indicates that she had only lived in Fontana for two years (*San Bernardino County Sun* 1955a). As such, the earliest she could have moved into the home is 1953. It is unknown if she owned the home or just resided there.

Meszaros was born in Hungary in 1872 and immigrated to the United States in 1903 (*San Bernardino County Sun* 1955b; Ancestry.com 2010c, 2015b). Meszaros's daughter, Lena Meszaros (Plate 3.3–9), was born in Hungary in 1899 and immigrated to the United States with her mother in 1903. In 1921, Lena Meszaros married Mike Deme in Ohio (Ancestry.com 2010d), with whom she had two children, Michael and Carolina, in 1925 and 1926, respectively. Mike Deme passed away in 1930 (Ancestry.com 2015c). In 1934, Lena married John Catlek; however, the couple had divorced by 1946 (Ancestry.com 2014b). In 1950, Esther and Lena lived in Los Angeles with Lena's son, Michael (Ancestry.com 2022a).

Plate 3.3–9: Lena (née Meszaros) Deme. (*Photograph courtesy of Ancestry.com*)

A year after Esther Maszaros's death, Lena and her then husband, Fayne Jenkins, were recorded as residing at the 16204 Santa Ana Avenue property. However, by 1958, they had moved to Beech Street (Ancestry.com 2017c). It is unknown if the Jenkins family owned the home or just resided in it. Fayne Jenkins was a native of Missouri who came to Fontana from Los Angeles around 1952 to work as a machinist at Convair Aircraft in Pomona. He passed away in Fontana in 1960 (*San Bernardino County Sun* 1960).

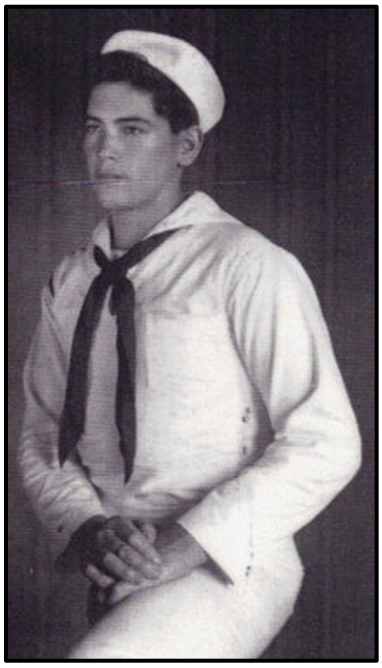

Plate 3.3–10: Philip Quesada. (*Photograph courtesy of Ancestry.com*)

It is unknown who owned or lived in the home from 1957 to 1970, but in 1971, Mr. and Mrs. Larry E. Franklin lived at 16204 Santa Ana Avenue (*Progress Bulletin* 1971). In 1978, Michael D. McAleese sold the property to Thomas Watkins. No records could be located regarding when McAleese acquired the property or if he ever resided there. A year after he purchased the property, Watkins added husband and wife Philip Quesada and Delia De Quesada to the deed. In 1980, Watkins was removed from the deed.

Philip Quesada was born in Los Angeles in 1930 and based upon family photographs, served in the United States Navy as a young man (Plate 3.3–10). In 1966, he married Delia J. Gutierrez. In the 2000s, Philip Quesada worked as a machinist. The Quesadas owned and lived at the 16204 Santa Ana Avenue property until Philip passed away in 2012, at which time Delia De Quesada became the sole and current owner.

Site Temp-9 (16228 Santa Ana Avenue – APN 255-011-13)

The 16228 Santa Ana Avenue building was constructed on APN 255-011-13, which is described as "the East 3 acres of the West 5 acres of the East 10 acres of Farm Lot 757." The County of San Bernardino PIMS indicates that the 16228 Santa Ana Avenue building was constructed in 1947.

In 1945, Harry M. and Elaine M. Beidler purchased the property from Paul E. and Hazel R. Robinson. Harry Beidler was born in Illinois in 1901. In 1939, he married Elaine M. Rowley of Missouri in California (Ancestry.com 2017a). The couple settled in Los Angeles where Harry Beidler worked as a salesman at a stationary shop and Elaine Beidler was a cook at a public café (Ancestry.com 2012a). In 1941, Harry Beidler was working for Douglas Aircraft Corporation in El Segundo, California (Ancestry.com 2011b). In 1949, Elaine Beidler worked as a saleswoman for Sears Roebuck & Company (Sears) (Ancestry.com 2011a). By 1966, she was the assistant manager of Sears. Elaine Beidler passed away in 1966 and ownership of the property was transferred to Harry Beidler. Following Elaine's death, Harry moved to San Diego (Ancestry.com 2011a) while retaining ownership of the property until 1975, at which time he sold it to Carl M. and Irene B. Senee.

Carl Senee was born in 1931 and served in the Korean War as a young man (Ancestry.com 2012b). In 1971, he married Irene Siewert Praefke in Las Vegas (Ancestry.com 2007a). Irene Siewert was born in Wisconsin in 1922 where she lived until at least 1950. Between 1940 and 1950, she married Russell Praefke (Ancestry.com 2012a, 2022a). The Praefkes were divorced in 1970 and a year later, Irene married Carl Senee (Ancestry.com 2007c). Before and after their marriage, Irene Senee worked as a secretary for State Farm Insurance. She held the position for

30 years before passing away from cancer in 1978. Following her death, ownership of the property transferred to Carl. Public records list two separate addresses for Carl between 1983 and 2005 and, as such, it is not clear where he resided during that time. One of the addresses was the 16228 Santa Ana Avenue residence and the other was a residence on Ceres Avenue in Fontana.

Carl Senee passed away in 2005 and the property was sold by his estate administrators, Charlene Camargo and Cherlene Kibble, to Pacific Paradise Asset Management, LLC, the current owner of the property.

Site Temp-10 (10861 Citrus Avenue – APN 255-011-30)

The 10861 Citrus Avenue building was constructed on APN 255-011-30, which is described as "Parcel 2 of Parcel Map 5352." The County of San Bernardino PIMS indicates that the 10861 Citrus Avenue building was constructed in 1941 with an effective year of 1946; however, according to aerial photographs and the *San Bernardino County Sun* (1962a), the building was constructed between 1959 and 1962. Unfortunately, title records could not be located for the property prior to 1979; however, Kele and Rosa Fox were recorded as residing at the property from 1962 to 1964 (Ancestry.com 2017c). Since they resided at the 16140 Santa Ana Avenue building from 1954 until 1959 (see Site Temp-5 discussion, above), they likely moved into the 10861 Citrus Avenue building circa 1960.

In March 1962, the 10861 Citrus Avenue property was listed for sale as a modern chicken ranch with approximately 6,500 laying hens and two modern houses (*San Bernardino County Sun* 1962a). The houses advertised are likely the 10861 Citrus Avenue and 16140 Sana Ana Avenue (Temp-5; APN 255-011-29) single-family residences. Both residences and the chicken houses are visible on a 1966 aerial photograph (Plate 3.3–11). The chicken houses are no longer extant. In May 1962, an advertisement was run looking for a man to work on the chicken ranch (*San Bernardino County Sun* 1962b). In 1963, the property was advertised as Fox Ranch:

> [A] modern chicken ranch; approximately 10,500 chickens, approximately 85 cases eggs wk. Lay houses, grow house, steam brooder, all concrete flrs. Auto water & lights, foggers, elect. fly killer. Animal protected all bldg. elect. cart, 6 feed tanks, walk-in cooler. Elect. washer & grader and all other equip. 2 ½ ac. 2 modern homes, 3 bdrm. & 1 bdrm. (*San Bernardino County Sun* 1963)

The property continued to be advertised for sale and for a laborer to work on the ranch until 1967 (*San Bernardino County Sun* 1967b, 1967c).

As stated previously, Kele and Rose Fox had moved back to Santa Barbara by 1973, where Kele Fox died in 1976 (Ancestry.com 2011a). Rose Fox continued to own the property until 1979. That year, the property was vacant, but the 10861 Citrus Avenue and 16140 Santa Ana Avenue (Temp-5; APN 255-011-29) residences were damaged by vandals (*San Bernardino County Sun* 1979). Afterward, the property was sold to Arthur and Vivian Truex.

Plate 3.3–11

1966 Aerial Photograph

The Citrus and Oleander Avenue at Santa Ana Avenue Project

In 1980, Arthur and Vivian Truex subdivided the property and sold the portion containing the 10861 Citrus Avenue building to Rogelio and Bertha Perez. In 1982, the couple had a daughter (*San Bernardino County Sun* 1982). In 1984, Rogelio Perez and his uncle, Feliciano Perez, were arrested for a murder at the Tres Hermanos Bar in Rancho Cucamonga where Rogelio Perez worked (*San Bernardino County Sun* 1984). A year later, Rogelio Perez was found guilty (*San Bernardino County Sun* 1985b). No information about Bertha Perez could be located.

In 1987, the property was sold at public auction by Rampart Investment Company to the Federal National Mortgage Association, who then granted ownership of the property to Secretary of Housing and Urban Development of Washington, D.C. Samuel Pierce. Following the transfer, Pierce sold the property to Richard L. and Dorothy M.R. Holm.

Richard Luverne Holm was born in South Dakota in 1933 and lived on his family's farm until at least 1950 (Ancestry.com 2022a). In 1952, he joined the United States Army where he served as a parachute rigger (*Daily Plainsman* 1957). He was discharged in 1958 and that same year he married Donna Meek (Ancestry.com 2005). In 1983, Donna and Richard Holm were divorced in Los Angeles, and that same year, Richard married Dorothy Mae Cavin in Las Vegas (Ancestry.com 2007b). In 1987, Richard and Dorothy Holm purchased the 10861 Citrus Avenue property.

In the 1990s, Richard Holm was the owner of All Mechanical Construction (*San Bernardino County Sun* 1990). Richard Holm passed away in 1994 and in 1997, Dorothy Holm sold the property to Annette, John, and Patricia Grisafe. According to the *Chino Champion* (1998):

> Mr. [John] Grisafe grew up in the Chicago area and came to California in 1959. He served with the Navy Seabees from 1959 to 1963, spending part of that time in Okinawa as the Vietnam War began. A cabinet maker, Mr. Grisafe decided to use his veteran's GI Bill to go back to college. He earned his associate of arts degree from San Bernardino Valley in 1970, and his bachelor of vocational education from Cal State, Los Angeles in 1974.

In 1998, John and his wife Patricia lived in Fontana, possibly at 10861 Citrus Avenue. After working for the Chino Valley School District for 29 years, John Grisafe retired (*Chino Champion* 1998). In 2001, John and Patricia Grisafe transferred ownership to their daughter, Annette. In the early 1990s, Annette worked as a hair stylist in Grand Terrace (*San Bernardino County Sun* 1991) and then as a massage therapist in the late 1990s (*San Bernardino County Sun* 1998).

In 2006, Annette Grisafe married John Carlo and that year he was added to the 10861 Citrus Avenue deed. In 2007, the couple sold the property to Mario and Alice Quintanilla, who sold it back to Annette Carlo in 2008 and she added John onto the deed again that same year. Annette and John Carlo are the current owners of the property.

3.3.2 Description of Surveyed Resources

Site Temp-1 (10818 Oleander Avenue – APN 255-011-28)

The 10818 Oleander Avenue single-family residence was constructed, likely by Raymond Berry, in 1968 in the Ranch architectural style. It exhibits a cut-up roof with gable-on-hip and front-gabled sections, both with a wide eave overhang with fascia and verge boards covering the eaves. The roof is covered in composite shingles and the building is clad in stucco with a brick wainscot at the center of the primary (east) facade. The primary (east) façade also features an arched privacy wall that is set forward from the façade approximately 10 feet and extends across a majority of the façade. The wall features six arched openings on the east façade and one on the north façade (Plate 3.3–12).

The third arched opening from the south on the east façade is larger than the others and features a gabled porch roof above that connects to the residence. Walls extend down from the southern and northern ends of the porch roof, which creates a partially enclosed front porch between the residence and the arched wall. The south façade of the front porch features two narrow windows and the north façade features none. The front, modern wood entry door is located inside the partially enclosed front porch. On the east façade of the front-gabled portion of the building, south of the partially enclosed porch, is a large aluminum-framed picture window.

The arched wall and the southern end of the east façade feature sloped walls that imitate a battered foundation (Plate 3.3–13). Faux beams are present near the top of the arched wall that feature wrought iron brackets below. Between the arched wall and the residence is a small, paved courtyard. The portion of the building within the courtyard features a row of aluminum-framed windows with brick wainscoting below. A secondary entrance is present north of the brick wainscoting. The portion of the building north of the courtyard features two horizontally oriented, aluminum-framed, horizontal-sliding windows. The eave above the southern window is open to the sky, allowing sunlight into the flower bed below the window.

The north and south façades of the building feature no doors or windows (Plate 3.3–14). The south façade, however, does feature a stucco chimney with brick detailing and the name "Perez" etched into the stucco near the top (Plate 3.3–15). This likely indicates that the builders did this since they knew it would be purchased by the Perez family, or that the family modified the stucco or the chimney after they moved into the home in 1969.

Plate 3.3–12: East façade of the 10818 Oleander Avenue building, facing west.

Plate 3.3–13: Southern portion of the east façade of
the 10818 Oleander Avenue building, facing north.

Plates 3.3–12 and 3.3–13

The Citrus and Oleander Avenue at Santa Ana Avenue Project

Plate 3.3–14: North façade of the 10818 Oleander Avenue building, facing south.

Plate 3.3–15: South façade of the 10818 Oleander Avenue building, facing north.

Plates 3.3–14 and 3.3–15

The Citrus and Oleander Avenue at Santa Ana Avenue Project

The west façade of the residence features an aluminum-framed sliding glass door set beneath a porch roof. The porch roof is supported by two simple 4x4-inch columns. On either side of the sliding glass door are aluminum-framed, horizontal-sliding windows. The southern portion of the west façade of the building features a door (Plate 3.3–16). A swimming pool is located directly west of the residence in the backyard.

Although no supporting documentation could be located, it appears as though the southern portion of the building with the front-facing gable was originally an attached garage with a front-gabled roof, like the 10864 Oleander Avenue building to the south (Temp-3; APN 255-011-26), which was later converted into living space. The door on the west façade of the southern portion features a concrete step similar to those seen in a pedestrian door leading into a garage. The chimney also appears modified and may have been added when the garage was converted into living space. Neither the 10840 nor 10864 Oleander Avenue residences to the south (Temp-2 [APN 255-011-27] and Temp-3 [APN 255-011-26], respectively), which exhibit similar floorplans and designs, feature a chimney. If the 10818 Oleander Avenue residence was indeed designed like the 10864 Oleander Avenue building with a garage, the arched courtyard wall is also not original since it would have blocked access to the garage door on the east façade where the picture window and front door are currently. In addition, if the southern portion of the building was originally an attached garage, the original front door would have been where secondary door is located, north of the brick wainscoting on the east façade, like that seen in the 10864 Oleander Avenue residence.

Site Temp-2 (10840 Oleander Avenue – APN 255-011-27)

The 10840 Oleander Avenue single-family residence was constructed, likely by Raymond Berry, in 1969 in the Ranch architectural style. It exhibits a cross-gable-on-hip roof with a wide eave overhang with fascia and verge boards covering the eaves. Board and batten siding is present in the gable ends. The roof is covered in composite shingles and the building is clad in stucco. The primary (east) façade features a front-gabled portion that extends forward from the rest of the façade approximately five feet. A decorative concrete block and brick planter is present in front of the front-gabled portion of the building.

The front door to the residence is located near the center of the primary (east) façade and consists of a modern wood door with a wood screen door. Four aluminum-framed, horizontal-sliding windows with snap-on muntins are spaced evenly across the east façade. Each window features a thick stucco trim. The north and south façades of the building feature no doors or windows (Plates 3.3–17 and 3.3–18).

The west façade of the residence features a nearly full-length rear porch that covers a concrete patio. The porch roof is supported by four simple 6x6-inch columns. At the center of the west façade is an aluminum-framed sliding glass door. On either side of the sliding glass door are aluminum-framed, horizontal-sliding windows. The northern portion of the west façade is not covered by the rear porch and also features a sliding glass door that leads to the same concrete patio (Plate 3.3–19).

Plate 3.3–16: West façade of the 10818 Oleander Avenue building, facing east.

Plate 3.3–17: South (left) and east (right) façades of the
10840 Oleander Avenue building, facing northwest.

Plates 3.3–16 and 3.3–17

The Citrus and Oleander Avenue at Santa Ana Avenue Project

Plate 3.3–18: East (left) and north (right) façades of the 10840 Oleander Avenue building, facing southwest.

Plate 3.3–19: West façade of the 10840 Oleander Avenue building, facing east.

Plates 3.3–18 and 3.3–19

The Citrus and Oleander Avenue at Santa Ana Avenue Project

Site Temp-3 (10864 Oleander Avenue – APN 255-011-26)

The 10864 Oleander Avenue single-family residence was constructed, likely by Jerry Nugent, in 1969 in the Ranch architectural style. It exhibits a cut-up roof with gable-on-hip and front-gabled sections, both with a wide eave overhang with fascia and verge boards covering the eaves. The roof is covered in composite shingles and the building is clad in stucco with a brick wainscot at the center of the primary (east) facade. The primary (east) façade features a front-gabled attached garage that extends forward from the rest of the façade approximately five feet. The garage door is a solid pull-up-style door and is likely original (Plates 3.3–20 and 3.3–21).

The front door is located near the center of the primary (east) façade and consists of a modern wood door with an aluminum screen door. Three aluminum-framed, horizontal-sliding windows are spaced across the east façade. The north and south façades of the building feature no doors or windows (Plates 3.3–22 and 3.3–23).

The west façade of the residence features an aluminum-framed sliding glass door set beneath a porch roof. The porch roof is supported by two simple 4x4-inch columns. On either side of the sliding glass door are aluminum-framed, horizontal-sliding windows. The southern portion of the west façade features a door leading into the garage (Plate 3.3–24).

Site Temp-4 (10888 Oleander Avenue – APN 255-011-25)

The 10888 Oleander Avenue single-family residence was constructed, likely by Jerry Nugent, in 1969 in the Ranch architectural style. It exhibits a cross-gabled, gable-on-hip roof with a wide eave overhang with fascia and verge boards covering the eaves. The roof is covered in composite shingles and the building is clad in stucco. The front door is located near the center of the primary (east) façade and consists of a modern wood door with a steel security door. Three non-original, vinyl-framed, horizontal-sliding windows are spaced across the east façade (Plate 3.3–25). The primary (east) façade features an attached garage that extends forward from the rest of the façade approximately five feet. The garage door is a solid pull-up-style door and is likely original Plate 3.3–26).

The north and south façades of the building feature no doors or windows (Plate 3.3–27). The west façade features a non-original, vinyl-framed sliding glass door set beneath a porch roof, which is supported by three simple 4x4-inch posts. On either side of the sliding glass door are non-original vinyl-framed horizontal sliding windows. The west façade of the southern portion of the building features a door leading into the garage (Plate 3.3–28).

Plate 3.3–20: East façade of the 10864 Oleander Avenue building, facing west.

Plate 3.3–21: East façade of the 10864 Oleander Avenue attached garage, facing northwest.

Plates 3.3–20 and 3.3–21

The Citrus and Oleander Avenue at Santa Ana Avenue Project

Plate 3.3–22: North façade of the 10864 Oleander Avenue building, facing south.

Plate 3.3–23: South façade of the 10864 Oleander Avenue attached garage, facing north.

Plates 3.3–22 and 3.3–23

The Citrus and Oleander Avenue at Santa Ana Avenue Project

Plate 3.3–24: West façade of the 10864 Oleander Avenue building, facing east.

Plate 3.3–25: East façade of the 10888 Oleander Avenue building, facing northwest.

Plates 3.3–24 and 3.3–25

The Citrus and Oleander Avenue at Santa Ana Avenue Project

Plate 3.3–26: East façade of the 10888 Oleander Avenue attached garage, facing west.

Plate 3.3–27: South façade of the 10888 Oleander Avenue building, facing north.

Plates 3.3–26 and 3.3–27

The Citrus and Oleander Avenue at Santa Ana Avenue Project

Plate 3.3–28: West façade of the 10888 Oleander Avenue building, facing northeast.

Plate 3.3–29: South (left) and east (right) façades of the
16140 Santa Ana Avenue building, facing northwest.

Plates 3.3–28 and 3.3–29

The Citrus and Oleander Avenue at Santa Ana Avenue Project

Site Temp-5 (16140 Santa Ana Avenue – APN 255-011-29)

A single-family residence and a relocated prefabricated home are located on APN 255-011-29. Based upon historic aerial imagery and the County of San Bernardino PIMS, the single-family residence was constructed in 1954 in the Ranch architectural style and the prefabricated home was either built or moved onto the property between 1959 and 1966.

