

# **CULTURAL RESOURCES TECHNICAL REPORT FOR THE WHITTRAM AVENUE WAREHOUSE PROJECT SAN BERNARDINO COUNTY, CALIFORNIA**

*Prepared for:*

**Whittram Avenue Industrial Owner, L.P.**

3520 Piedmont Road, Suite 100

Atlanta, Georgia 30305

*Contact: John Atwell, Senior Vice President*

*Prepared by:*

*Kate Kaiser, MSHP, Jennifer De Alba, BA, Kira Archipov, BS, Linda Kry, BA, RA, Samantha Murray, MA, and  
Heather McDaniel McDevitt, MA, RPA*

**DUDEK**

38 North Marengo Avenue

Pasadena, California 91101

**MARCH 2021**



# Table of Contents

---

<b><u>SECTION</u></b>	<b><u>PAGE NO.</u></b>
<b>EXECUTIVE SUMMARY .....</b>	<b>1</b>
<b>1 INTRODUCTION .....</b>	<b>4</b>
1.1 Project Location and Description .....	4
1.2 Project Personnel .....	10
1.3 Regulatory Setting .....	10
<b>2 BACKGROUND RESEARCH .....</b>	<b>19</b>
2.1 CHRIS Records Search .....	19
2.2 Other Reports Reviewed .....	21
2.2.1 Geotechnical Report Review .....	21
2.2.2 Phase I Environmental Site Assessment Report Review .....	22
2.3 Native American Coordination .....	22
2.4 Historical Map Review and Review of Academic Literature .....	23
2.5 Building Development and Archival Research .....	24
<b>3 CULTURAL SETTING .....</b>	<b>28</b>
3.1 Prehistoric Overview .....	28
3.2 Ethnographic Overview .....	30
3.3 Historic Period Overview .....	34
3.4 Historical Overview of San Bernardino County and the Unincorporated Community of Kaiser .....	36
3.5 Development History of the Project Site .....	39
<b>4 FIELD SURVEY .....</b>	<b>43</b>
4.1 Methods .....	43
4.2 Results .....	44
<b>5 SIGNIFICANCE EVALUATIONS .....</b>	<b>45</b>
5.1 14253 Whittram Avenue .....	45
<b>6 FINDINGS AND CONCLUSIONS .....</b>	<b>53</b>
6.1 Summary of Findings .....	53
6.2 Recommendations .....	53
<b>7 BIBLIOGRAPHY .....</b>	<b>56</b>
 <b>APPENDICES</b>	
A Preparer's Qualifications	
B Confidential SCCIC Records Search Results	
C NAHC SLF Search Results	

D DPR forms for 14253 Whittram Avenue, Fontana

## FIGURES

Figure 1. Project Location .....	6
Figure 2. Map of Parcels and Addresses within Project Site .....	8
Figure 3. 1938 Kirkman-Harriman Historical Map .....	24
Figure 4. Early view of Fontana, circa 1927 (Los Angeles Public Library) .....	37
Figure 5. Kaiser Steel Mill (Los Angeles Examiner Photographs Collection, 1920-1961, USC Digital Library) .....	38
Figure 6. Aerial photographs illustrating conversion from residence (1953, top) to trucking salvage yard (1976, bottom). Subject property outlined in blue, Whittram Avenue runs left to right through center of photo; railroad tracks and Kaiser Siding to south. (UCSB 2020) .....	40
Figure 7. Office building, main elevation, view looking south (IMG 5582) .....	46
Figure 8. Office, main (north) elevation, view looking southwest (IMG 5565) .....	46
Figure 9. Office building, south elevation, view looking north (IMG 5554) .....	47
Figure 10. Office building, east elevation, view looking west (IMG 5550) .....	47
Figure 11. Truck garage, south and west east elevation, view looking northeast (IMG 5530) .....	48
Figure 12. Truck garage, south and east elevation, view looking northwest (IMG 5555) .....	49
Figure 13. Truck garage, north elevation, view looking southeast (IMG 5524) .....	49

## TABLES

Table 1. Previously Conducted Cultural Resources Studies within 0.5-Mile of the Project Site .....	19
Table 2. Previously Recorded Cultural Resources Within a 0.5-Mile Radius of the Project Site .....	21
Table 3. Summary of Subsurface Borings - NorCal Engineering 2019 .....	22
Table 4. Historical Aerial Photograph Review of Project Footprint .....	25