The single-family residence exhibits a hipped roof with a moderate eave overhang with fascia boards covering the eaves. The roof is covered in composite shingles and the building is clad in stucco. The primary (south) features a partial-width front porch that is an extension of the main roof. The porch roof is supported by arched stucco supports. The front door is located at the center of the porch and consists of a modern wood panel door with an oval-shaped lite at the center. The east and south façades feature non-original, aluminum-framed, horizontal-sliding windows with snap-on muntins (see Plate 3.3–29). The north façade also features non-original, aluminum-framed windows with snap-on muntins. The window opening for the smaller window on the north façade was altered at an unknown date and the stucco surrounding the window has been patched. A half-lite wood panel door with a steel security screen is located on the east side of the north façade (Plates 3.3–30 and 3.3–31).

The prefabricated home was relocated to the property between 1959 and 1966. It was originally smaller than it is currently, as pictured on the 1966 aerial photograph (see Plate 3.3–11), and the original portion appears to have been constructed prior to 1940. Between 1980 (Plate 3.3–32) and 2005 (Plate 3.3–33), an addition was constructed onto the north façade of the prefabricated home. The approximately one-foot-high concrete foundation is poured, raised, and battered. Currently, the prefabricated home exhibits a rectangular footprint and a cut-up roof with both hipped and gabled sections with a minimal eave overhang. The hipped section of the roof is located over the central portion of the building and the gabled sections consist of a front-gabled projection on the south façade and the 1980 to 2005 addition on the north façade.

The hipped roof and the southern projection are clad in horizontal clapboard siding and feature single-hung, wood-framed windows. A stoop with a flat roof is located where the southern projection meets the hipped roof. The stoop roof is supported by a single 4x4-inch post. Beneath the stoop roof is a modern wood panel door, which serves as the front entry to the building. The door is accessed via three concrete steps. On the south façade of the southern projection is a cutaway bay window (Plate 3.3–34). The west façade of the hipped roofed portion features one replacement window that is smaller than the original opening. The extra space around the smaller window is filled in with horizontal wood siding (Plate 3.3–35).

Plate 3.3–30: North façade of the 16140 Santa Ana Avenue single-family residence, facing southwest.

Plate 3.3–31: North façade of the 16140 Santa Ana Avenue single-family residence, facing south.

Plates 3.3–30 and 3.3–31

The Citrus and Oleander Avenue at Santa Ana Avenue Project

Plate 3.3–32

1980 Aerial Photograph

The Citrus and Oleander Avenue at Santa Ana Avenue Project

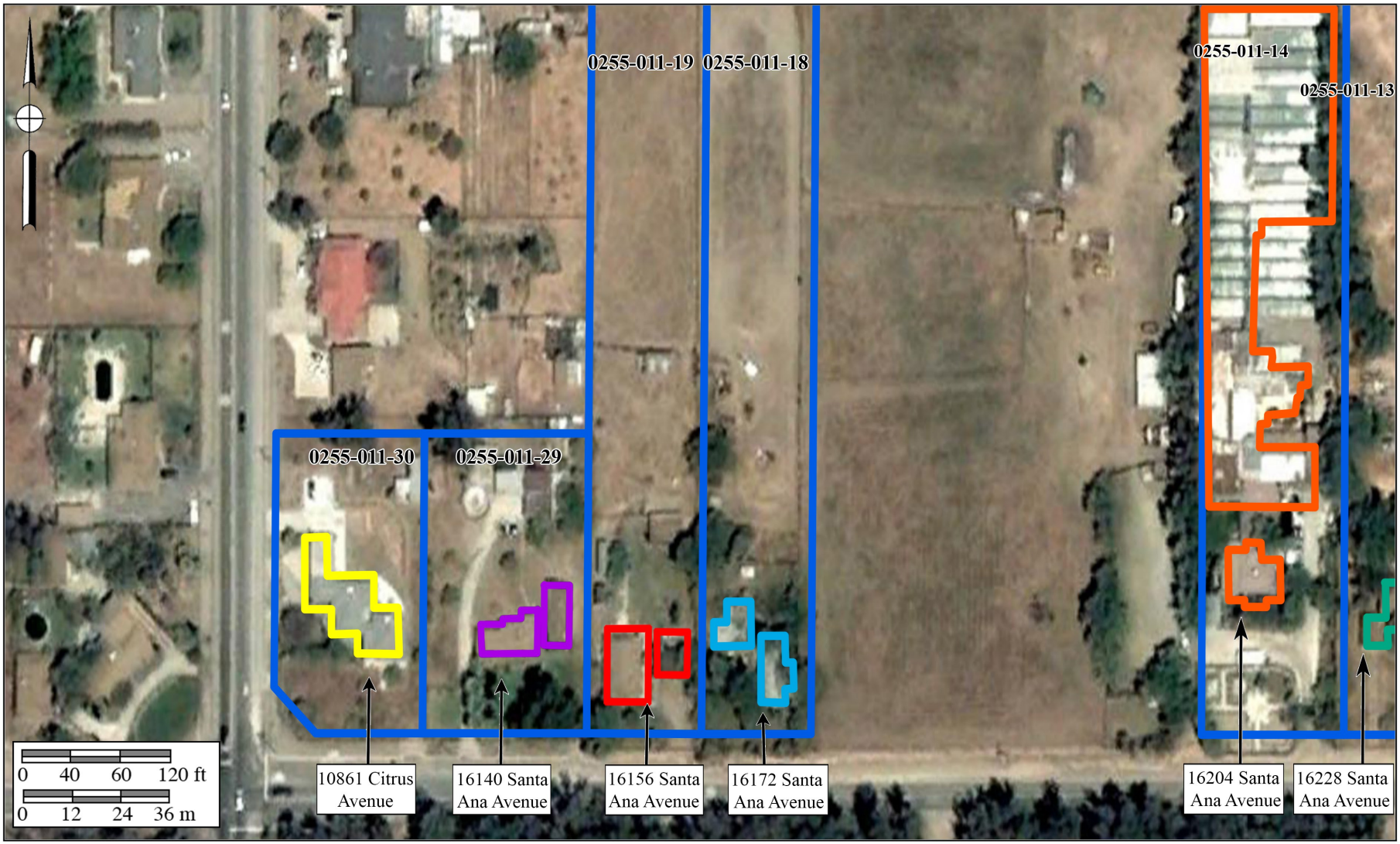

Plate 3.3–33

2005 Aerial Photograph

The Citrus and Oleander Avenue at Santa Ana Avenue Project

Plate 3.3–34: South (left) and east (right) façades of the
16140 Santa Ana Avenue prefabricated home, facing northwest.

Plate 3.3–35: North (left) and west (right) façades of the
16140 Santa Ana Avenue prefabricated home, facing southeast .

Plates 3.3–34 and 3.3–35

The Citrus and Oleander Avenue at Santa Ana Avenue Project

The 1980 to 2005 addition features both hipped and gabled roof sections covered in composite shingles. The addition is clad in horizontal beveled siding and sits on a non-battered poured concrete foundation. It features aluminum-framed, horizontal-sliding windows (see Plate 3.3–35). The east façade of the addition exhibits a modern wood panel door that is accessed via a set of poured concrete steps that terminate in a stoop. The door is located beneath a small shed roof that extends over the concrete stoop (Plate 3.3–36).

Site Temp-6 (16156 Santa Ana Avenue – APN 255-011-19)

The 16156 Santa Ana Avenue single-family residence was constructed in 1954 in an unknown architectural style with a detached garage. Between 1980 (see Plate 3.3–32) and 2005 (see Plate 3.3–33), a full-length front porch was added, and the original rear porch was enclosed (Plates 3.3–37 and 3.3–38). Currently, the front porch roof extends forward from the front-gabled south façade and is supported by four large stucco columns. The manner in which the hipped porch roof connects to the original gabled roof creates a gable-on-hipped roof appearance. The building is clad in coarse texture stucco with vertical wood siding in the gable ends. Fenestration consists of vinyl-framed, horizontal-sliding windows with imitation muntins. All windows feature a thick stucco trim (Plate 3.3–39).

In the 1959 aerial photograph (Plate 3.3–40), the original square footprint, rear porch, and detached garage can be seen. Between 2005 (see Plate 3.3–33) and 2009 (Plate 3.3–41), an enclosed breezeway was constructed between the residence and detached garage (Plate 3.3–42). The breezeway features the same horizontal-sliding windows with stucco trim as the rest of the building and, as such, it is likely that those elements were added to the residence and breezeway at the same time.

To the rear of the garage is a wood-framed barn or storage structure clad in wood panels of various sizes. The structure features a flat roof that is partially collapsed on the north end (Plates 3.3–43 and 3.3–44). Although possibly visible on aerial photographs beginning in 1959, the shape and size of the structures to the rear of the residence and garage change over time and it is not clear if the current structure was once part of a larger connected complex. Regardless, the other structures once associated with the storage or barn structure were removed by 1980.

Site Temp-7 (16172 Santa Ana Avenue – APN 255-011-18)

According to the County of San Bernardino PIMS the 16172 Santa Ana Avenue building was constructed in 1944. However, as no structures are present on APN 255-011-18 until after 1966, it was likely built in another location and relocated between 1966 and 1980. This is substantiated by the Minimal Traditional-style architecture elements seen in the building such as the hipped roof with no eave overhang and small front porch (Plate 3.3–45).

Plate 3.3–36: East (left) and north (right) façades of the 16140 Santa Ana Avenue prefabricated home, facing southwest.

Plate 3.3–37: Primary (south) façade of the 16156 Santa Ana Avenue building, facing north.

Plates 3.3–36 and 3.3–37

The Citrus and Oleander Avenue at Santa Ana Avenue Project

Plate 3.3–38: North façade of the 16156 Santa Ana Avenue garage (left) and residence (right), facing southwest.

Plate 3.3–39: West (left) and south (right) façades of the 16156 Santa Ana Avenue building, facing northeast.

Plates 3.3–38 and 3.3–39

The Citrus and Oleander Avenue at Santa Ana Avenue Project

Plate 3.3–40

1959 Aerial Photograph

The Citrus and Oleander Avenue at Santa Ana Avenue Project

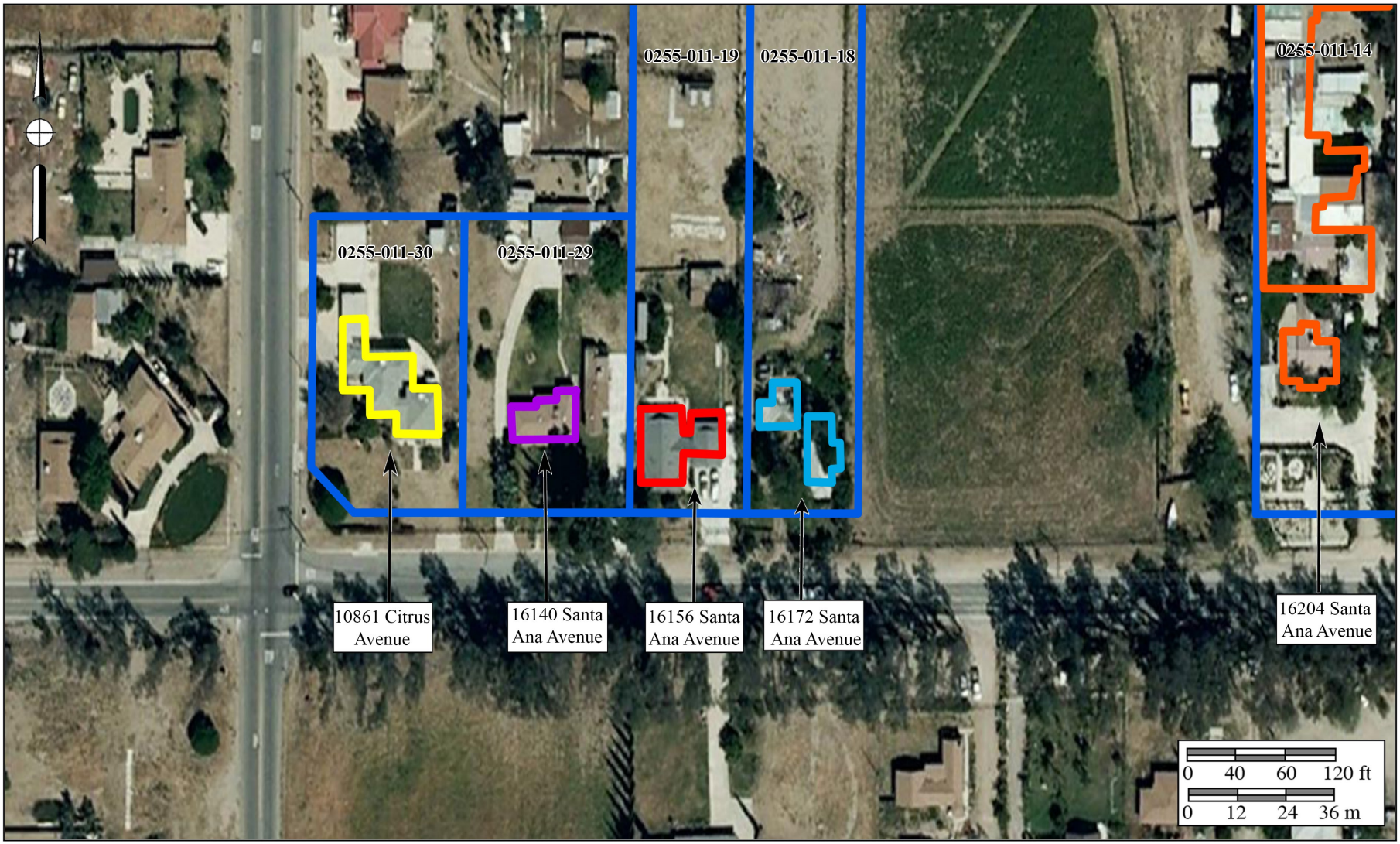

Plate 3.3–41

2009 Aerial Photograph

The Citrus and Oleander Avenue at Santa Ana Avenue Project

Plate 3.3–42: South façade of the 16156 Santa Ana Avenue building, facing northwest.

Plate 3.3–43: South (left) and east (right) façades of the wood-framed structure behind the 16156 Santa Ana Avenue building, facing northwest.

Plates 3.3–42 and 3.3–43

The Citrus and Oleander Avenue at Santa Ana Avenue Project

Plate 3.3–44: North façade of the wood-framed structure behind the 16156 Santa Ana Avenue building, facing southwest.

Plate 3.3–45: West (left) and south (right) façades of the 16172 Santa Ana Avenue building, facing northeast.

Plates 3.3–44 and 3.3–45

The Citrus and Oleander Avenue at Santa Ana Avenue Project

The 16172 Santa Ana Avenue building is wood-framed and set on a concrete block foundation with a hipped roof covered in composite shingles. The building is clad in T1-11 wood paneling and the south façade features two non-original, vinyl-framed, double-hung windows. The western window on the south façade replaced a slightly larger window and the opening has been infilled with additional siding. Windows on the west façade include an octagonal port window, a large potentially original wood-framed picture window, and three small, aluminum-framed, horizontal-sliding windows. The front porch consists of a raised, poured concrete slab that is three risers high and covered by a simple shed roof. The roof is supported by two 4x4-inch posts and an aluminum metal railing painted white is present on either side of the steps.

A small wood stoop covered by a shed roof is present on the west façade of the building between the picture window and the three small windows. A door leads into the side of the house from the stoop. The door on the side of the house and the front door are both solid wood with modern brass hardware.

The east façade of the building features an enclosed porch addition constructed at an unknown date. The enclosed porch features a shed roof, aluminum-framed, horizontal-sliding windows, and vertically oriented T1-11 siding with smaller grooves than those present on the rest of the building. Although aerial photographs are not clear enough to determine when the enclosed porch was constructed, based upon the materials used, it was likely added between the 1970s and 1980s (Plates 3.3–46 and 3.3–47).

The north façade of the building features a half-lite wood panel door located beneath a small, shed-style porch roof. Fenestration consists of one fixed and two aluminum-framed, horizontal-sliding windows (Plate 3.3–48).

West of the 16172 Santa Ana Avenue residence is a detached garage. The garage is clad in the same panel siding as the residence and features a hipped roof covered in composite shingles. The west façade of the detached garage features a lean-to-style addition with a shed roof. The south façade of the addition features vertically oriented wood panel siding and the west and north façades feature corrugated metal panels (Plate 3.3–49). The garage originally featured two pull-up-style garage doors with a section of wall between. Between 2015 and 2018, the doors were replaced with a single, sectioned automatic opening garage door (Plates 3.3–50 and 3.3–51).

Site Temp-8 (16204 Santa Ana Avenue – APN 255-011-14)

The 16204 Santa Ana Avenue property includes the single-family residence constructed in 1949 in an unknown architectural style and a large complex of structures currently used to raise exotic birds. The first of these structures was built between 1948 and 1959 (see Plate 3.3–40) and consisted of a large, rectangular building. The original residence was side-gabled; however, the building is currently cross-gabled and is clad in coarse texture stucco with a partial-width front porch that has been extensively modified since its initial construction.

Plate 3.3–46: South façade of the 16172 Santa Ana Avenue building, facing northwest.

Plate 3.3–47: East façade of the 16172 Santa Ana Avenue building, facing northwest.

Plates 3.3–46 and 3.3–47

The Citrus and Oleander Avenue at Santa Ana Avenue Project

Plate 3.3–48: North façade of the 16172 Santa Ana Avenue building, facing south.

Plate 3.3–49: South façade of the 16172 Santa Ana Avenue detached garage, facing northeast.

Plates 3.3–48 and 3.3–49

The Citrus and Oleander Avenue at Santa Ana Avenue Project

Plate 3.3–50: 2015 view of the 16172 Santa Ana Avenue detached garage, facing northeast.

Plate 3.3–51: 2018 view of the 16172 Santa Ana Avenue detached garage, facing northeast.

Plates 3.3–50 and 3.3–51

The Citrus and Oleander Avenue at Santa Ana Avenue Project

(Images courtesy of Google Street View)

Aerial imagery indicates that between 1959 and 1966 (see Plates 3.3–11 and 3.3–40), small structures were built between the residence and the large rear structure. Up until at least 1966, the residence featured a simple rectangular footprint, while between 1959 and 1966, the rear structure was expanded to nearly twice its original size.

By 1980, a large front-gabled addition had been constructed onto the north façade of the residence connecting it to the small structures between the large rear structure and the residence (see Plate 3.3–32). Between 1985 and 1994, an addition was constructed onto the east façade of the residence (Plates 3.3–52 and 3.3–53). The addition is cross-gabled and features a moderate eave overhang with exposed rafters. It is unknown what type of windows are currently present in the addition as they are covered with built-in sunscreens and iron security grilles (Plates 3.3–54 and 3.3–55). A chimney is present on the east façade of the addition.

At an unknown date after 1966, an addition was constructed onto the north façade of the western portion of the building, west of the large front-gabled addition. This addition is not visible in aerial imagery due to extensive tree coverage; however, the addition was partially built onto the west façade of the large front-gabled addition and features a shed roof with unenclosed eaves. Like the addition on the east side of the building, the original south façade of the residence and the western addition feature windows covered with built-in sunscreens and iron security grilles (Plates 3.3–56 and 3.3–57).

At an unknown date, the large rear structure was removed and replaced with several smaller structures that are currently used to raise exotic birds (Plate 3.3–58).

Site Temp-9 (16228 Santa Ana Avenue – APN 255-011-13)

The 16228 Santa Ana Avenue building was constructed in an unknown architectural style in 1947. When originally constructed, the building featured a gabled roof that ran from north to south with a small projection located off the northern end of the west façade (see Plate 3.3–40). Between 1959 and 1966, a detached garage was constructed southwest of the residence (see Plates 3.3–11 and 3.3–40). Between 1966 and 1980, the building was extended to the west with a large addition and connected to the detached garage (see Plate 3.3–32).

Currently, the residence is cross-gabled with a moderate unenclosed eave overhang and resembles the Ranch architectural style. The building is clad in stucco with an attached, front-gabled garage with a modern sectional metal garage door with decorative half-oval windows. The entire south façade of the residence is part of the 1966 to 1980 addition, which introduced a side-gabled addition onto the south façade of the original residence and connected the detached garage. The front door to the residence, which is a modern wood panel door with an etched glass half-lite, is located on the primary (south) façade just east of the garage. East of the front door are two vinyl-framed, horizontal-sliding windows of different sizes, both featuring decorative wood shutters. The now attached garage features one vinyl-framed, horizontal-sliding window on the east façade (Plate 3.3–59).

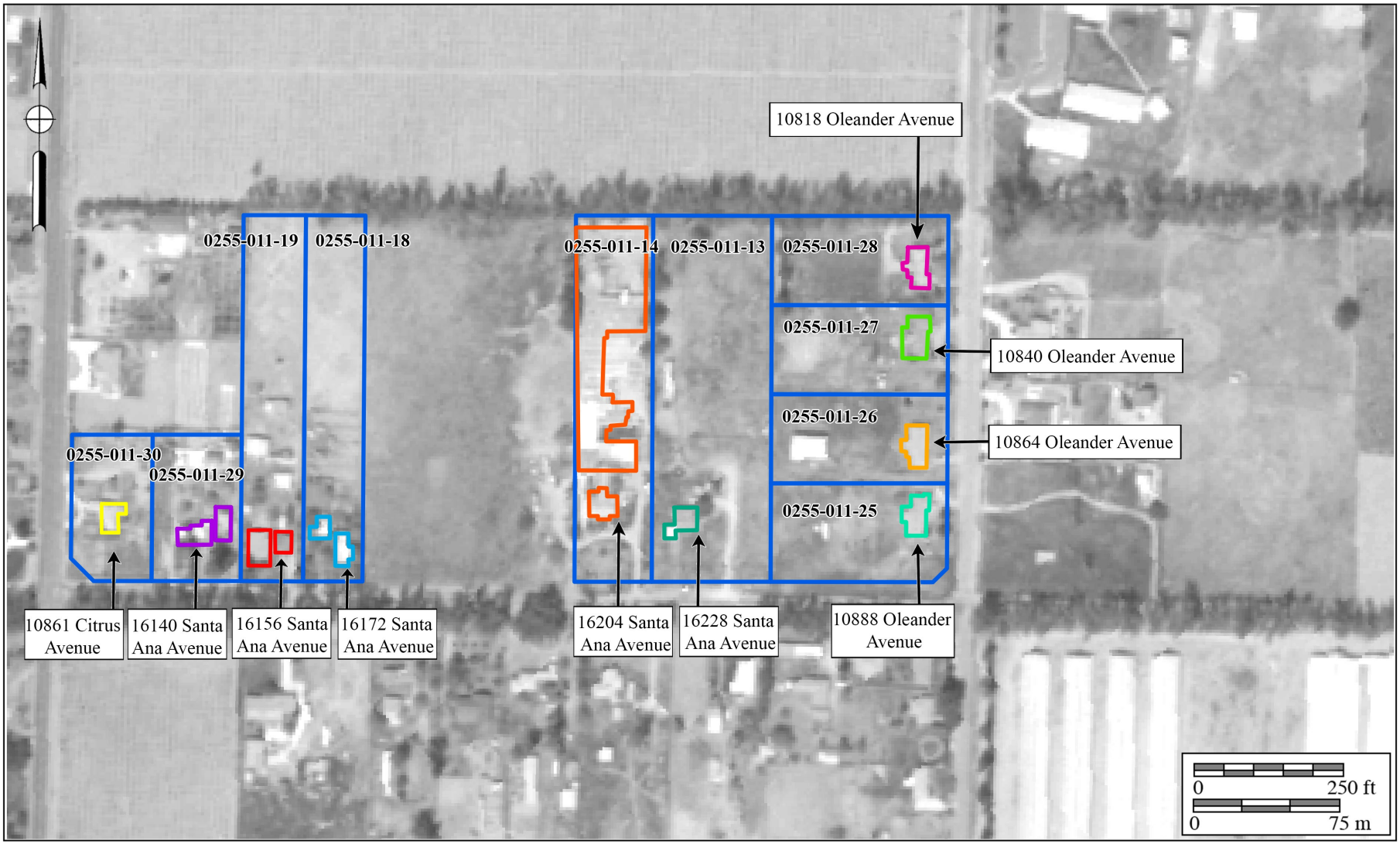

Plate 3.3–52

1985 Aerial Photograph

The Citrus and Oleander Avenue at Santa Ana Avenue Project

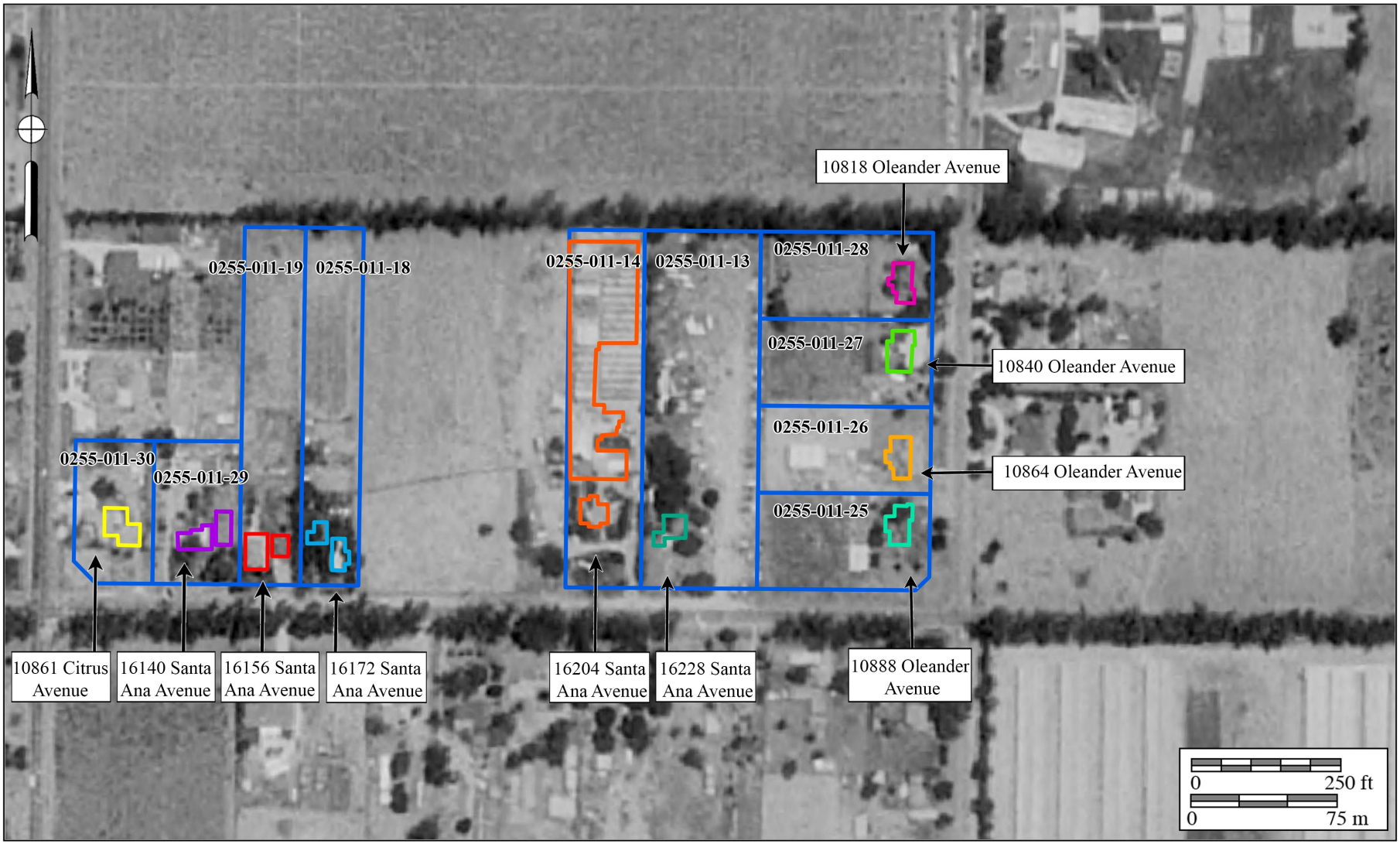

Plate 3.3–53

1994 Aerial Photograph

The Citrus and Oleander Avenue at Santa Ana Avenue Project

Plate 3.3–54: South (left) and east (right) façades of the 1985 to 1994 addition to the 16204 Santa Ana Avenue building, facing northwest.

Plate 3.3–55: East (left) and north (right) façades of the 1985 to 1994 addition to the 16204 Santa Ana Avenue building, facing southwest.

Plates 3.3–54 and 3.3–55

The Citrus and Oleander Avenue at Santa Ana Avenue Project

Plate 3.3–56: West (left) and south (right) façades of the 16204 Santa Ana Avenue building, facing northeast.

Plate 3.3–57: North (left) and west (right) façades of the northwest addition to the 16204 Santa Ana Avenue building, facing southeast.

Plates 3.3–56 and 3.3–57

The Citrus and Oleander Avenue at Santa Ana Avenue Project

Plate 3.3–58: View of the bird enclosure structures north of the 16204 Santa Ana Avenue building, facing west.

Plate 3.3–59: South façade of the 16228 Santa Ana Avenue building, facing northwest.

Plates 3.3–58 and 3.3–59

The Citrus and Oleander Avenue at Santa Ana Avenue Project

The east façade of the building features a modern wood-paneled door and a vinyl-framed, horizontal-sliding window on the side-gabled addition and a larger vinyl-framed, horizontal-sliding window on the original portion of the building (Plate 3.3–60). The north façade of the building features two vinyl-framed, horizontal-sliding windows on the front-gabled, original portion of the building and one in the side-gabled portion that is shown on the 1966 aerial photograph (see Plate 3.3–11) as the projection on the northern portion of the west façade. The west façade of the addition features wood, multi-lite French doors with dual side lites. The garage connects to the west façade of the addition. The garage features no windows or doors on the north façade and a single, vinyl-framed, horizontal-sliding window on the west façade (Plate 3.3–61).

Site Temp-10 (10861 Citrus Avenue – APN 255-011-30)

The 10861 Citrus Avenue building is reported in the County of San Bernardino PIMS as having been constructed APN 255-011-30 in 1941 with an effective year of 1946; however, no building is present on the property until after 1959. The first aerial imagery available after 1959 is from 1966 (see Plate 3.3–11), which shows the 10861 Citrus Avenue residence as an "L"-shaped structure. Between 1985 and 1994, a large addition was constructed off the southeast corner of the building (see Plates 3.3–52 and 3.3–53). Between 1994 and 2005, a three-car garage was constructed onto the western portion of the north façade of the original building (see Plates 3.3–33 and 3.3–53).

The original portion of the building was designed in the Minimal Ranch style and features a hipped roof with a moderate eave overhang. It is unknown if the front projection of the building once featured an attached garage, but since the windows on the west façade of the projection are newer than those on the remainder of the house, it is likely that they replaced an original garage door. The front door to the residence is located near the center of the west façade and accessed via a small covered front porch stoop. The porch roof is separate from the main roof and is supported by a single 4x4-inch post. The stoop is three risers high and made of poured concrete. North of the front door is a small projection with one window on the south façade and two on the west façade. South of the front door are two windows. Fenestration throughout the building, except for where the garage door may have been, are aluminum-framed, horizontal-sliding windows (Plate 3.3–62).

The southeastern addition, constructed between 1985 and 1994, features a wraparound front porch on the west and south sides. The roof of the porch is an extension of the main, hipped roof and is supported by simple 4x4-inch posts. The posts extend without break to the porch floor, which is elevated approximately one foot from ground level. A wrought iron railing is present between the posts (Plate 3.3–63). Where the southeastern addition connects to the south façade of the original residence is a full-lite, multi-pane door. A solid wood door with a steel security screen installed on top is located on the south façade of the addition. Windows in the addition are aluminum-framed and horizontal-sliding like the majority of the windows in the original building.

Plate 3.3–60: East façade of the 16228 Santa Ana Avenue building, facing west.

Plate 3.3–61: North (left) and west (right) façades of
the 16228 Santa Ana Avenue building, facing southeast.

Plates 3.3–60 and 3.3–61

The Citrus and Oleander Avenue at Santa Ana Avenue Project

Plate 3.3–62: West (left) and south (right) façades of the 10861 Citrus Avenue building, facing northeast.

Plate 3.3–63: South Façade of the the 10861 Citrus Avenue building, facing north.

Plates 3.3–62 and 3.3–63

The Citrus and Oleander Avenue at Santa Ana Avenue Project

Since all windows on the south and west façades match, except for the window on the west façade of the northwestern projection, it is likely that these windows were all installed between 1985 and 1994 when the southeastern addition was constructed (see Plate 3.3–63).

The north façade of the original building features four double-hung, vinyl-framed windows and a full-lite door leading into an addition between the residence and the three-car garage addition (Plate 3.3–64). The garage addition features a flat roof and two separate garage doors. The southern door covers a two-car bay, and the northern door covers a single bay (Plate 3.3–65).

3.3.3 Significance Evaluations

CEQA guidelines (Section 15064.5) address archaeological and historic resources, noting that physical changes that would demolish or materially alter in an adverse manner those characteristics that convey the historic significance of the resource and justify its listing on inventories of historic resources are typically considered significant impacts. Because demolition of the buildings within the project would require approval from the City of Fontana as part of the proposed project, CEQA eligibility criteria were used to evaluate the historic buildings. Therefore, criteria for listing on the CRHR were used to measure the significance of the resources.

Integrity Evaluation

When evaluating a historic resource, integrity is the authenticity of the resource's physical identity clearly indicated by the retention of characteristics that existed during its period of construction. It is important to note that integrity is not the same as condition. Integrity directly relates to the presence or absence of historic materials and character-defining features, while condition relates to the relative state of physical deterioration of the resource. In most instances, integrity is more relevant to the significance of a resource than condition; however, if a resource is in such poor condition that original materials and features may no longer be salvageable, then the resource's integrity may be adversely impacted.

In order to determine whether the buildings are eligible for listing, CRHR eligibility criteria were used. Furthermore, BFSA based the review upon the recommended criteria listed in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002). This review is based upon the evaluation of integrity of the buildings followed by the assessment of distinctive characteristics:

1. **Integrity of Location** *[refers to] the place where the historic property was constructed or the place where the historic event occurred* (Andrus and Shrimpton 2002). Integrity of location was assessed by reviewing historical records and aerial photographs in order to determine if the buildings had always existed at their present locations or if they had been moved, rebuilt, or their footprints significantly altered.

Plate 3.3–64: North façade of the 10861 Citrus Avenue building, facing southwest.

Plate 3.3–65: North (left) and west (right) façades of the 10861 Citrus Avenue garage addition, facing southeast.

Plates 3.3–64 and 3.3–65

The Citrus and Oleander Avenue at Santa Ana Avenue Project

a. ***Sites Temp-1 to Temp-4, Temp-6, Temp-8, Temp-9, and Temp-10:*** Historical research revealed that the 10818 (Temp-1), 10840 (Temp-2), 10864 (Temp-3), and 10888 Oleander Avenue (Temp-4), 16156 (Temp-6), 16204 (Temp-8), and 16228 Santa Ana Avenue (Temp-9), and 10861 Citrus Avenue (Temp-10) buildings were constructed in their current locations between 1947 and 1969, and therefore, retain integrity of location.
b. ***Sites Temp-5 and Temp-7:*** The 16140 Santa Ana Avenue property (Temp-5) includes one residence built in 1954 and one prefabricated home that was relocated to the property between 1959 and 1966. The 16172 Santa Ana Avenue residence and detached garage (Temp-7) were constructed in an unknown location in 1944 and moved to the property between 1966 and 1980. Therefore, the relocated buildings at Temp-5 and Temp-7 do not retain integrity of location.

2. **Integrity of Design** *[refers to] the combination of elements that create the form, plan, space, structure, and style of a property* (Andrus and Shrimpton 2002). Integrity of design was assessed by evaluating the spatial arrangement of the buildings and any architectural features present.

a. ***Site Temp-1:*** The 10818 Oleander Avenue single-family residence was constructed, likely by Raymond Berry, in 1968 in the Ranch architectural style. Although no documentation could be located to confirm, it appears as though the southern portion of the building with the front-facing gable was originally an attached garage with a front-gabled roof, like the 10864 Oleander Avenue building (Temp-3) to the south, which was later converted into living space. The door on the west façade of this portion features a concrete step like those seen in a pedestrian door leading into a garage. The chimney also appears modified and may have been added when the garage was converted into living space. Neither the 10840 (Temp-2) nor 10864 Oleander Avenue (Temp-3) buildings, which exhibit similar floorplans and designs, feature a chimney. If the 10818 Oleander Avenue building was indeed designed like 10864 Oleander Avenue with a garage, the arched courtyard wall also cannot be original since it would have blocked access to the garage door on the east façade where the picture window and front door are currently. In addition, if the southern portion of the building was originally an attached garage, the original front door would have been where secondary front door is located, north of the brick wainscoting on the east façade, like 10864 Oleander Avenue. As the current residence was likely constructed in the same manner as 10840 (Temp-2) and 10864 Oleander Avenue (Temp-3), the courtyard and southern portion of the east façade could

not have been part of the original design. Therefore, the 10818 Oleander Avenue building does not retain integrity of design.

b. ***Site Temp-2:*** The 10840 Oleander Avenue single-family residence was constructed, likely by Raymond Berry, in 1969 in the Ranch architectural style. The only known modifications made to the building since its construction include the replacement of the front door and construction of the decorative brick planters on the primary (east) façade. As these modifications did not alter the original design, the 10840 Oleander Avenue building retains integrity of design.
c. ***Site Temp-3:*** The 10864 Oleander Avenue single-family residence was constructed, likely by Jerry Nugent, in 1969 in the Ranch architectural style. The only known modification made to the building since its construction is the replacement of the front door. As this modification did not alter the original design, the 10864 Oleander Avenue building retains integrity of design.
d. ***Site Temp-4:*** The 10888 Oleander Avenue single-family residence was constructed, likely by Jerry Nugent, in 1969 in the Ranch architectural style. Modifications made to the building since its initial construction include the replacement of all original doors and windows. Although these modifications resulted in the loss of original materials, they did not alter the original design. Therefore, the 10888 Oleander Avenue building retains integrity of design.
e. ***Site Temp-5:*** The 16140 Santa Ana Avenue single-family residence was constructed in the Ranch architectural style in 1954. Modifications made to the building since its initial construction include the replacement of all original doors and windows. Although these modifications resulted in the loss of original materials, they did not alter the original design. Therefore, the 16140 Santa Ana Avenue residence retains integrity of design.

   The prefabricated home was moved to the property between 1959 and 1966. Modifications made to the building since it was moved to the property include a 1980 to 2005 addition constructed onto the north façade and the replacement of the front door and one original window. As the 1980 to 2005 addition altered the original form, plan, space, and style of the original building, the prefabricated home does not retain integrity of design.
f. ***Site Temp-6:*** The 16156 Santa Ana Avenue single-family residence was constructed in 1954 in an unknown architectural style. Between 1980 and 2005, a full-length front porch was added to the front of the building and the rear porch was enclosed. Between 2005 and 2009, an enclosed breezeway was constructed between the residence and the detached garage. All original windows were replaced, likely at the same time as the construction of the

enclosed breezeway. As the 1980 to 2009 modifications altered the original form, plan, space, and style of the original building, the 16156 Santa Ana Avenue building does not retain integrity of design.

g. ***Site Temp-7:*** The 16172 Santa Ana Avenue Minimal Traditional-style residence and a detached garage were constructed in another location 1944 and moved to their current locations between 1966 and 1980.

   Modifications made to the residence include replacement of all original windows except for the wood-framed picture window on the west façade and construction of an enclosed porch on the east façade. As the enclosed porch addition modified the original form, plan, space, and style of the building, the 16172 Santa Ana Avenue residence does not retain integrity of design.

   An addition was constructed onto the west façade of the detached garage at an unknown date and the two separate garage doors were replaced between 2015 and 2018 with a single, sectioned, automatic opening garage door. Although the detached garage was not designed in a specific architectural style, the addition on the west façade and the alteration of the door arrangement on the south façade altered the building's original form, plan, and space, thereby impacting its original design. As such, the detached garage does not retain integrity of design.

h. ***Site Temp-8:*** The 16204 Santa Ana Avenue property includes a single-family residence constructed in 1949 and a large complex of structures currently used to raise exotic birds. Up until at least 1966, the residence featured a simple rectangular footprint. By 1980, a large front-gabled addition had been constructed onto the north façade of the residence connecting it to the small structures between the large rear structure and the residence. Between 1985 and 1994, an addition was constructed onto the east façade. Another addition with a shed roof was also constructed onto the north façade of the western portion of the building, west of the large front-gabled addition. Due to the numerous additions constructed onto the building, the 16204 Santa Ana Avenue residence no longer retains its original form, plan, space, or style and does not retain integrity of design.