# Executive Summary

---

Dudek was retained by Whittram Avenue Industrial Owner, L.P. to prepare a cultural resources technical report for the proposed Whittram Avenue Warehouse Project in unincorporated San Bernardino County, California (Project). This report includes the results of a California Historical Resources Information System (CHRIS) records search; coordination with the Native American Heritage Commission (NAHC) for a Sacred Lands File (SLF) search; a pedestrian survey of the Project site by a qualified archaeologist and a qualified architectural historian; building development and archival research, development of an appropriate historic context for the Project site; and recordation and evaluation of one built environment resource over 45 years old for historical significance and integrity in consideration of National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) designation criteria and integrity requirements. This report was prepared in conformance with California Environmental Quality Act (CEQA) Guidelines Section 15064.5 for historical resources, 21083.2 for archaeological resources, and all applicable local guidelines and regulations.

A CHRIS records search was completed by staff at the South Central Coastal Information Center (SCCIC) on January 26, 2021. The records search identified 13 previously conducted cultural resources technical investigations within the records search area. No studies overlapped the Project site. Additionally, the SCCIC records indicate that no previously recorded built environment resources, prehistoric or historic-era archaeological resources were identified within the Project site. Dudek contacted the California Native American Heritage Commission (NAHC) on October 15, 2020 to request a search of the Sacred Lands File (SLF). Results of the SLF (received October 21, 2020) were negative. Additionally, Dudek reviewed a geotechnical report that was prepared for the Project in June 2019 (NorCal Engineering). According to the report, fills soils were encountered between 1 to 2 feet below the existing ground surface, with some of the fill soils containing minor debris.

An archaeological pedestrian survey of the Project site was conducted on February 6, 2021. As a result of existing Project site conditions, an opportunistic approach was employed, which involved walking parallel transects, spaced no more than 10 meters apart (approximately 32 feet), in areas of exposed ground surface when possible and visually inspecting areas that were physically inaccessible or obscured by buildings, and structures, including parked cars, semi-trucks, and trailers. The Project site is comprised of three properties: 14253 Whittram Avenue (APN 023-012-219; Property 1), 14315 Whittram Avenue (APN 023-013-223 and 023-013-213; Property 2), and 14339 Whittram Avenue (APN 023-013-214; Property 3). All three properties have been subjected to ground disturbance associated with industrial uses and are separated by chain-link fencing. An extant building and associated fence and yard is present along the north side of Property 1. Property 2 consists of the remains of a former truck repair business that has since been demolished and only asphalt surface and/or concrete foundations remain and is now used as an active industrial yard for salvage materials. Property 3 is currently being used by the Advanced Steel Recovery business; however, the ground surface is unpaved with what appears to be non-native soils overlying the roadway. As a result of the site conditions at the time of the survey, no cultural material was observed within the Project site.

The 14253 Whittram Avenue property does not appear eligible under any NRHP or CRHR designation criteria due to a lack of significant historical associations, architectural merit, and requisite integrity to convey significance. Therefore, this property is not considered an historical resource for the purposes of CEQA.

Due to the lack of prehistoric or historic-era archaeological resources identified within and surrounding the proposed Project site as a result of background research, CHRIS database and NAHC SLF records search, as well as the negative findings of the pedestrian survey, the potential to find unknown archaeological resources is considered low. It is important to note, however, that the Project site has not been subject to any previous archaeological resource investigations and the geotechnical report indicated the presence of 1 to 2 feet of fill throughout the site resulting in less than reliable survey findings. As a result the following measures have been developed to ensure that any inadvertent discovery of archaeological resources will be treated appropriately and in accordance with CEQA regulations: preconstruction training, retention of an on-call archaeologist to address inadvertent discoveries, and inadvertent discovery clause implemented and included on all construction plans. These measures will ensure the potential Project impacts to archaeological resources and human remains would be less than significant. Additionally, as a result of Dudek's extensive archival research, field survey, and property significance evaluation, no historical resources were identified within the Project site, nor were any adjacent resources identified that could be indirectly impacted by proposed Project activities. Therefore, the Project would result in a less than significant impact to historical resources under CEQA.