   The first structure constructed to the rear of the residence was built between 1948 and 1959. When first constructed, this structure featured a large rectangular footprint. Between 1959 and 1966, small structures were built between the residence and the large rear structure, and the rear structure was expanded to nearly twice its original size. At an unknown date after 1980, the

large structure was removed and replaced with several smaller structures. As the current structures are not historic in age and differ from the original structure, the rear structures do not retain integrity of design.

i. ***Site Temp-9:*** The 16228 Santa Ana Avenue building was constructed in an unknown architectural style in 1947. Between 1959 and 1966, a detached garage was constructed southwest of the residence. Between 1966 and 1980, the residence was extended to the west with a large addition and connected to the detached garage, which introduced a side-gabled addition onto the south façade of the original residence. As the additions altered the original form, plan, space, and style of the residence, it does not retain integrity of design.

j. ***Site Temp-10:*** The 10861 Citrus Avenue building was built between 1959 and 1962 as a Minimal Ranch-style, single-family residence. On the 1966 aerial photograph, the 10861 Citrus Avenue residence is seen as an "L"-shaped structure. Between 1985 and 1994, a large addition was constructed off the southeast corner of the building. Between 1994 and 2005, a three-car garage was constructed onto the western portion of the north façade of the original building. At an unknown date, windows on the east façade of the building were replaced. As the additions to the 10861 Citrus Avenue residence altered the original form, plan, space, and style of the building, it does not retain integrity of design.

3. **Integrity of Setting** *[refers to] the physical environment of a historic property. Setting includes elements such as topographic features, open space, viewshed, landscape, vegetation, and artificial features* (Andrus and Shrimpton 2002). Integrity of setting was assessed by inspecting the elements of the property, which include topographic features, open space, views, landscape, vegetation, man-made features, and relationships between buildings and other features. The historic buildings located within the boundaries of the Citrus and Oleander Avenue at Santa Ana Avenue Project were constructed between 1944 and 1969. During that time, the surrounding area consisted of small, rural ranches. Aerial photographs indicate that the surrounding neighborhood began to change between 2005 and 2009, when Jurupa Hills High School was constructed north of the project. Between 2010 and 2012, the open agricultural field northwest of the project was developed as a football field and baseball diamonds. Between 2014 and 2016, the properties west and southwest were developed with large warehouses. Between 2016 and 2018, the property south of the project was also developed with large warehouses. Currently, while the project area contains most of the residences that were present between 1945 and 1966, it also includes some modern residences. Outside of the project, the surrounding properties mainly consist of large logistics centers and the high school and sports fields. Because the area is no longer

recognizable as a rural farming community and no longer retains the same open space, viewshed, landscape, vegetation, or general built environment, none of the sites retain integrity of setting.

4. **Integrity of Materials** *[refers to] the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property* (Andrus and Shrimpton 2002). Integrity of materials was assessed by determining the presence or absence of original building materials, as well as the possible introduction of materials that may have altered the architectural design of the buildings.

    a. ***Site Temp-1:*** The 10818 Oleander Avenue single-family residence was constructed, likely by Raymond Berry, in 1968 in the Ranch architectural style. Although no documentation could be located to confirm, it appears as though the southern portion of the building with the front-facing gable was originally an attached garage with a front-gabled roof, like the 10864 Oleander Avenue building (Temp-3) to the south, which was later converted into living space. The door on the west façade of this portion features a concrete step like those seen in a pedestrian door leading into a garage. The chimney also appears modified and may have been added when the garage was converted into living space. Neither the 10840 (Temp-2) nor 10864 Oleander Avenue (Temp-3) buildings, which exhibit similar floorplans and designs, feature a chimney. If the 10818 Oleander Avenue building was indeed designed like 10864 Oleander Avenue with a garage, the arched courtyard wall also cannot be original since it would have blocked access to the garage door on the east façade where the picture window and front door are currently. In addition, if the southern portion of the building was originally an attached garage, the original front door would have been where secondary front door is located, north of the brick wainscoting on the east façade, like 10864 Oleander Avenue. As the current residence was likely constructed in the same manner as 10840 (Temp-2) and 10864 Oleander Avenue (Temp-3), the courtyard and southern portion of the east façade could not have been part of the original design. Therefore, the 10818 Oleander Avenue building does not retain integrity of materials.
    b. ***Site Temp-2:*** The 10840 Oleander Avenue single-family residence was constructed, likely by Raymond Berry, in 1969 in the Ranch architectural style. The only known modifications made to the building since its construction include the replacement of the front door and construction of the decorative brick planters on the primary (east) façade. As these modifications did not remove any character-defining features of the building's design, the 10840

Oleander Avenue residence retains integrity of materials.

c. ***Site Temp-3:*** The 10864 Oleander Avenue single-family residence was constructed, likely by Jerry Nugent, in 1969 in the Ranch architectural style. The only known modification made to the building since its construction is the replacement of the front door. As this modification did not remove any character-defining features of the building's design, the 10864 Oleander Avenue residence retains integrity of materials.
d. ***Site Temp-4:*** The 10888 Oleander Avenue single-family residence was constructed, likely by Jerry Nugent, in 1969 in the Ranch architectural style. Modifications made to the building since its initial construction include the replacement of all original doors and windows. As these modifications resulted in the loss of original materials, the 10888 Oleander Avenue building does not retain integrity of materials.
e. ***Site Temp-5:*** The 16140 Santa Ana Avenue single-family residence was constructed in the Ranch architectural style in 1954. Modifications made to the building since its initial construction include the replacement of all original doors and windows. As these modifications resulted in the loss of original materials, the 16140 Santa Ana Avenue residence does not retain integrity of materials.

   The prefabricated home was moved to the property between 1959 and 1966. Modifications made to the building since it was moved to the property include a 1980 to 2005 addition constructed onto the north façade and the replacement of the front door and one original window. As the 1980 to 2005 addition introduced new materials and removed the wall onto which the addition was constructed, the prefabricated home does not retain integrity of materials.
f. ***Site Temp-6:*** The 16156 Santa Ana Avenue single-family residence was constructed in 1954 in an unknown architectural style. Between 1980 and 2005, a full-length front porch was added to the front of the building and the rear porch was enclosed. Between 2005 and 2009, an enclosed breezeway was constructed between the residence and the detached garage. All original windows were replaced, likely at the same time as the construction of the enclosed breezeway. As the 1980 to 2009 modifications removed original materials and introduced new, non-historic materials, the 16156 Santa Ana Avenue building does not retain integrity of materials.
g. ***Site Temp-7:*** The 16172 Santa Ana Avenue Minimal Traditional-style residence and a detached garage were constructed in another location 1944 and moved to their current locations between 1966 and 1980.

Modifications made to the residence include replacement of all original windows except for the wood-framed picture window on the west façade and construction of an enclosed porch on the east façade. As the replacement of the windows resulted in the loss of original materials and the enclosed porch addition introduced new materials, the 16172 Santa Ana Avenue residence does not retain integrity of materials.

An addition was constructed onto the west façade of the detached garage at an unknown date and the two separate garage doors were replaced between 2015 and 2018 with a single, sectioned, automatic opening garage door. The addition on the west façade and the replacement of the original doors removed original materials and introduced new building materials. As a result, the detached garage does not retain integrity of materials.

h. ***Site Temp-8:*** The 16204 Santa Ana Avenue property includes a single-family residence constructed in 1949 and a large complex of structures currently used to raise exotic birds. Up until at least 1967, the residence featured a simple rectangular footprint. By 1980, a large front-gabled addition had been constructed onto the north façade of the residence connecting it to the small structures between the large rear structure and the residence. Between 1985 and 1994, an addition was constructed onto the east façade. Another addition with a shed roof was also constructed onto the north façade of the western portion of the building, west of the large front-gabled addition. Due to the numerous additions constructed onto the building and the new materials that were thereby introduced, the 16204 Santa Ana Avenue residence does not retain integrity of materials.

   The first structure constructed to the rear of the residence was built between 1948 and 1959. When first constructed, this structure featured a large rectangular footprint. Between 1959 and 1966, small structures were built between the residence and the large rear structure, and the rear structure was expanded to nearly twice its original size. At an unknown date after 1980, the large structure was removed and replaced with several smaller structures. As the current structures are not historic in age and differ from the original structure, the rear structures do not retain integrity of materials.

i. ***Site Temp-9:*** The 16228 Santa Ana Avenue building was constructed in an unknown architectural style in 1947. Between 1959 and 1966, a detached garage was constructed southwest of the residence. Between 1967 and 1980, the residence was extended to the west with a large addition and connected to the detached garage, which introduced a side-gabled addition onto the south

façade of the original residence. As the additions introduced new building materials, the 16228 Santa Ana Avenue building does not retain integrity of materials.

j. ***Site Temp-10:*** The 10861 Citrus Avenue building was built between 1959 and 1962 as a Minimal Ranch-style, single-family residence. On the 1966 aerial photograph, the 10861 Citrus Avenue residence is seen as an "L"-shaped structure. Between 1985 and 1994, a large addition was constructed off the southeast corner of the building. Between 1994 and 2005, a three-car garage was constructed onto the western portion of the north façade of the original building. At an unknown date, windows on the east façade of the building were replaced. As the additions to the 10861 Citrus Avenue residence introduced new materials, it does not retain integrity of materials.

5. **Integrity of Workmanship** *[refers to] the physical evidence of the labor and skill of a particular culture or people during any given period in history* (Andrus and Shrimpton 2002). Integrity of workmanship was assessed by evaluating the quality of the architectural features present in the buildings. The original workmanship demonstrated by the construction of the buildings at sites Temp-1 to Temp-10 appears to have been average. None of the buildings possess elements or details that make them representative examples of the labor or skill of a particular culture or people. Therefore, none of the buildings have ever possessed integrity of workmanship.

6. **Integrity of Feeling** *[refers to] a property's expression of the aesthetic or historic sense of a particular period of time* (Andrus and Shrimpton 2002). Integrity of feeling was assessed by evaluating whether or not the resources' features, in combination with their setting, conveyed a historic sense of the property during the period of construction. As noted previously, the integrity of setting for all buildings within the property has been lost. In addition, the modifications made to the buildings or their surroundings since their original construction have negatively impacted their ability to convey their historic dates of construction. Therefore, none of the buildings retain integrity of feeling.

7. **Integrity of Association** *[refers to] the direct link between an important historic event or person and a historic property* (Andrus and Shrimpton 2002). Integrity of association was assessed by evaluating the resources' data or information and their ability to answer any research questions relevant to the history of the Fontana area or the state of California. Historical research indicates that none of the buildings are associated with any significant persons or events. None of the individuals who owned or lived in the buildings were found to be significant and no known important events

occurred at the property. Therefore, the buildings have never possessed integrity of association.

Within the Citrus and Oleander Avenue at Santa Ana Avenue Project, Site Temp-7 and the prefabricated home within Temp-5 retain no original aspects of integrity. Sites Temp-1, Temp-6, Temp-8, Temp-9, and Temp-10 only retain integrity of location. The 16140 Santa Ana Avenue residence within Site Temp-5 only retains integrity of design. Site Temp-4 only retains integrity of location and design. Sites Temp-2 and Temp-3 were determined to retain integrity of location, design, and materials.

CRHR Evaluation

For a historic resource to be eligible for listing on the CRHR, the resource must be found significant at the local, state, or national level, under one or more of the following criteria:

- **CRHR Criterion 1:**
  It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

  It was discovered through historical research that no significant events could be associated with the buildings at sites Temp-1 to Temp-10. Because the property could not be associated with any specific historic event, the buildings are not eligible for designation under CRHR Criterion 1.

- **CRHR Criterion 2:**
  It is associated with the lives of persons important in our past.

  Historical research revealed that the buildings at sites Temp-1 to Temp-10 are not associated with any persons important in our past. Therefore, the buildings are not eligible for designation under CRHR Criterion 2.

- **CRHR Criterion 3:**
  It embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values.

  - ***Site Temp-1:*** The 10818 Oleander Avenue single-family residence was constructed, likely by Raymond Berry, in 1968 in the Ranch architectural style during the circa 1935 to 1975 period during which the Ranch style was most popular:

> The Ranch style originated in southern California in the mid-1930s, after a few earlier precursors … During the decades of the 1950s and 1960s it became by far the most popular house style built throughout the country. Often located in large subdivisions, post-World War II Ranch-house suburbs form a dominant part of many American cities – particularly those that grew in the postwar Sunbelt Boom of the 1950s and 1960s, such as Dallas, Houston, Phoenix, Los Angeles, and Atlanta. (McAlester 2015)

Identifying features of the Ranch style, as provided by McAlester (2015:597), include:

> Broad one-story shape; usually built low to ground; low-pitched roof without dormers; commonly with moderate-to-wide roof overhang; front entry usually located off-center and sheltered under main roof of house; garage typically attached to main façade (faces front, side, or rear); large picture window generally present; asymmetrical façade.

While the 10818 Oleander Avenue residence possesses five of the seven features listed above, it does not possess a garage that is attached to the main façade and the picture window is likely not original.

In addition to the identifying features listed above, McAlester (2015) also distinguishes between four principal subtypes of the Ranch architectural style, including Hipped Roof, Cross-Hipped Roof, Side-Gabled Roof, and Cross-Gabled Roof. The 10818 Oleander Avenue residence cannot be classified as any of these substyles as it has both hipped and gabled roof sections. Based upon the building's similarities in design to the 10864 Oleander Avenue residence (Temp-3), it is likely that the attached garage was converted into living space and the chimney, partially enclosed porch, and arcaded wall were added to the front of the building. Although Spanish Revival-style elements like the arcaded wall are often found in Ranch-style homes, none of these elements are original to the building and it is unclear when they may have been added. The level of workmanship exhibited in the modifications is also of lesser quality than the rest of the home, causing the modifications to stand out and detract from the original style. Therefore, as the building no longer retains integrity of design, setting, materials, workmanship, or feeling, it does not

embody distinctive characteristics of a type, period, region, or method of construction. As the building is not considered architecturally significant, was not constructed using indigenous materials, and is not a valuable example of the use of indigenous materials or craftsmanship, it is not eligible for designation under CRHR Criterion 3.

- ***Site Temp-2:*** The 10840 Oleander Avenue single-family residence was constructed, likely by Raymond Berry, in 1969 in the Ranch architectural style. Identifying features of the Ranch style, as provided by McAlester (2015:597), include:

> Broad one-story shape; usually built low to ground; low-pitched roof without dormers; commonly with moderate-to-wide roof overhang; front entry usually located off-center and sheltered under main roof of house; garage typically attached to main façade (faces front, side, or rear); large picture window generally present; asymmetrical façade.

The 10840 Oleander Avenue residence possesses five of the seven features listed above. It does not possess a garage that is attached to the main façade or a large picture window. Although the building retains integrity of location, design, and materials, it does not retain integrity of setting or feeling and never possessed integrity of workmanship or association. Due to a low level of integrity and only possessing five of the seven character-defining features of the Ranch style, the building does not embody distinctive characteristics of a type, period, region, or method of construction and therefore does not rise to a level of significance. As the building is not considered architecturally significant, was not constructed using indigenous materials, and is not a valuable example of the use of indigenous materials or craftsmanship, it is not eligible for designation under CRHR Criterion 3.

- ***Site Temp-3:*** The 10864 Oleander Avenue single-family residence was constructed, likely by Jerry Nugent, in 1969 in the Ranch architectural style. Identifying features of the Ranch style, as provided by McAlester (2015:597), include:

> Broad one-story shape; usually built low to ground; low-pitched roof without dormers; commonly with moderate-to-wide roof overhang; front entry usually located off-center and sheltered under main roof of house; garage typically attached to main façade (faces front, side, or rear); large picture window generally

present; asymmetrical façade.

The 10864 Oleander Avenue residence possesses six of the seven features listed above. It does not possess a large picture window. Although the building retains integrity of location, design, and materials, it does not retain integrity of setting or feeling and never possessed integrity of workmanship or association. Due to a low level of integrity, the building does not embody distinctive characteristics of a type, period, region, or method of construction and therefore does not rise to a level of significance. As the building is not considered architecturally significant, was not constructed using indigenous materials, and is not a valuable example of the use of indigenous materials or craftsmanship, it is not eligible for designation under CRHR Criterion 3.

- ***Site Temp-4:*** The 10888 Oleander Avenue single-family residence was constructed, likely by Jerry Nugent, in 1969 in the Ranch architectural style. Identifying features of the Ranch style, as provided by McAlester (2015:597), include:

  > Broad one-story shape; usually built low to ground; low-pitched roof without dormers; commonly with moderate-to-wide roof overhang; front entry usually located off-center and sheltered under main roof of house; garage typically attached to main façade (faces front, side, or rear); large picture window generally present; asymmetrical façade.

  The 10888 Oleander Avenue residence possesses six of the seven features listed above. It does not possess a large picture window. Although the building retains integrity of location and design, it does not retain integrity of setting, materials, or feeling and never possessed integrity of workmanship or association. Due to a low level of integrity, the building does not embody distinctive characteristics of a type, period, region, or method of construction and therefore does not rise to a level of significance. As the building is not considered architecturally significant, was not constructed using indigenous materials, and is not a valuable example of the use of indigenous materials or craftsmanship, it is not eligible for designation under CRHR Criterion 3.
- ***Site Temp-5:*** The 16140 Santa Ana Avenue single-family residence was constructed in the Ranch architectural style in 1954. Identifying features of the Ranch style, as provided by McAlester (2015:597), include:

> Broad one-story shape; usually built low to ground; low-pitched roof without dormers; commonly with moderate-to-wide roof overhang; front entry usually located off-center and sheltered under main roof of house; garage typically attached to main façade (faces front, side, or rear); large picture window generally present; asymmetrical façade. (McAlester 2015:597)

The 16140 Santa Ana Avenue residence possesses five of the seven features listed above. It does not possess a large picture window. Although the building retains integrity of location and design, it does not retain integrity of setting, materials, or feeling and never possessed integrity of workmanship or association. Due to a low level of integrity, the building does not embody distinctive characteristics of a type, period, region, or method of construction and therefore does not rise to a level of significance. As the building is not considered architecturally significant, was not constructed using indigenous materials, and is not a valuable example of the use of indigenous materials or craftsmanship, it is not eligible for designation under CRHR Criterion 3.

The prefabricated home was moved to the property between 1959 and 1966. The building was originally constructed as a simple Pyramidal Family home with a front-facing gable, as can be seen in the Gable-Front-Wing Family style. The Pyramidal Family style consists of a building with a nearly square plan and a pyramidal (equilateral hipped) roof. These residences are most common in southern states, but were also constructed in the northern and midwestern states between 1905 and 1930. While some examples "were enhanced with Colonial Revival, Neoclassical, Folk Victorian, Prairie, or Craftsman stylistic detailing … many remained simple folk forms which lacked such fashionable details" (McAlester 2015). The Gable-Front-and-Wing Family style often resulted from adding a front gable at a right angle to the front-gabled, hall-and-parlor or I-house plans. "A shed-roofed porch was typically placed within the L made by the two wings" (McAlester 2015). The prefabricated home features the pyramidal roof with a front-gabled section. It is also enhanced with a bay window typical in the Folk Victorian style, and a flat-roofed porch is present in the "L" made by the front-facing gable. As the building features a combination of different style types, it does not embody distinctive characteristics of a type, period, region, or method of construction. In addition, the construction of the addition to the rear of the building altered the plans associated with the Pyramidal Family and Gable-Front-and-Wing Family styles. Due to its relocation and later modifications made to the building, the prefabricated home

no longer retains any original aspects of integrity and does not rise to a level of significance. As the building is not considered architecturally significant, was not constructed using indigenous materials, and is not a valuable example of the use of indigenous materials or craftsmanship, it is not eligible for designation under CRHR Criterion 3.

- ***Site Temp-6:*** The 16156 Santa Ana Avenue single-family residence was constructed in 1954 in an unknown architectural style. Between 1980 and 2005, a full-length front porch was constructed, and the rear porch was enclosed. Between 2005 and 2009, an enclosed breezeway was constructed between the residence and detached garage. All original windows were replaced, likely at the same time as the construction of the enclosed breezeway. As the 1980 to 2009 modifications altered the original form, plan, space, and style of the original building and the original architectural style is unknown, Site Temp-6 is not eligible for designation under CRHR Criterion 3.
- ***Site Temp-7:*** The Minimal Traditional-style residence and detached garage at 16172 Santa Ana Avenue were constructed in 1944 and moved to their current locations between 1966 and 1980. According to McAlester (2015):

> Minimal Traditional homes can be found throughout the United States. During the early 1940s, concentrations were rapidly built where new sites for World War II production plants created an urgent local need for worker housing. After the war, developers built instant communities – such as Levittown, New York on Long Island, and Brentwood in Denver, Colorado – filled with Minimal Traditional houses, sometimes using only a few designs in a subdivision. These were sometimes located outside the city's built-up edge, where large tracts of land were available and new broad highways and arterials were planned for easy automobile access. In postwar subdivisions, the style is found with early Ranch houses (sometimes called Minimal Ranches or Ranchettes).
>
> The Minimal Traditional house was "the little house that could." It was the small house that could be built with FHA [Federal Housing Administration]-insured loans in the midst of the Great Depression between 1935 and 1940; the house that could be built quickly to accommodate millions of relocating World War II production-plant workers (1941-1945); and the house that could be built rapidly during the late 1940s in large post-World War II

developments (1946-1949).

Identifying features of the Minimal Traditional style include:

> Low- or intermediate-pitched roof, more often gabled; small house, generally one-story in height; roof eaves have little or no overhang; double-hung windows, typically multi-pane or 1/1; minimal amounts of added architectural detail; rarely has dormers. (McAlester 2015)

The 16172 Santa Ana Avenue building originally possessed all of the above characteristics. The building is one story with a simple, rectangular floorplan, an intermediate-pitched roof with a minimal eave overhang, and a minimal amount of added architectural detail. Modifications made to the building since its construction include replacement of all original windows except for the wood-framed picture window on the west façade and construction of an enclosed porch on the east façade. The enclosed porch addition negatively impacted the building's integrity of design and materials, and the replacement of the windows impacted the building's integrity of materials. In addition, it no longer retains integrity of location, setting, or feeling and it never possessed integrity of workmanship or association. As such, although the building originally featured a majority of the character-defining features of the Minimal Traditional style, it is not considered a representative example and, due to the documented modifications and an overall lack of integrity, does not embody distinctive characteristics of a type, period, region, or method of construction. Therefore, as the building is not considered architecturally significant, was not constructed using indigenous materials, and is not a valuable example of the use of indigenous materials or craftsmanship, it is not eligible for designation under CRHR Criterion 3.

An addition was constructed onto the west façade of the detached garage at an unknown date and the two separate garage doors were replaced between 2015 and 2018 with a single, sectioned, automatic opening garage door. Although the garage was not designed in a specific architectural style, the addition on the west façade and the alteration of the door arrangement on the south façade altered the building's original form, plan, and space, thereby impacting its original design and materials. In addition, the detached garage is only a contributor to the residence and would not be individually eligible for designation. As such, due to the lack of integrity of both the residence and

garage, the detached garage is not eligible for designation under CRHR Criterion 3.

- ***Site Temp-8:*** The 16204 Santa Ana Avenue property includes a single-family residence constructed in 1949 in an unknown style and a large complex of structures currently used to raise exotic birds. Up until at least 1966, the residence featured a simple rectangular footprint. By 1980, a large front-gabled addition had been constructed onto the north façade of the residence, connecting it to the small structures between it and the large rear structure. Between 1985 and 1994, an addition was constructed onto the east façade. Another addition with a shed roof was constructed onto the north façade of the western portion of the building, west of the large front-gabled addition. Due to the numerous additions constructed onto the building, it is unclear what the original architectural style was. The modifications made to the 16204 Santa Ana Avenue residence and surrounding area negatively impacted the building's integrity of design, setting, materials, workmanship, and feeling, and the building is not known to have ever possessed integrity of association. Due to an overall lack of integrity, it does not embody distinctive characteristics of a type, period, region, or method of construction. Therefore, as the building is not considered architecturally significant, was not constructed using indigenous materials, and is not a valuable example of the use of indigenous materials or craftsmanship, it is not eligible for designation under CRHR Criterion 3.

  The first of the structures constructed to the rear of the residence was built between 1948 and 1959. When first constructed, the building featured a large rectangular footprint. Between 1959 and 1966, small structures were built between the residence and the large rear structure, and the rear structure was expanded to nearly twice its original size. At an unknown date after 1980, the large structure was removed and replaced with several smaller structures. As the current structures are not historic in age and differ from the original structure, they are not eligible for designation under CRHR Criterion 3.
- ***Site Temp-9:*** The 16228 Santa Ana Avenue single-family residence was constructed in an unknown architectural style in 1947. Between 1959 and 1966, a detached garage was constructed southwest of the residence. Between 1966 and 1980, the residence was extended to the west with a large addition and connected to the detached garage, which introduced a side-gabled addition onto the south façade of the original residence. As the modifications altered the original form, plan, space, and style of the original building and the original architectural style is unknown, Site Temp-9 is not eligible for designation under CRHR Criterion 3.

- ***Site Temp-10:*** The 10861 Citrus Avenue single-family residence was built between 1959 and 1962 in the Minimal Ranch style. Identifying features of the Ranch style, as provided by McAlester (2015:597), include:

  > Broad one-story shape; usually built low to ground; low-pitched roof without dormers; commonly with moderate-to-wide roof overhang; front entry usually located off-center and sheltered under main roof of house; garage typically attached to main façade (faces front, side, or rear); large picture window generally present; asymmetrical façade.

  The 10861 Citrus Avenue residence originally possessed five of the seven features listed above. It did not originally feature a large picture window or a broad one-story shape. Later modifications removed the garage and replaced it with a picture window and added another garage onto the north façade. While the building then possessed all seven character-defining features, three of them were not original.

  In addition to the identifying features listed above, McAlester (2015) also distinguishes between four principal subtypes of the Ranch architectural style, including Hipped Roof, Cross-Hipped Roof, Side-Gabled Roof, and Cross-Gabled Roof. The 10861 Citrus Avenue residence is best classified as the Cross-Hipped Roof subtype. McAlester (2015:598) states that "about 40 percent of one-story Ranch houses have a cross-hipped roof. Typically, these are one-story houses with a long roof ridge running parallel to the front façade with a single hipped extension. Occasionally a second hipped front extension is also present." While the 10861 Citrus Avenue residence does resemble this form in the way the gables are oriented, the building does not possess the "long roof ridge running parallel to the front facade" (McAlester 2015).

  Because the building does not have a wide eave overhang, it more closely resembled a Minimal Ranch-style residence when it was constructed. According to McAlester (2015):

  > Early, small examples of the Ranch [style] are sometimes called Ranchette, Minimal Ranch, or Transitional Ranch. These generally lack the broader overhang of later examples and many of the elaborations that become common as house size increased. The line between Minimal Traditional and Ranchette is a matter

> of judgement. However, the intent was likely a Ranch house if a picture window and other Ranch elaboration is present (such as a corner window or wall cladding that differs at the base of the windows). While Ranch houses commonly have a broader profile than Minimal Traditionals, neighborhoods platted with narrow lots before World War II may have Ranch-style houses adapted to these lots …
>
> During the 1940s, it [the Ranch-style home] was only one of the small house types built under FHA guidelines. As the financial controls that mandated very small houses were gradually lifted following World War II, the Ranch style began to gain in popularity …
>
> The size of a Ranch [home] was quite small in the late 1940s, but the typical size gradually increased as builders actively lobbied for higher loan limits and FHA guidelines were revised upward.

McAlester (2015) also notes that while "hipped-roof and front-gabled [Minimal Traditional] houses are found, with hipped-roof versions the more widespread … these variations appear to be less common than other subtypes." As such, the 10861 Citrus Avenue building was most representative of a front-gabled, Transitional Ranch-style residence.

Although built within the 1935 to 1975 period of significance for Ranch-style buildings, the 10861 Citrus Avenue residence only originally possessed five of the seven character-defining features associated with the Ranch style and, therefore, it is not considered a representative example of a type (Ranch architecture). Further, while Minimal Ranch-style residences, which are associated with FHA guidelines for small houses, were primarily constructed prior to or during World War II, the 10861 Citrus Avenue residence was constructed between 1959 and 1962, after most FHA guidelines for small houses had been lifted. As such, the building is not representative of a period (World War II). As the Ranch architectural style was popular across the United States and the residence was not built using any unique construction techniques, it is also not representative of a region (southern California) or method of construction and is not known to have been designed or built by an important creative individual. The large addition constructed off the southeast corner of

the building between 1985 and 1994 and the construction of the three-car garage off the north façade between 1994 and 2005 also negatively impacted the building's integrity of design, materials, workmanship, and feeling. Modifications to the surrounding area also negatively impacted the building's integrity of setting and it never possessed integrity of association. Therefore, the 10861 Citrus Avenue building is not eligible for designation under CRHR Criterion 3.

- **CRHR Criterion 4:**
  It has yielded, or may be likely to yield, information important in prehistory or history.

  The research conducted for this study revealed that because the buildings at sites Temp-1 to Temp-10 are not associated with any significant persons or events and were not constructed using unique or innovative methods of construction, they likely cannot yield any additional information about the history of Fontana or the state of California. Therefore, none of the buildings are eligible for designation under CRHR Criterion 4.

3.4 Discussion/Summary

During the field survey, 10 building sites (Temp-1 to Temp-10) were identified that meet the age threshold to require historic structure evaluations to determine eligibility for the CRHR. No other cultural resources were observed during the survey. Sites Temp-1 to Temp-10 have been evaluated as not historically or architecturally significant under any CEQA criteria due to a lack of association with any significant persons or events and not being representative examples of any specific architectural style, period, or region. Because none of the properties are eligible for listing on the CRHR, no mitigation measures are required for any future alterations or planned demolition of the buildings.

4.0 INTERPRETATION OF RESOURCE IMPORTANCE AND IMPACT IDENTIFICATION

4.1 Resource Importance

The cultural resources survey of the Citrus and Oleander Avenue at Santa Ana Avenue Project identified 13 historic buildings (Temp-1 to Temp-10) that meet the age threshold to require historic structure evaluations to determine eligibility to the CRHR. The conclusion of the current assessment is that the buildings are not CEQA-significant or eligible for listing on the CRHR. The buildings have been thoroughly recorded and no additional information can be derived from further analysis.

4.2 Impact Identification

The proposed development of the Citrus and Oleander Avenue at Santa Ana Avenue Project will include the demolition of the 13 historic buildings. However, the removal of these buildings as part of the development of the property will not constitute an adverse impact because they have been evaluated as not CEQA-significant and not eligible for listing on the CRHR. The potential does still exist, however, that historic deposits may be present that are related to the occupation of this location since the 1940s. To mitigate potential impacts to unrecorded historic features or deposits, mitigation monitoring is recommended. The mitigation monitoring program is presented in Section 5.0.

5.0 MANAGEMENT CONSIDERATIONS – MITIGATION MEASURES AND DESIGN CONSIDERATIONS

5.1 Mitigation Measures

The proposed development will impact 13 historic buildings; however, as these resources are evaluated as lacking any further research potential, impacts have been determined to be not significant. Based upon the evaluation of the buildings as lacking further research potential, mitigation measures will not be required as a condition of approval for the project; however, a MMRP is recommended because grading may expose undocumented and potentially significant historic features or deposits associated with the historic occupation of the property since the 1940s. Evidence of Native American use of this location prehistorically may also be discovered. Based upon this potential, monitoring of grading is recommended to prevent the inadvertent destruction of any potentially important cultural deposits that were not observed or detected during the current cultural resources study. The monitoring program will include Native American observers only in the event that prehistoric deposits are discovered.

5.2 Mitigation Monitoring and Reporting Program

The Citrus and Oleander Avenue at Santa Ana Avenue Project will disturb 10 nonsignificant historic resources (Temp-1 to Temp-10) that do not require any mitigation measures. However, to mitigate potential impacts to resources that have not yet been detected, a MMRP is recommended as a condition of approval. In accordance with direction from the City of Fontana Planning Division, the following guidance is presented as part of the MMRP condition:

- In the event that cultural resources are discovered by the archaeological or Native American monitor, all work shall be suspended 50 feet around the resource(s) and a qualified archaeologist meeting the Secretary of the Interior's Standards shall assess the discovery. Work on the overall project may continue during this period if the following activities are initiated:

    - If the discovery is a prehistoric resource, initiate consultation between the qualified archaeologist, the appropriate Native American tribal entity, and the City/project applicant;
    - Include the appropriate Native American entity (as determined by a qualified archaeologist meeting the Secretary of the Interior's Standards) in the cultural resources investigations as soon as possible; and
    - If the qualified archaeologist determines the resource(s) to be a "unique archaeological resource" consistent with Public Resources Code Section 21083.2 or a "tribal cultural resource" consistent with Public Resources Code Section 21074, a Cultural Resources Management Plan shall be prepared by the project

archaeologist and submitted to the City Planning Division for approval and subsequent implementation.

The proposed MMRP tasks are detailed below.

During Grading

A. Monitor(s) Shall be Present During Grading/Excavation/Trenching
   1. The archaeological monitor shall be present full-time during all soil-disturbing and grading/excavation/trenching activities that could result in impacts to archaeological resources.
   2. The principal investigator (PI) may submit a detailed letter to the lead agency during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.

B. Discovery Notification Process
   1. In the event of an archaeological discovery, either historic or prehistoric, the archaeological monitor shall direct the contractor to temporarily divert all soil-disturbing activities, including but not limited to, digging, trenching, excavating, or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the Native American monitor and client, as appropriate.
   2. The monitor shall immediately notify the PI (unless monitor is the PI) of the discovery.

C. Determination of Significance
   1. The PI shall evaluate the significance of the resource. If human remains are involved, the protocol provided in Section D, below, shall be followed.

      a. The PI shall immediately notify the City of Fontana to discuss the significance determination and shall also submit a letter indicating whether additional mitigation is required.
      b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval from the City of Fontana to implement that program. In the event that prehistoric deposits are discovered, the ADRP should also be reviewed by the Native American consultant/monitor. Impacts to significant resources must be mitigated before ground-disturbing activities in the area of discovery will be allowed to resume.

c. If the resource is not significant, the PI shall submit a letter to the City of Fontana indicating that artifacts will be collected, curated, and documented in the final monitoring report. The letter shall also indicate that that no further work is required.

D. Discovery of Human Remains

If human remains are discovered, work shall halt in that area until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California PRC (Section 5097.98), and the State Health and Safety Code (Section 7050.5) shall be undertaken:

1. Notification

   a. The archaeological monitor shall notify the PI, if the monitor is not qualified as a PI.
   b. The PI shall notify the Coroner's Division of the San Bernardino County Sheriff's Department after consultation with the City of Fontana, either in person or via telephone.

2. Isolate discovery site

   a. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the sheriff-coroner in consultation with the PI concerning the provenance of the remains.
   b. The sheriff-coroner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
   c. If a field examination is not warranted, the sheriff-coroner will determine, with input from the PI, if the remains are or are most likely to be of Native American origin.

3. If Human Remains **ARE** determined to be Native American

   a. The medical examiner will notify the NAHC within 24 hours. By law, **ONLY** the medical examiner can make this call.
   b. The NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
   c. The MLD will contact the PI within 24 hours or sooner after the sheriff-coroner has completed coordination to begin the consultation process in accordance

with CEQA Section 15064.5(e), the California PRC, and the State Health and Safety Code.

d. The MLD will have 48 hours to make recommendations to the property owner or representative for the treatment or disposition with proper dignity of the human remains and associated grave goods.
e. Disposition of Native American human remains will be determined between the MLD and the PI, and, if:

   i. The NAHC is unable to identify the MLD; OR
   ii. The MLD failed to make a recommendation within 48 hours after being notified by the NAHC; OR
   iii. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner; THEN
   iv. Upon the discovery of multiple Native American human remains during a ground-disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree upon the appropriate treatment measures, the human remains and grave goods buried with the Native American human remains shall be reinterred with appropriate dignity.

4. If Human Remains are **NOT** Native American

   a. The PI shall contact the sheriff-coroner and notify them of the historic-era context of the burial.
   b. The sheriff-coroner will determine the appropriate course of action with the PI and city staff (PRC 5097.98).
   c. If the remains are of historic origin, they shall be appropriately removed and conveyed to the City of Fontana. The decision for internment of the human remains shall be made in consultation with City, the applicant/landowner, and any known descendant group.

Post-Construction

A. Preparation and Submittal of Draft Monitoring Report
   1. The PI shall submit to the City of Fontana a draft monitoring report (even if negative) prepared in accordance with the agency guidelines, which describes

the results, analysis, and conclusions of all phases of the archaeological monitoring program (with appropriate graphics).

a. For significant archaeological resources encountered during monitoring, the ADRP shall be included in the draft monitoring report.
b. Recording sites with the State of California DPR shall be the responsibility of the PI, including the recording (on the appropriate forms-DPR 523 A/B) any significant or potentially significant resources encountered during the archaeological monitoring program.

2. The PI shall submit a revised draft monitoring report to the City of Fontana for approval, including any changes or clarifications requested by the City.

B. Handling of Artifacts
1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and cataloged.
2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
3. The cost for curation is the responsibility of the property owner.

C. Curation of Artifacts
1. To be determined.

D. Final Monitoring Report(s)
1. The PI shall submit the approved final monitoring report to the City of Fontana and any interested parties.

6.0 LIST OF PREPARERS AND ORGANIZATIONS CONTACTED

The archaeological survey program for the Citrus and Oleander Avenue at Santa Ana Avenue Project was directed by Principal Investigator Brian F. Smith. The archaeological fieldwork was conducted by archaeologist Clarence Hoff. The report text was prepared by Jennifer Stropes and Brian Smith. Report graphics were provided by Emily Soong. Technical editing and report production were conducted by Elena Goralogia. The SCCIC at CSU Fullerton provided the archaeological records search information and the NAHC provided the SLF search results. Archival research was conducted at the BFSA research library, the Fontana Historical Society, the Fontana Public Library, and the offices of the San Bernardino Assessor/County Recorder/County Clerk. Sanborn Fire Insurance maps were searched for at the San Diego Public Library.

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APPENDIX A

Resumes of Key Personnel

APPENDIX B

Site Record Forms

(Deleted for Public Review; Bound Separately)

Brian F. Smith, MA

Owner, Principal Investigator

Brian F. Smith and Associates, Inc.
14010 Poway Road • Suite A •
Phone: (858) 679-8218 • Fax: (858) 679-9896 • E-Mail: bsmith@bfsa-ca.com

Education

Master of Arts, History, University of San Diego, California **1982**

Bachelor of Arts, History, and Anthropology, University of San Diego, California **1975**

Professional Memberships

Society for California Archaeology

Experience

Principal Investigator **1977–Present**
Brian F. Smith and Associates, Inc. **Poway, California**

Brian F. Smith is the owner and principal historical and archaeological consultant for Brian F. Smith and Associates. Over the past 32 years, he has conducted over 2,500 cultural resource studies in California, Arizona, Nevada, Montana, and Texas. These studies include every possible aspect of archaeology from literature searches and large-scale surveys to intensive data recovery excavations. Reports prepared by Mr. Smith have been submitted to all facets of local, state, and federal review agencies, including the US Army Corps of Engineers, the Bureau of Land Management, the Bureau of Reclamation, the Department of Defense, and the Department of Homeland Security. In addition, Mr. Smith has conducted studies for utility companies (Sempra Energy) and state highway departments (CalTrans).

Professional Accomplishments

These selected major professional accomplishments represent research efforts that have added significantly to the body of knowledge concerning the prehistoric life ways of cultures once present in the southern California area and historic settlement since the late 18th century. Mr. Smith has been principal investigator on the following select projects, except where noted.

Downtown San Diego Mitigation and Monitoring Reporting Programs: Large numbers of downtown San Diego mitigation and monitoring projects, some of which included Broadway Block (2019), 915 Grape Street (2019), 1919 Pacific Highway (2018), Moxy Hotel (2018), Makers Quarter Block D (2017), Ballpark Village (2017), 460 16th Street (2017), Kettner and Ash (2017), Bayside Fire Station (2017), Pinnacle on the Park (2017), IDEA1 (2016), Blue Sky San Diego (2016), Pacific Gate (2016), Pendry Hotel (2015), Cisterra Sempra Office Tower (2014), 15th and Island (2014), Park and G (2014), Comm 22 (2014), 7th and F Street Parking (2013), Ariel Suites (2013), 13th and Marker (2012), Strata (2008), Hotel Indigo (2008), Lofts at 707 10th Avenue Project (2007), Breeza (2007), Bayside at the Embarcadero (2007), Aria (2007), Icon (2007), Vantage Pointe (2007), Aperture (2007), Sapphire Tower (2007), Lofts at 655 Sixth Avenue (2007), Metrowork (2007), The Legend (2006), The Mark (2006), Smart Corner (2006), Lofts at 677 7th Avenue (2005), Aloft on Cortez Hill (2005), Front and Beech Apartments (2003), Bella Via Condominiums (2003), Acqua Vista Residential Tower (2003), Northblock Lofts (2003), Westin Park Place Hotel (2001), Parkloft

Apartment Complex (2001), Renaissance Park (2001), and Laurel Bay Apartments (2001).

1900 and 1912 Spindrift Drive: An extensive data recovery and mitigation monitoring program at the Spindrift Site, an important prehistoric archaeological habitation site stretching across the La Jolla area. The project resulted in the discovery of over 20,000 artifacts and nearly 100,000 grams of bulk faunal remains and marine shell, indicating a substantial occupation area (2013-2014).

San Diego Airport Development Project: An extensive historic assessment of multiple buildings at the San Diego International Airport and included the preparation of Historic American Buildings Survey documentation to preserve significant elements of the airport prior to demolition (2017-2018).