INTENTIONALLY LEFT BLANK

# 1 Introduction

---

Dudek was retained by Whittram Avenue Industrial Owner, L.P. to prepare a cultural resources technical report for the proposed Whittram Avenue Warehouse Project (Project) located in unincorporated San Bernardino County, California. This report includes the results of a California Historical Resources Information System (CHRIS) records search; coordination with the California Native American Heritage Commission (NAHC) for a Sacred Lands File (SLF) search; in-depth review of geotechnical, archival, academic, and ethnographic information; a pedestrian survey of the Project site by a qualified archaeologist and architectural historian; building development and archival research, development of an appropriate historic context for the Project site; and recordation and evaluation of one built environment resource over 45 years old for historical significance and integrity in consideration of National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) designation criteria and integrity requirements. This report was prepared in conformance with California Environmental Quality Act (CEQA) Guidelines Section 15064.5 for historical resources and 21083.2 for archaeological resources. The County of San Bernardino (County) is the lead agency responsible for compliance with the CEQA.

## 1.1 Project Location and Description

### **Project Location**

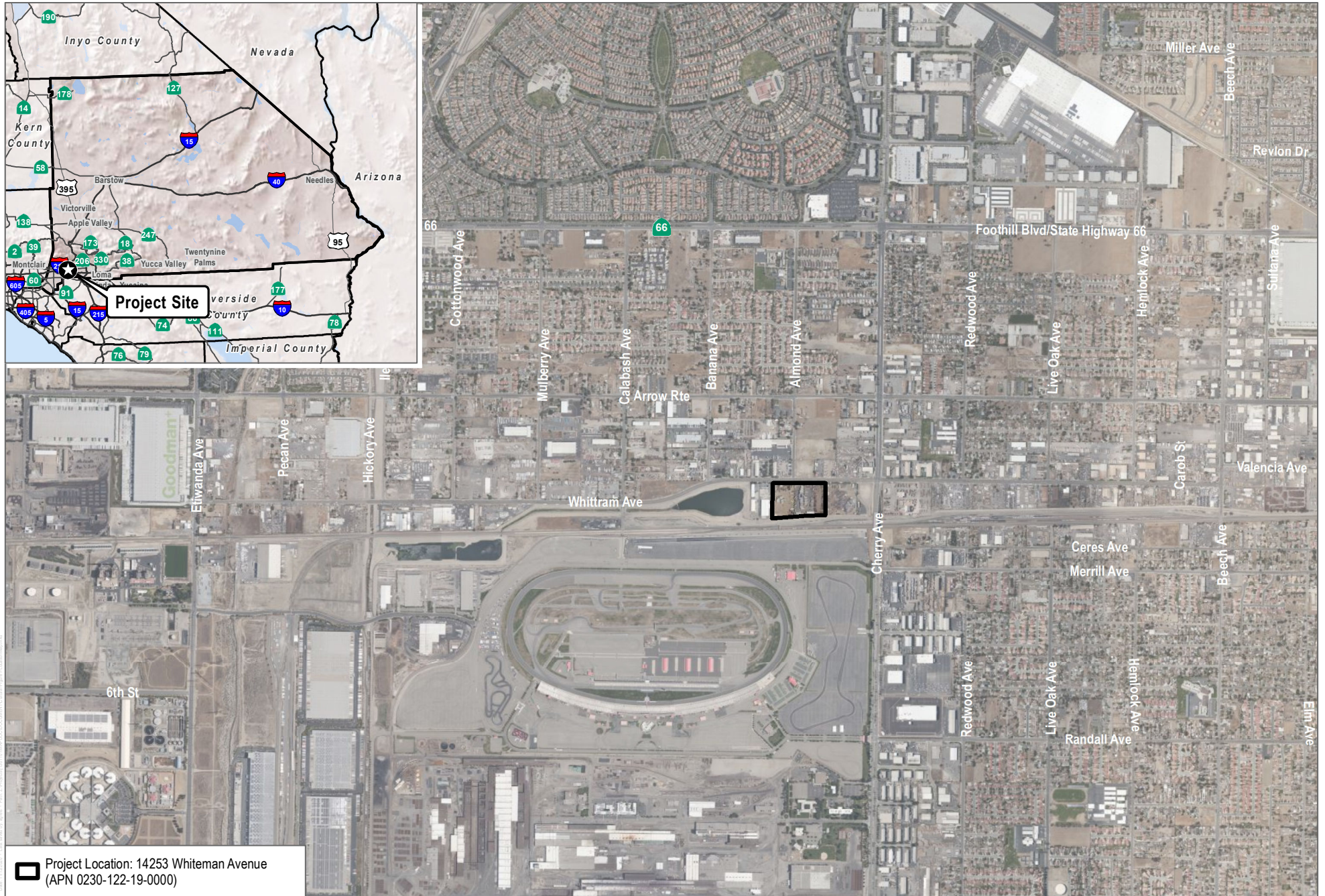
The approximately 10-acre Project site is located in the southwestern portion of unincorporated San Bernardino County (County), which is located in southern California (Figure 1. Project Location Map). The Project site is immediately bounded by Whittram Avenue to the north, light industrial uses to the east and west, and the Burlington Northern Santa Fe railway tracks to the south. The Project site is comprised of three properties: 14253 Whittram Avenue (APN 023-012-219; Property 1), 14315 Whittram Avenue (APN 023-013-223 and 023-013-213; Property 2), and 14339 Whittram Avenue (APN 023-013-214, Property 3) (Figure 2. Site Map).