Citracado Parkway Extension: A still-ongoing project in the city of Escondido to mitigate impacts to an important archaeological occupation site. Various archaeological studies have been conducted by BFSA resulting in the identification of a significant cultural deposit within the project area.

Westin Hotel and Timeshare (Grand Pacific Resorts): Data recovery and mitigation monitoring program in the city of Carlsbad consisted of the excavation of 176 one-square-meter archaeological data recovery units which produced thousands of prehistoric artifacts and ecofacts, and resulted in the preservation of a significant prehistoric habitation site. The artifacts recovered from the site presented important new data about the prehistory of the region and Native American occupation in the area (2017).

The Everly Subdivision Project: Data recovery and mitigation monitoring program in the city of El Cajon resulted in the identification of a significant prehistoric occupation site from both the Late Prehistoric and Archaic Periods, as well as producing historic artifacts that correspond to the use of the property since 1886. The project produced an unprecedented quantity of artifacts in comparison to the area encompassed by the site, but lacked characteristics that typically reflect intense occupation, indicating that the site was used intensively for food processing (2014-2015).

Ballpark Village: A mitigation and monitoring program within three city blocks in the East Village area of San Diego resulting in the discovery of a significant historic deposit. Nearly 5,000 historic artifacts and over 500,000 grams of bulk historic building fragments, food waste, and other materials representing an occupation period between 1880 and 1917 were recovered (2015-2017).

Archaeology at the Padres Ballpark: Involved the analysis of historic resources within a seven-block area of the "East Village" area of San Diego, where occupation spanned a period from the 1870s to the 1940s. Over a period of two years, BFSA recovered over 200,000 artifacts and hundreds of pounds of metal, construction debris, unidentified broken glass, and wood. Collectively, the Ballpark Project and the other downtown mitigation and monitoring projects represent the largest historical archaeological program anywhere in the country in the past decade (2000-2007).

4S Ranch Archaeological and Historical Cultural Resources Study: Data recovery program consisted of the excavation of over 2,000 square meters of archaeological deposits that produced over one million artifacts, containing primarily prehistoric materials. The archaeological program at 4S Ranch is the largest archaeological study ever undertaken in the San Diego County area and has produced data that has exceeded expectations regarding the resolution of long-standing research questions and regional prehistoric settlement patterns.

Charles H. Brown Site: Attracted international attention to the discovery of evidence of the antiquity of man in North America. Site located in Mission Valley, in the city of San Diego.

Del Mar Man Site: Study of the now famous Early Man Site in Del Mar, California, for the San Diego Science Foundation and the San Diego Museum of Man, under the direction of Dr. Spencer Rogers and Dr. James R. Moriarty.

Old Town State Park Projects: Consulting Historical Archaeologist. Projects completed in the Old Town State Park involved development of individual lots for commercial enterprises. The projects completed in Old Town include Archaeological and Historical Site Assessment for the Great Wall Cafe (1992), Archaeological Study for the Old Town Commercial Project (1991), and Cultural Resources Site Survey at the Old San Diego Inn (1988).

Site W-20, Del Mar, California: A two-year-long investigation of a major prehistoric site in the Del Mar area of the city of San Diego. This research effort documented the earliest practice of religious/ceremonial activities in San Diego County (circa 6,000 years ago), facilitated the projection of major non-material aspects of the La Jolla Complex, and revealed the pattern of civilization at this site over a continuous period of 5,000 years. The report for the investigation included over 600 pages, with nearly 500,000 words of text, illustrations, maps, and photographs documenting this major study.

City of San Diego Reclaimed Water Distribution System: A cultural resource study of nearly 400 miles of pipeline in the city and county of San Diego.

Master Environmental Assessment Project, City of Poway: Conducted for the City of Poway to produce a complete inventory of all recorded historic and prehistoric properties within the city. The information was used in conjunction with the City's General Plan Update to produce a map matrix of the city showing areas of high, moderate, and low potential for the presence of cultural resources. The effort also included the development of the City's Cultural Resource Guidelines, which were adopted as City policy.

Draft of the City of Carlsbad Historical and Archaeological Guidelines: Contracted by the City of Carlsbad to produce the draft of the City's historical and archaeological guidelines for use by the Planning Department of the City.

The Mid-Bayfront Project for the City of Chula Vista: Involved a large expanse of undeveloped agricultural land situated between the railroad and San Diego Bay in the northwestern portion of the city. The study included the analysis of some potentially historic features and numerous prehistoric

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Audie Murphy Ranch, Riverside County, California: Project manager/director of the investigation of 1,113.4 acres and 43 sites, both prehistoric and historic—included project coordination; direction of field crews; evaluation of sites for significance based on County of Riverside and CEQA guidelines; assessment of cupule, pictograph, and rock shelter sites, co-authoring of cultural resources project report. February- September 2002.

Cultural Resources Evaluation of Sites Within the Proposed Development of the Otay Ranch Village 13 Project, San Diego County, California: Project manager/director of the investigation of 1,947 acres and 76 sites, both prehistoric and historic—included project coordination and budgeting; direction of field crews; assessment of sites for significance based on County of San Diego and CEQA guidelines; co-authoring of cultural resources project report. May-November 2002.

Cultural Resources Survey for the Remote Video Surveillance Project, El Centro Sector, Imperial County: Project manager/director for a survey of 29 individual sites near the U.S./Mexico Border for proposed video surveillance camera locations associated with the San Diego Border barrier Project—project coordination and budgeting; direction of field crews; site identification and recordation; assessment of potential impacts to cultural resources; meeting and coordinating with U.S. Army Corps of Engineers, U.S. Border Patrol, and other government agencies involved; co-authoring of cultural resources project report. January, February, and July 2002.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Menifee West GPA, Riverside County, California: Project manager/director of the investigation of nine sites, both prehistoric and historic—included project coordination and budgeting; direction of field crews; assessment of sites

for significance based on County of Riverside and CEQA guidelines; historic research; co-authoring of cultural resources project report. January-March 2002.

Cultural Resources Survey and Test of Sites Within the Proposed French Valley Specific Plan/EIR, Riverside County, California: Project manager/director of the investigation of two prehistoric and three historic sites—included project coordination and budgeting; survey of project area; Native American consultation; direction of field crews; assessment of sites for significance based on CEQA guidelines; cultural resources project report in prep. July-August 2000.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Menifee Ranch, Riverside County, California: Project manager/director of the investigation of one prehistoric and five historic sites—included project coordination and budgeting; direction of field crews; feature recordation; historic structure assessments; assessment of sites for significance based on CEQA guidelines; historic research; co-authoring of cultural resources project report. February-June 2000.

Salvage Mitigation of a Portion of the San Diego Presidio Identified During Water Pipe Construction for the City of San Diego, California: Project archaeologist/director—included direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Tyrian 3 Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Lamont 5 Project, Pacific Beach, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Reiss Residence Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. March-April 2000.

Salvage Mitigation of a Portion of Site SDM-W-95 (CA-SDI-211) for the Poinsettia Shores Santalina Development Project and Caltrans, Carlsbad, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. December 1999-January 2000.

Survey and Testing of Two Prehistoric Cultural Resources for the Airway Truck Parking Project, Otay Mesa, California: Project archaeologist/director—included direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; authoring of cultural resources project report, in prep. December 1999-January 2000.

Cultural Resources Phase I and II Investigations for the Tin Can Hill Segment of the Immigration and Naturalization Services Triple Fence Project Along the International Border, San Diego County, California: Project manager/director for a survey and testing of a prehistoric quarry site along the border—NRHP eligibility assessment; project coordination and budgeting; direction of field crews; feature recordation; meeting and coordinating with U.S. Army Corps of Engineers; co-authoring of cultural resources project report. December 1999-January 2000.

Mitigation of a Prehistoric Cultural Resource for the Westview High School Project for the City of San Diego, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program including collection of material for specialized faunal and botanical analyses; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; co-authoring of cultural resources project report, in prep. October 1999-January 2000.

Mitigation of a Prehistoric Cultural Resource for the Otay Ranch SPA-One West Project for the City of Chula Vista, California: Project archaeologist/director—included direction of field crews; development of data recovery program; management of artifact collections cataloging and curation; assessment of site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report, in prep. September 1999-January 2000.

Monitoring of Grading for the Herschel Place Project, La Jolla, California: Project archaeologist/ monitor—included monitoring of grading activities associated with the development of a single- dwelling parcel. September 1999.

Survey and Testing of a Historic Resource for the Osterkamp Development Project, Valley Center, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program; budget development; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and Testing of a Prehistoric Cultural Resource for the Proposed College Boulevard Alignment Project, Carlsbad, California: Project manager/director —included direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report, in prep. July-August 1999.

Survey and Evaluation of Cultural Resources for the Palomar Christian Conference Center Project, Palomar Mountain, California: Project archaeologist—included direction of field crews; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and Evaluation of Cultural Resources at the Village 2 High School Site, Otay Ranch, City of Chula Vista, California: Project manager/director —management of artifact collections cataloging and curation; assessment of site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report. July 1999.

Cultural Resources Phase I, II, and III Investigations for the Immigration and Naturalization Services Triple Fence Project Along the International Border, San Diego County, California: Project manager/director for the survey, testing, and mitigation of sites along border—supervision of multiple field crews, NRHP eligibility assessments, Native American consultation, contribution to Environmental Assessment document, lithic and marine shell analysis, authoring of cultural resources project report. August 1997- January 2000.

Phase I, II, and II Investigations for the Scripps Poway Parkway East Project, Poway California: Project archaeologist/project director—included recordation and assessment of multicomponent prehistoric and historic sites; direction of Phase II and III investigations; direction of laboratory analyses including prehistoric and historic collections; curation of collections; data synthesis; coauthorship of final cultural resources report. February 1994; March-September 1994; September-December 1995.

Jennifer R.K. Stropes, MS, RPA

Senior Archaeologist/Historian/Faunal Analyst
Brian F. Smith and Associates, Inc.
14010 Poway Road • Suite A •
Phone: (858) 484-0915 • Fax: (858) 679-9896 • E-Mail: jenni@bfsa-ca.com

Education

Master of Science, Cultural Resource Management Archaeology **2016**

St. Cloud State University, St. Cloud, Minnesota

Bachelor of Arts, Anthropology **2004**

University of California, Santa Cruz

Specialized Education/Training

Archaeological Field School **2014**

Pimu Catalina Island Archaeology Project

Research Interests

California Coastal / Inland Archaeology

Historic Structure Significance Eligibility

Human Behavioral Ecology

Zooarchaeology

Historical Archaeology

Taphonomic Studies

Experience

Senior Archaeologist/Historian/Faunal Analyst **November 2006–Present**
Brian F. Smith and Associates, Inc.

Writing, editing, and producing cultural resource reports for both California Environmental Quality Act and National Environmental Policy Act compliance; recording and evaluating historic resources, including historic structure significance eligibility evaluations, Historical Resource Research Reports, Historical Resource Technical Reports, and Historic American Buildings Survey/Historic American Engineering Record preparation; faunal, prehistoric, and historic laboratory analysis; construction monitoring management; coordinating field surveys and excavations; and laboratory management.

UC Santa Cruz Monterey Bay Archaeology Archives Supervisor **December 2003–March 2004**
Santa Cruz, California

Supervising intern for archaeological collections housed at UC Santa Cruz. Supervised undergraduate interns and maintained curated archaeological materials recovered from the greater Monterey Bay region.

Faunal Analyst, Research Assistant **June 2003–December 2003**
University of California, Santa Cruz

Intern assisting in laboratory analysis and cataloging for faunal remains collected from CA-MNT-234. Analysis included detailed zoological identification and taphonomic analysis of prehistoric marine and terrestrial mammals, birds, and fish inhabiting the greater Monterey Bay region.

Archaeological Technician, Office Manager **January 2000-December 2001**
Archaeological Resource Management

Conducted construction monitoring, field survey, excavation, report editing, report production, monitoring coordination and office management.

Certifications

City of San Diego Certified Archaeological and Paleontological Monitor

40-Hour Hazardous Waste/Emergency Response OSHA 29 CFR 1910.120 (e)

Scholarly Works

Big Game, Small Game: A Comprehensive Analysis of Faunal Remains Recovered from CA-SDI-11,521, 2016, Master's thesis on file at St. Cloud University, St. Cloud, Minnesota.

Technical Reports

Kraft, Jennifer R.

2012 *Cultural Resources Monitoring Report for the Pottery Court Project (TPM 36193) City of Lake Elsinore*. Prepared for BRIDGE Housing Corporation. Report on file at the California Eastern Information Center.

Kraft, Jennifer R. and Brian F. Smith

2016 *Cultural Resources Survey and Archaeological Test Plan for the 1492 K Street Project City of San Diego.* Prepared for Trestle Development, LLC. Report on file at the California South Coastal Information Center.

2016 *Focused Historic Structure Assessment for the Fredericka Manor Retirement Community City of Chula Vista, San Diego County, California APN 566-240-27.* Prepared for Front Porch Communities and Services – Fredericka Manor, LLC. Report on file at the City of Chula Vista Planning Department.

2016 *Historic Structure Assessment for 8585 La Mesa Boulevard City of La Mesa, San Diego County, California. APN 494-300-11.* Prepared for Silvergate Development. Report on file at the City of La Mesa Planning Department.

2016 *Phase I Cultural Resource Survey for the 9036 La Jolla Shores Lane Project City of San Diego Project No. 471873 APN 344-030-20.* Prepared for Eliza and Stuart Stedman. Report on file at the California South Coastal Information Center.

2016 *Phase I Cultural Resources Survey for the Beacon Apartments Project City of San Diego Civic San Diego Development Permit #2016-19 APN 534-210-12.* Prepared for Wakeland Housing & Development Corporation. Report on file at the California South Coastal Information Center.

2016 *A Phase I Cultural Resources Study for the State/Columbia/Ash/A Block Project San Diego, California.* Prepared for Bomel San Diego Equities, LLC. Report on file at the California South Coastal Information Center.

2015 *Cultural Resource Monitoring Report for the Sewer and Water Group 687B Project, City of San Diego.* Prepared for Ortiz Corporation. Report on file at the California South Coastal Information Center.

2015 *Cultural Resource Testing Results for the Broadway and Pacific Project, City of San Diego.* Prepared for BOSA Development California, Inc. Report on file at the California South Coastal Information Center.

2015 *Historic Structure Assessment for the StorQuest Project, City of La Mesa, (APN 494-101-14-00)*. Prepared for Real Estate Development and Entitlement. Report on file at the City of La Mesa.

2015 *Mitigation Monitoring Report for the 1905 Spindrift Remodel Project, La Jolla, California.* Prepared for Brian Malk and Nancy Heitel. Report on file at the California South Coastal Information Center.

2015 *Mitigation Monitoring Report for the Cisterra Sempra Office Tower Project, City of San Diego.* Prepared for SDG-Left Field, LLC. Report on file at the California South Coastal Information Center.

2015 *Results of a Cultural Resources Testing Program for the 15th and Island Project City of San Diego.* Prepared for Lennar Multifamily Communities. Report on file at the City of San Diego Development Services Department.

2014 *Cultural Resource Monitoring Report for the Cesar Chavez Community College Project.* Prepared for San Diego Community College District. Report on file at the California South Coastal Information Center.

2014 *Cultural Resource Monitoring Report for the Grantville Trunk Sewer Project, City of San Diego.* Prepared for Cass Construction, Inc. Report on file at the California South Coastal Information Center.

2014 *Cultural Resource Monitoring Report for the Pacific Beach Row Homes Project, San Diego, California.* Prepared for Armstrong Builders, Inc. Report on file at the California South Coastal Information Center.

2014 *Cultural Resource Monitoring Report for the Sewer and Water Group 761 Project, City of San Diego.* Prepared for Burtech Pipeline. Report on file at the California South Coastal Information Center.

2014 *Cultural Resource Monitoring Report for the Sewer and Water Group 770 Project (Part of Group*

3014), City of San Diego. Prepared for Ortiz Corporation. Report on file at the California South Coastal Information Center.

2014 *Historic Structure Assessment, 11950 El Hermano Road, Riverside County.* Prepared for Forestar Toscana, LLC. Report on file at the California Eastern Information Center.

2014 *Historic Structure Assessment, 161 West San Ysidro Boulevard, San Diego, California (Project No. 342196; APN 666-030-09)*. Prepared for Blue Key Realty. Report on file at the California South Coastal Information Center.

2014 *Historic Structure Assessment for 8055 La Mesa Boulevard, City of La Mesa (APN 470-582-11-00).* Prepared for Lee Machado. Report on file at the City of La Mesa.

2014 *Historic Structure Inventory and Assessment Program for the Watson Corporate Center, San Bernardino County, California.* Prepared for Watson Land Company. Report on file at the San Bernardino Archaeological Information Center.

2014 *Mitigation Monitoring Report for the Celadon (9th and Broadway) Project.* Prepared for BRIDGE Housing Corporation. Report on file at the California South Coastal Information Center.

2014 *Mitigation Monitoring Report for the Comm 22 Project, City of San Diego.* Prepared for BRIDGE Housing Corporation. Report on file at the California South Coastal Information Center.

2014 *Mitigation Monitoring Report for the Pinnacle 15th & Island Project, City of San Diego.* Prepared for Pinnacle International Development, Inc. Report on file at the California South Coastal Information Center.

2014 *Phase I Cultural Resource Study for the Altman Residence Project, 9696 La Jolla Farms Road, La Jolla, California 92037.* Prepared for Steve Altman. Report on file at the California South Coastal Information Center.

2013 *Cultural Resource Monitoring Report for the Alvarado Trunk Sewer Phase III Project, City of San Diego.* Prepared for Ortiz Corporation General Engineering Contractors. Report on file at the California South Coastal Information Center.

2013 *Cultural Resource Monitoring Report for the Alvarado Trunk Sewer Phase IIIA Project, City of San Diego.* Prepared for TC Construction, Inc. Report on file at the California South Coastal Information Center.

2013 *Cultural Resource Monitoring Report for the F Street Emergency Water Main Replacement Project, City of San Diego*. Prepared for Orion Construction. Report on file at the California South Coastal Information Center.

2013 *Cultural Resource Monitoring Report for the Harbor Drive Trunk Sewer Project, City of San Diego*. Prepared for Burtech Pipeline. Report on file at the California South Coastal Information Center.

2013 *Cultural Resource Monitoring Report for the Old Town Community Church Project, 2444 Congress Street, San Diego, California 92110.* Prepared for Soltek Pacific, Inc. Report on file at the California South Coastal Information Center.

2013 *Historic Structure Assessment, 2603 Dove Street, San Diego, California (APN) 452-674-32).*

Prepared for Barzal and Scotti Real Estate Corporation. Report on file at the California South Coastal Information Center.

2013 *Historic Structure Assessment at the Western Christian School, 3105 Padua Avenue, Claremont, California 91711 (APN 8671-005-053).* Prepared for Western Christian School. Report on file at the City of Claremont.

2013 *Mitigation Monitoring Report for the 7th and F Street Parking Project, City of San Diego*. Prepared for DZI Construction. Report on file at the California South Coastal Information Center.

2013 *Mitigation Monitoring Report for the 1919 Spindrift Drive Project*. Prepared for V.J. and Uma Joshi. Report on file at the California South Coastal Information Center.

Smith, Brian F. and Jennifer R. **Kraft**

2016 *Historical Resource Research Report for the 2314 Rue Adriane Building, San Diego, California Project No. 460562.* Prepared for the Brown Studio. Report on file at the City of San Diego Development Services Department.

2016 *Historical Resource Research Report for the 4921 Voltaire Street Building, San Diego, California Project No. 471161.* Prepared for Sean Gogarty. Report on file at the City of San Diego Development Services Department.

2016 *Historical Resource Research Report for the 5147 Hilltop Drive Building, San Diego, California Project No. 451707.* Prepared for JORGA Home Design. Report on file at the City of San Diego Development Services Department.

2016 *Historical Resource Research Report for the Midway Drive Postal Service Processing and Distribution Center 2535 Midway Drive San Diego, California 92138 Project No. 507152.* Prepared for Steelwave, LLC. Report on file at the City of San Diego Development Services Department.

2016 *Historic Resource Technical Report for 9036 La Jolla Shores Lane La Jolla, California Project No. 471873.* Prepared for Eliza and Stuart Stedman. Report on file at the City of San Diego Development Services Department.

2015 *Cultural Resource Mitigation Monitoring Program for the Urban Discovery Academy Project.* Prepared for Davis Reed Construction, Inc. Report on file at the City of San Diego Development Services Department.

2015 *Cultural Resource Survey and Archaeological Test Plan for the 520 West Ash Street Project, City of San Diego.* Prepared for Lennar Multifamily Communities. Report on file at the City of San Diego Development Services Department.

2015 *Cultural Resource Survey and Archaeological Test Plan for the 1919 Pacific Highway Project City of San Diego City Preliminary Review PTS #451689 Grading and Shoring PTS #465292*. Prepared for Wood Partners. Report on file at the City of San Diego Development Services Department.

2015 *Historical Resource Research Report for 16929 West Bernardo Drive, San Diego, California.* Prepared for Rancho Bernardo LHP, LLC. Report on file at the City of San Diego Development Services Department.

2015 *Historical Resource Research Report for the 2002-2004 El Cajon Boulevard Building, San Diego,*

California 92014. Prepared for T.R. Hale, LLC. Report on file at the California South Coastal Information Center.

2015 *Historical Resource Research Report for the 4319-4321 Florida Street Building, San Diego, California 92104.* Prepared for T.R. Hale, LLC. Report on file at the California South Coastal Information Center.

2015 *Historic Resource Technical Report for 726 Jersey Court San Diego, California Project No. 455127.* Prepared for Chad Irwin. Report on file at the California South Coastal Information Center.

2015 *Islenair Historic Sidewalk Stamp Program for Sewer and Water Group 3014, City of San Diego*. Prepared for Ortiz Corporation. Report on file at the California South Coastal Information Center.

2014 *Historical Resource Research Report for 2850 Sixth Avenue, San Diego, California (Project No. 392445).* Prepared for Zephyr Partners – RE, LLC. Report on file at the City of San Diego Development Services Department.

Smith, Brian F., Tracy A. Stropes, Tracy M. Buday, and Jennifer R. **Kraft**

2015 *Mitigation Monitoring and Reporting Program for the 1900 Spindrift Drive – Cabana and Landscape Improvements Project, La Jolla, California*. Prepared for Darwin Deason. Report on file at the California South Coastal Information Center.

2015 *Mitigation Monitoring and Reporting Program for the 1912 Spindrift Drive – Landscape Improvements Project, La Jolla, California.* Prepared for Darwin Deason. Report on file at the California South Coastal Information Center.

Stropes, J.R.K. and Brian F. Smith

2020 *Historical Resource Research Report for the 4143 Park Boulevard Building, San Diego, California 92103.* Prepared for Bernardini Investments, LLC. Report on file at the City of San Diego.

2020 *Historical Resource Research Report for the 6375 Avenida Cresta Building, San Diego, California 92037.* Prepared for Jeffrey and Anne Blackburn. Report on file at the City of San Diego.

2019 *Mitigation Monitoring Report for the 915 Grape Street Project, City of San Diego. Prepared for Bayview SD, LLC.* Report on file at the City of San Diego Development Services Department.

2019 *Cultural Resources Survey Report for the Grove Residences Project, Rancho Santa Fe, San Diego County, California.* Prepared for Beach City Builders, Inc. Report on file at the County of San Diego.

2019 *Historical Resource Analysis Report for the 169 and 171 Fifth Avenue Buildings, City of Chula Vista, San Diego County, California.* Prepared for Turner Impact Capital. Report on file at the City of Chula Vista.

2019 *Historic Structure Assessment for the 1409 South El Camino Real Building, San Clemente, California.* Prepared for Shoreline Dental Studio. Report on file at the City of San Clemente.

2019 *Historical Resource Research Report for the 212 West Hawthorn Street Building, San Diego, California 92101.* Prepared for Jacob Schwartz. Report on file at the City of San Diego.

2019 *Historical Resource Research Report for the 1142-1142 ½ Prospect Street Building, San Diego, California 92037.* Prepared for LLJ Ventures. Report on file at the City of San Diego.

2019 *Historical Resource Research Report for the 3000-3016 University Avenue/3901-3915 30th Street Building, San Diego, California 92037.* Prepared for Cirque Hospitality. Report on file at the City of San Diego.

2019 *Historic Structure Assessment for the 125 Mozart Avenue Building, Cardiff, California.* Prepared for Brett Farrow. Report on file at the City of Encinitas.

2019 *Cultural Resources Study for the Fontana Santa Ana Industrial Center Project, City of Fontana, San Bernardino County, California.* Prepared for T&B Planning, Inc. Report on file at the California South Central Coastal Information Center.

2019 *Historical Resource Technical Report for 817-821 Coast Boulevard South, La Jolla, California.* Prepared for Design Line Interiors. Report on file at the City of San Diego.

2019 *Historical Resource Research Report for the 3829 Texas Street Building, San Diego, California 92014.* Prepared for Blue Centurion Homes. Report on file at the California South Coastal Information Center.

2018 *Historical Resource Research Report for the 3925-3927 Illinois Street Building, San Diego, California 92104.* Prepared for Park Pacifica, LLC. Report on file at the City of San Diego.

Contributing Author /Analyst

2015 Faunal Analysis and Report Section for *Cultural Resource Data Recovery and Mitigation Monitoring Program for Site SDI-10,237 Locus F, Everly Subdivision Project, El Cajon, California* by Tracy A. Stropes and Brian F. Smith. Prepared for Shea Homes. Report on file at the California South Coastal Information Center.

2011 Faunal Analysis and Report Section for *A Cultural Resource Data Recovery Program for SDI-4606 Locus B for St. Gabriel's Catholic Church, Poway, California* by Brian F. Smith and Tracy A. Stropes. Prepared for St. Gabriel's Catholic Church. Report on file at the California South Coastal Information Center.

2010 Faunal Analysis and Report Section for *An Archaeological Study for the 1912 Spindrift Drive Project, La Jolla, California* by Brian F. Smith and Tracy A. Stropes. Prepared for Island Architects. Report on file at the California South Coastal Information Center.

2010 Faunal Analysis and Report Section for *Results of a Cultural Mitigation and Monitoring Program for Robertson Ranch: Archaic and Late Prehistoric Camps near the Agua Hedionda Lagoon* by Brian F. Smith. Prepared for McMillan Land Development. Report on file at the California South Coastal Information Center.

2009 Faunal Identification for "An Earlier Extirpation of Fur Seals in the Monterey Bay Region: Recent Findings and Social Implications" by Diane Gifford-Gonzalez and Charlotte K. Sunseri. *Proceedings of the Society for California Archaeology, Vol. 21, 2009*

APPENDIX C

Archaeological Records Search Results

(Deleted for Public Review; Bound Separately)

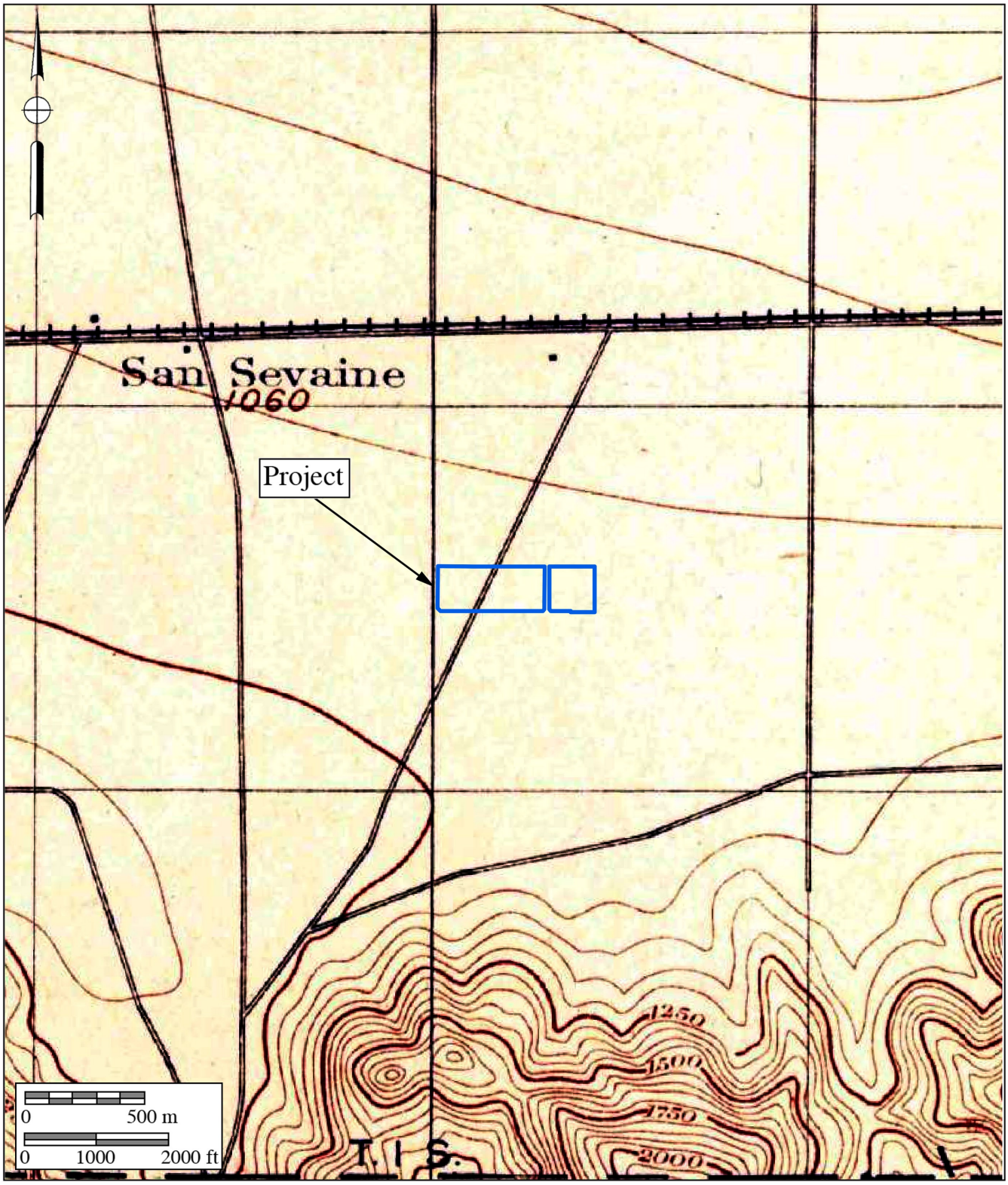
APPENDIX D

NAHC Sacred Lands File Search Results

(Deleted for Public Review; Bound Separately)

APPENDIX E

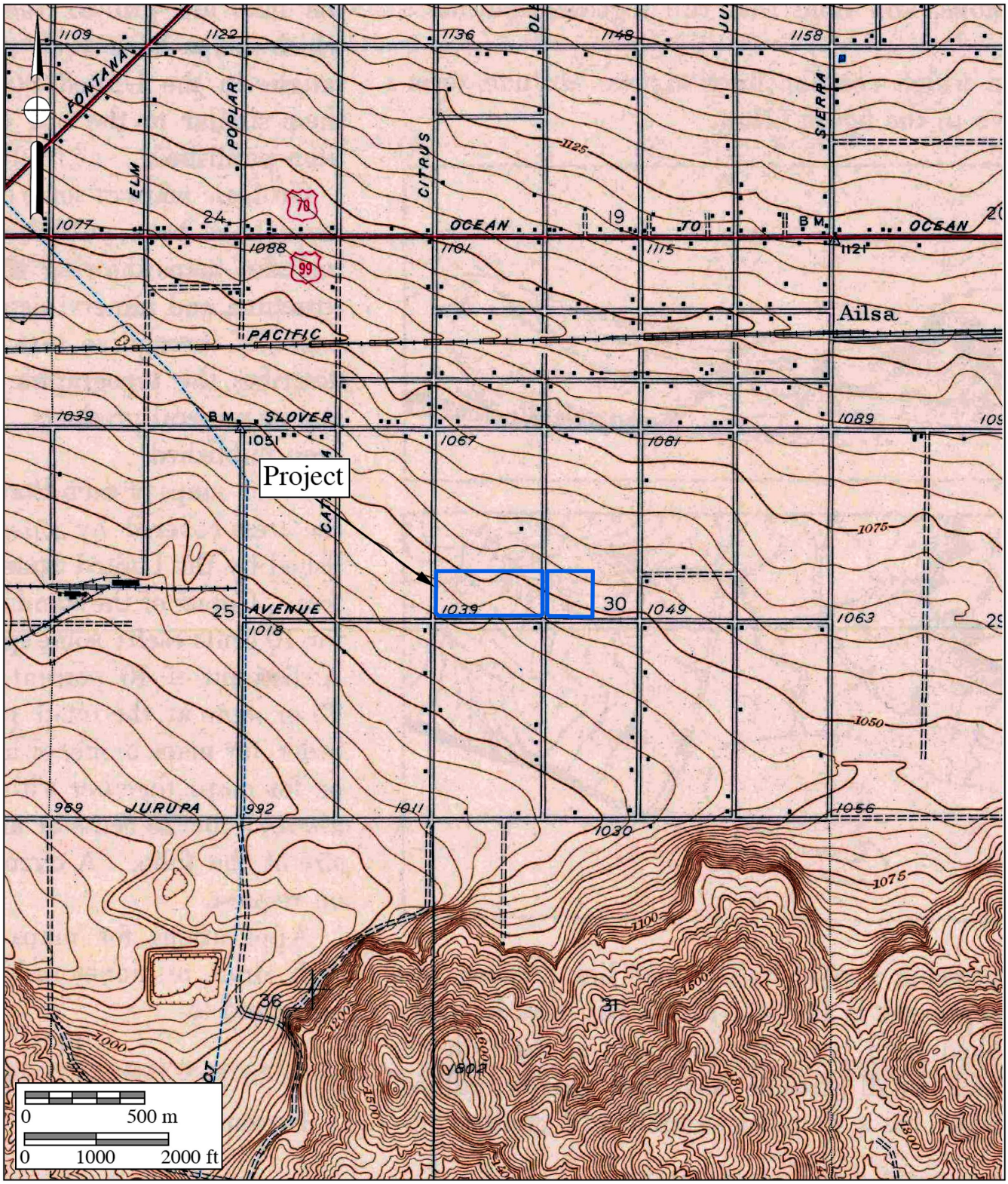
Historic Maps



1896 USGS Map

The Citrus and Oleander Avenue at Santa Ana Avenue Project

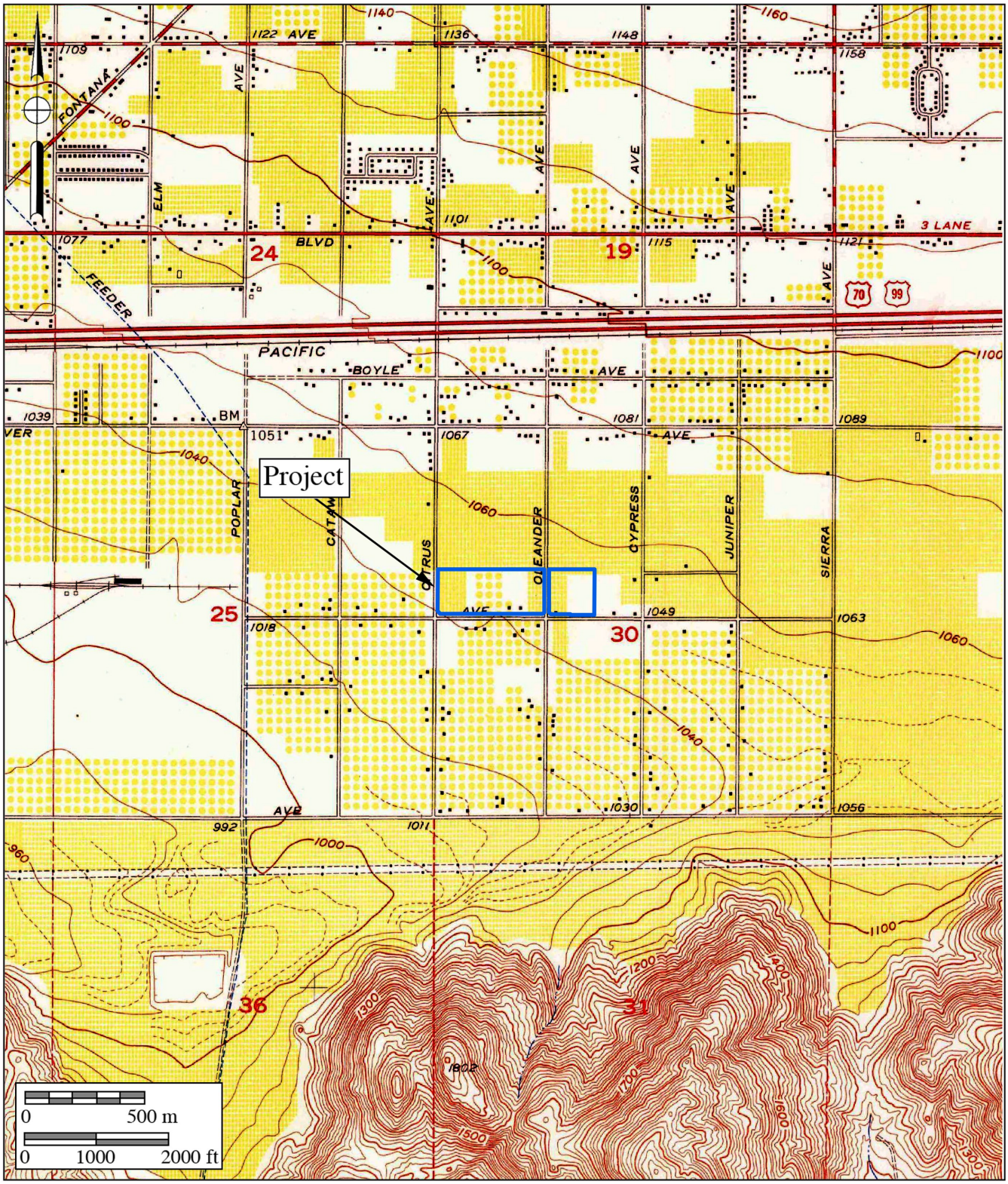
USGS *San Bernardino* Quadrangle (15-minute series)



1943 USGS Map

The Citrus and Oleander Avenue at Santa Ana Avenue Project

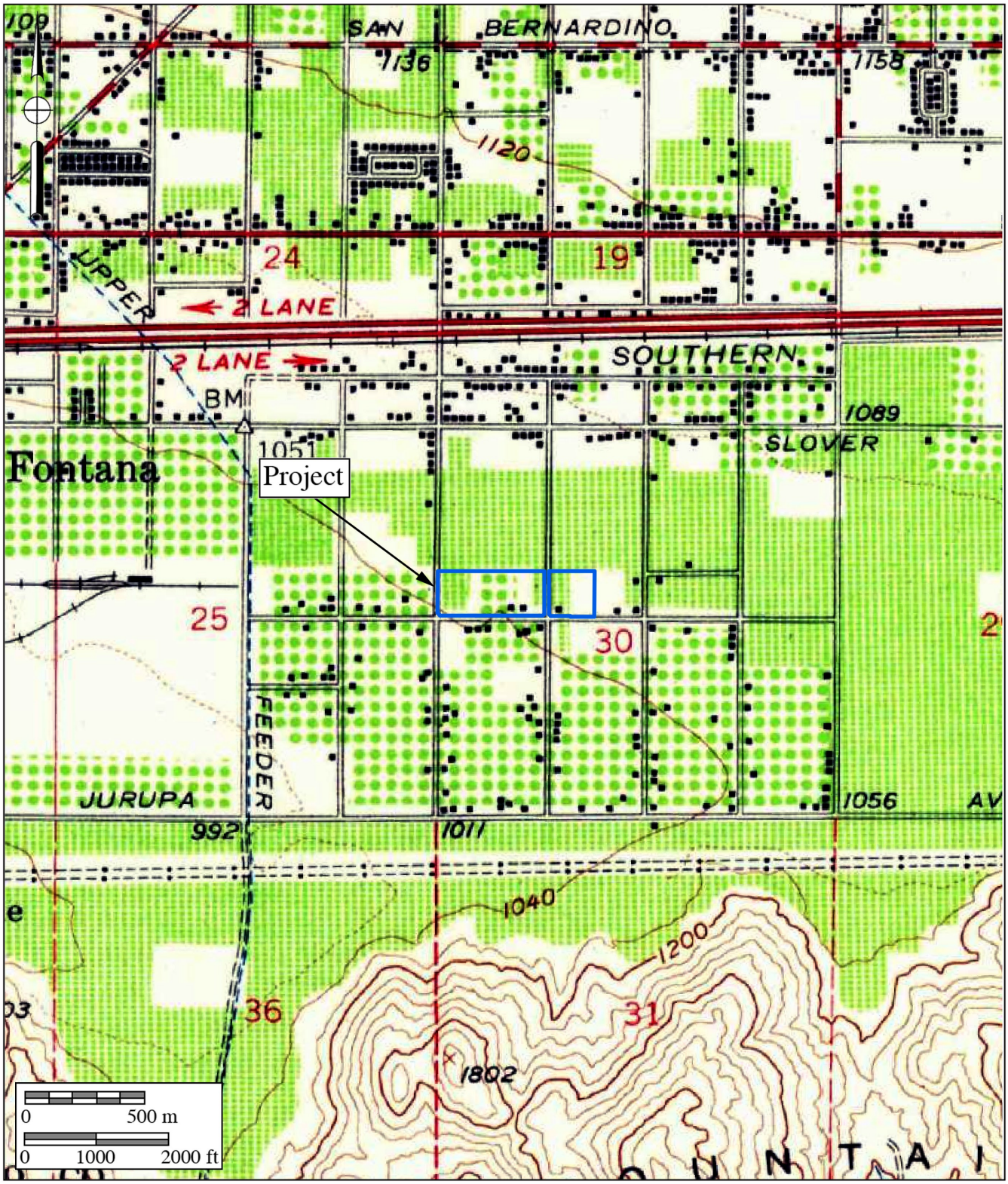
USGS *Fontana* Quadrangle (7.5-minute series)



1955 Edition of the 1953 USGS Map

The Citrus and Oleander Avenue at Santa Ana Avenue Project

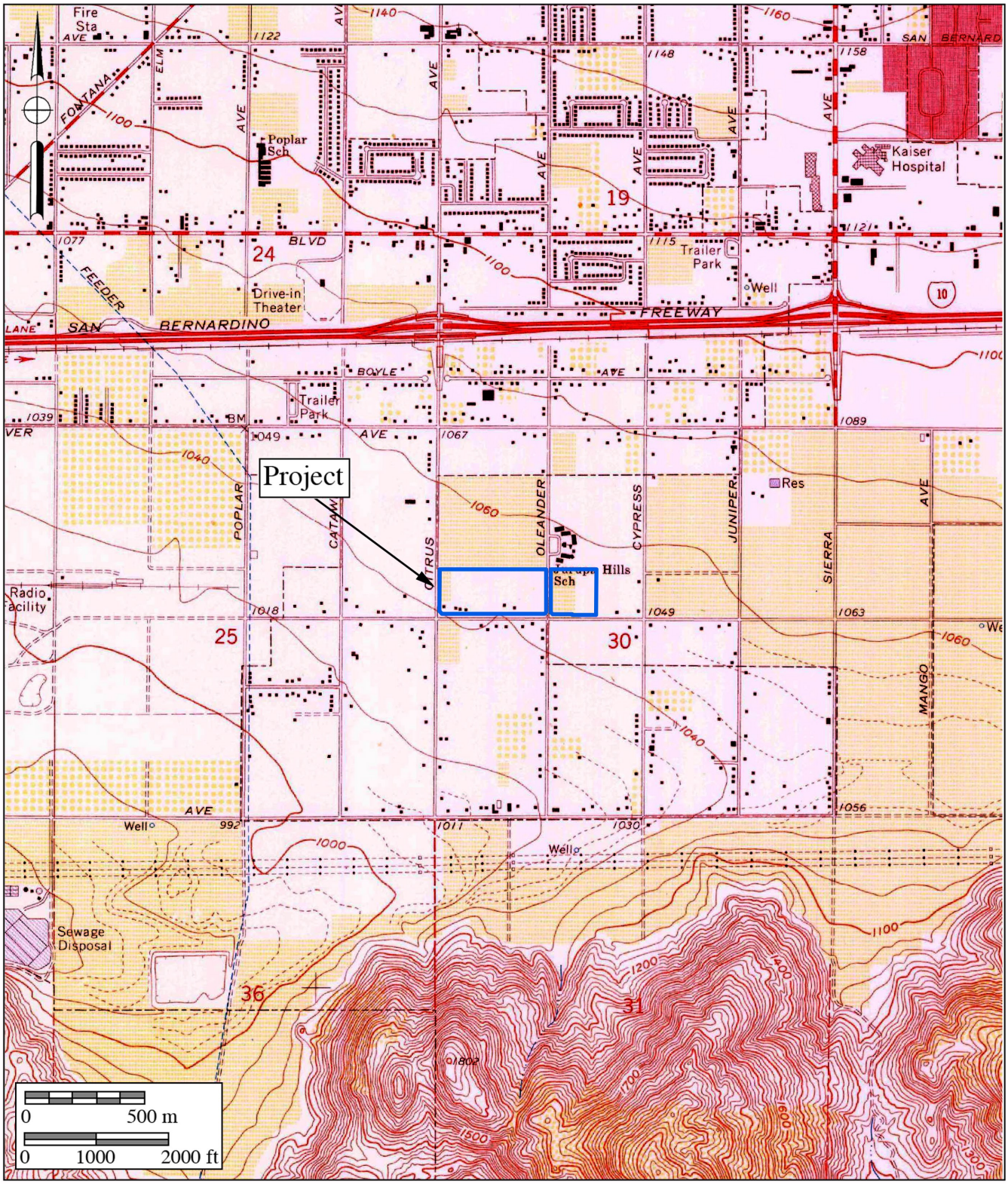
USGS *Fontana* Quadrangle (7.5-minute series)



1959 Edition of the 1954 USGS Map

The Citrus and Oleander Avenue at Santa Ana Avenue Project

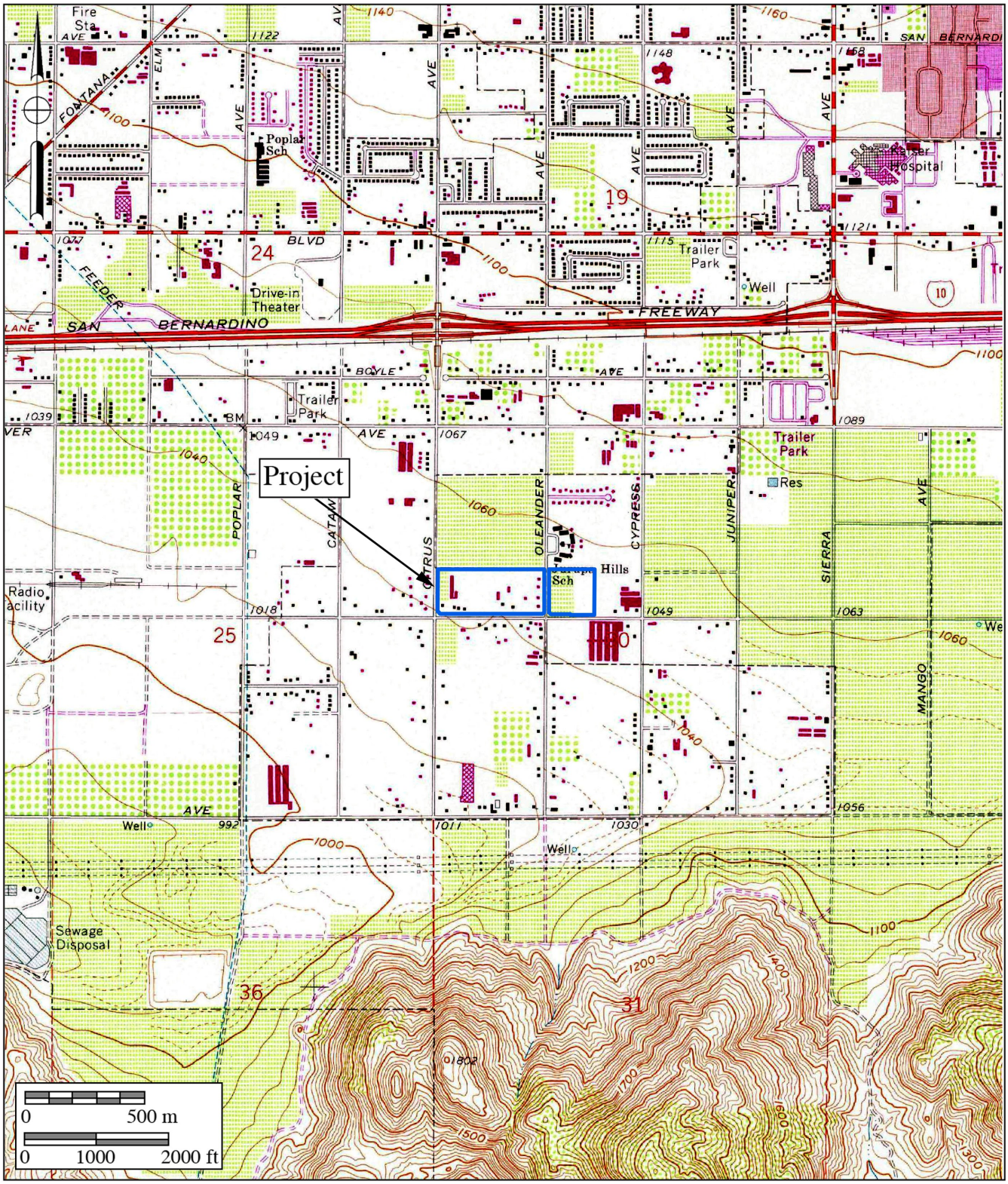
USGS *San Bernardino* Quadrangle (15-minute series)



1969 Edition of the 1967 USGS Map

The Citrus and Oleander Avenue at Santa Ana Avenue Project

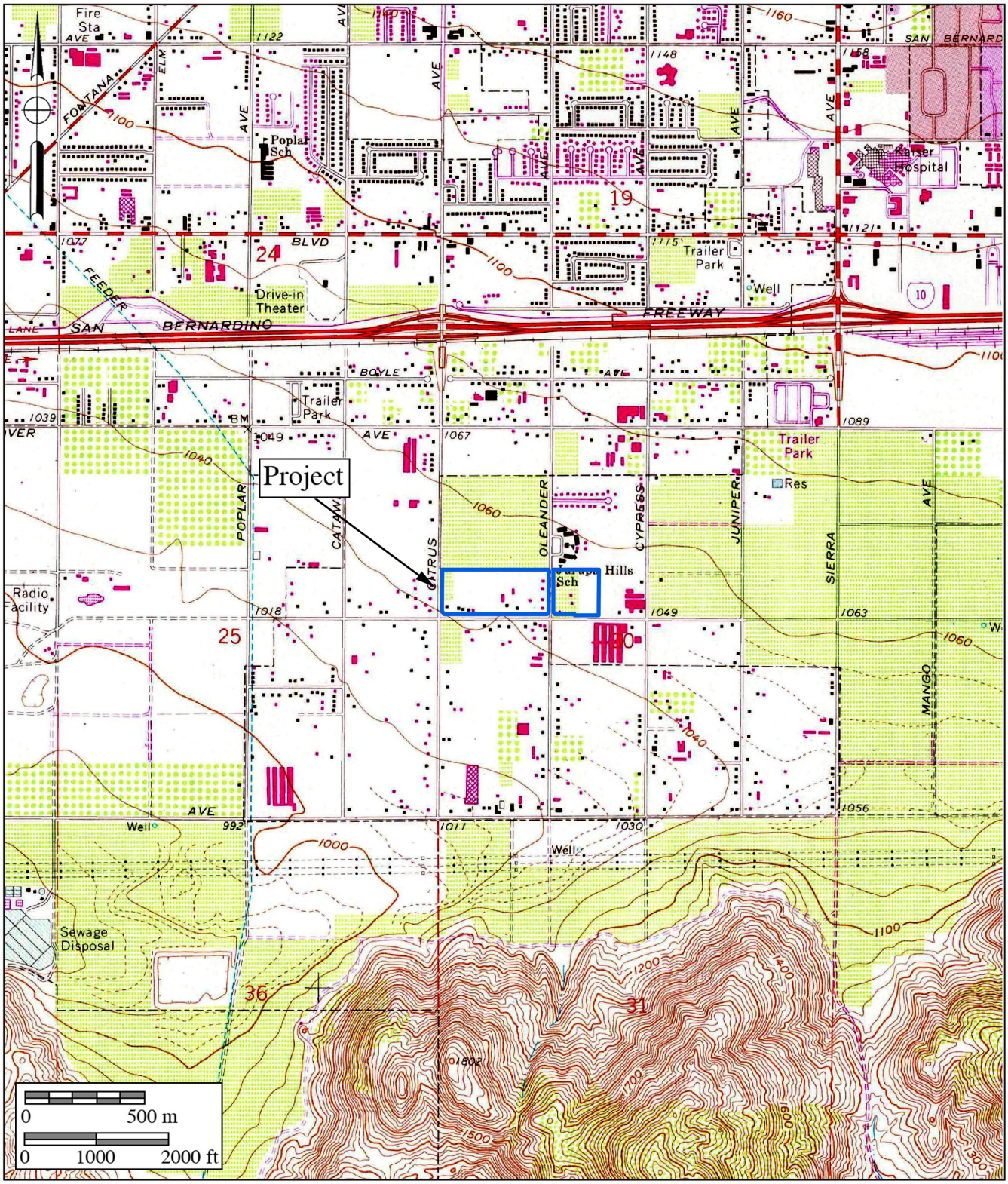
USGS *Fontana* Quadrangle (7.5-minute series)



1975 Edition of the 1967 USGS Map

The Citrus and Oleander Avenue at Santa Ana Avenue Project

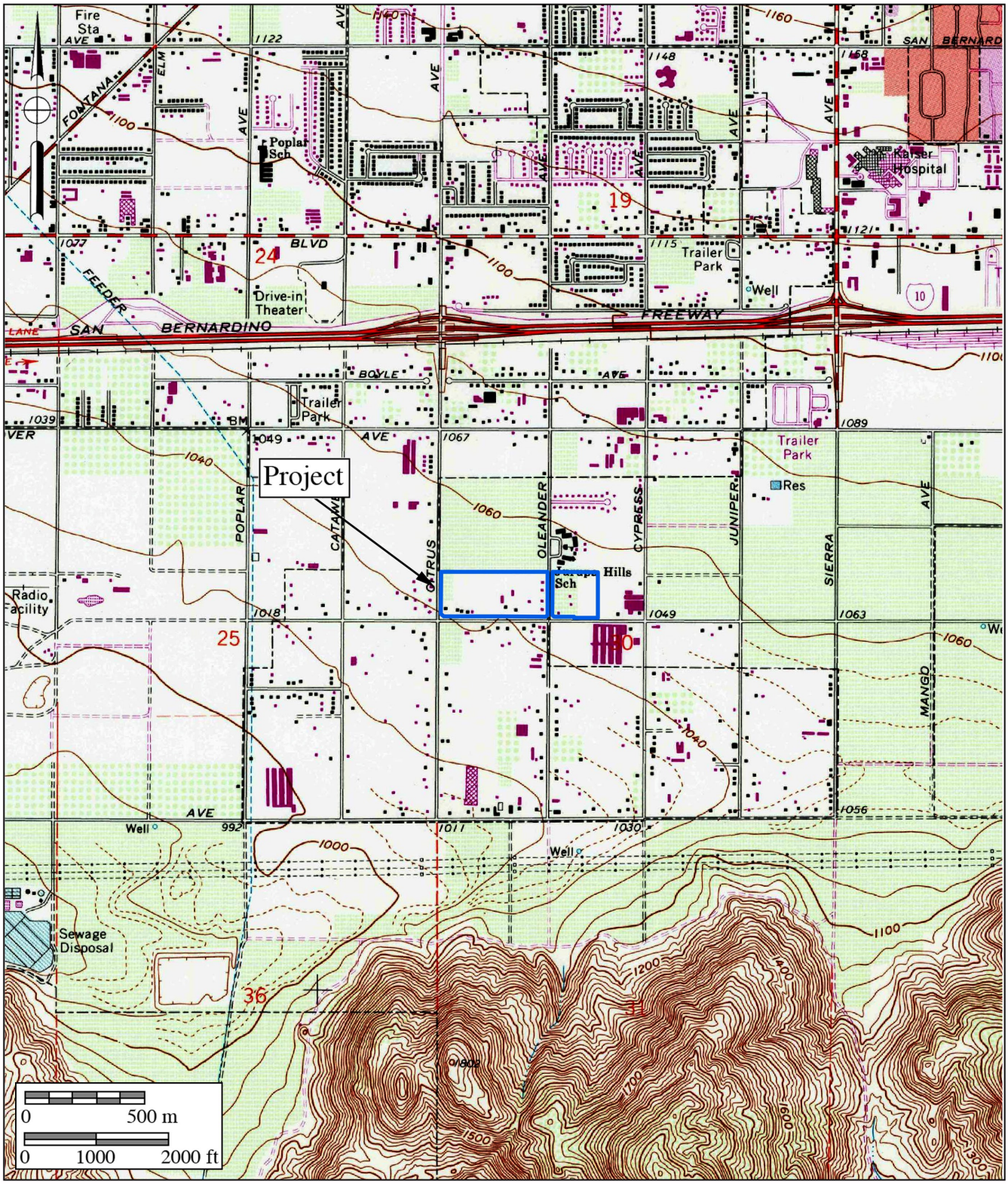
USGS *Fontana* Quadrangle (7.5-minute series)



1980 Edition of the 1967 USGS Map

The Citrus and Oleander Avenue at Santa Ana Avenue Project

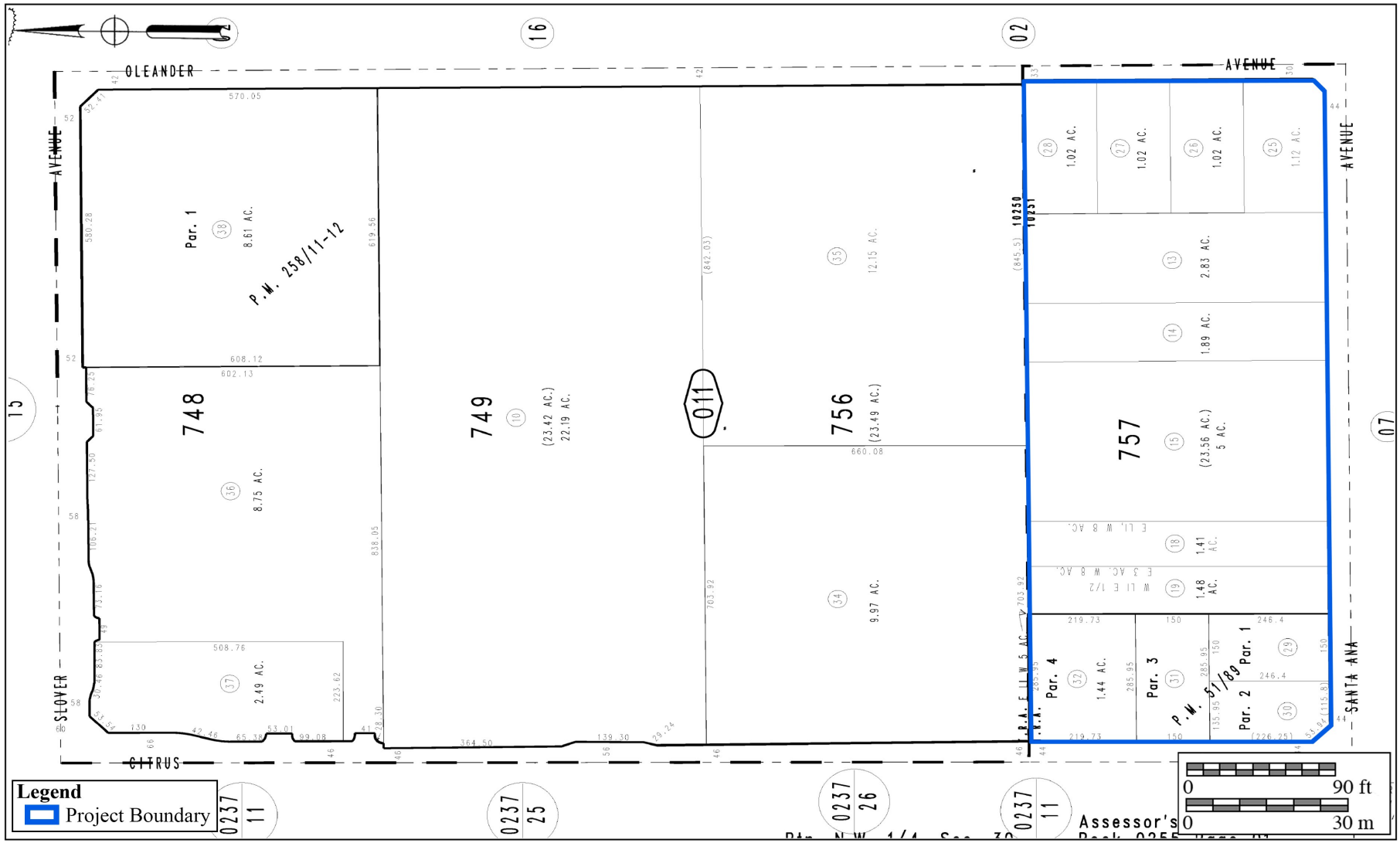
USGS *Fontana* Quadrangle (7.5-minute series)



1985 Edition of the 1967 USGS Map

The Citrus and Oleander Avenue at Santa Ana Avenue Project

USGS *Fontana* Quadrangle (7.5-minute series)



Current Assessor's Parcel Map

The Citrus and Oleander Avenue at Santa Ana Avenue Project