### **Project Description**

The Project involves the demolition of the remaining structures on site and the construction of a single, one-story industrial/warehouse building, equaling a total of 209,600 square feet (inclusive of office and mezzanine space). Associated improvements include loading docks, truck and vehicle parking, and landscape areas. On-site improvements include a 25-foot building setback from the sidewalk along Whittram Avenue to the proposed warehouse. Additionally, the eastern, western, and southern sides of the Project site would include a 10-foot setback from the boundary line of the Project site to the edge of the proposed parking lots. Access to the Project site would be provided by two driveways off Whittram Avenue; the first driveway would be a 40-foot-wide truck driveway at the northwestern corner of the Project site, and the other driveway would be a 40-foot-wide truck driveway at the northeastern corner of the site. The eastern and western portions of the Project site would include paved employee parking lots. The southern portion of the Project site would include truck court with trailer parking spaces and loading docks. In addition, lateral water lines would be constructed as part of the Project and connect to the existing water line within Whittram Avenue and involves the construction of an on-site septic tank to treat wastewater and a new engineered stormwater drainage system that will be collected via a series of inlets and catch basins before being conveyed to on-site underground infiltration basins located throughout the Project site. Ground



disturbance associated with the Project involves reworking and remixing soils up to 10 feet below the existing grade for the entire Project site.



SOURCE: County of San Bernardino 2020; Bing Maps

INTENTIONALLY LEFT BLANK





**FIGURE 2**  
**Site Map**

Whittram Avenue Warehouse Project

INTENTIONALLY LEFT BLANK

## 1.2 Project Personnel

This report and associated property significance evaluations was prepared by Dudek Architectural Historian Kate Kaiser, MSHP. Dudek Archaeologist Jennifer De Alba, BA, completed the CHRIS records search and conducted the NAHC SLF request. Dudek Paleontologist/Archaeologist, Kira Archipov, BS, contributed to the report. This report was reviewed by for quality assurance/quality control by Dudek Principal Architectural Historian Samantha Murray, MA, Dudek Lead Archaeologist Linda Kry, BA, RA and Dudek Senior Archaeologist Heather McDaniel McDevitt, MA, RPA. Resumes for all key personnel are provided in Appendix A.

## 1.3 Regulatory Setting

### Federal

#### *National Register of Historic Places*

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

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

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

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

Integrity is defined in NRHP guidance, "How to Apply the National Register Criteria," as "the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity" (Andrus and Shrimpton 2002). NRHP guidance further asserts that properties be completed at least 50 years ago to be considered for eligibility. Properties completed fewer than 50 years before evaluation must be proven to be "exceptionally important" (criteria consideration to be considered for listing).

## State

### *California Register of Historical Resources*

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

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

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

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

### *California Environmental Quality Act*

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

1. California Public Resources Code Section 21083.2(g) defines “unique archaeological resource.”
2. California Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5(a) define “historical resources.” In addition, CEQA Guidelines Section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource.” It also defines the circumstances when a project would materially impair the significance of an historical resource.
3. California Public Resources Code Section 21074(a) defines “tribal cultural resources.”
4. California Public Resources Code Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.

5. California Public Resources Code Sections 21083.2(b)-(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

Under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(b)). An “historical resource” is any site listed or eligible for listing in the CRHR. The CRHR listing criteria are intended to examine whether the resource in question: (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 pre-history or history.

The term “historical resource” also includes any site described in a local register of historic resources, or identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code Section 5024.1(q)).

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

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

All historical resources and unique archaeological resources – as defined by statute – are presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). A site or resource that does not meet the definition of “historical resource” or “unique archaeological resource” is not considered significant under CEQA and need not be analyzed further (California Public Resources Code Section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)).

Under CEQA and significant cultural impact results from a “substantial adverse change in the significance of an historical resource [including a unique archaeological resource]” due to the “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines Section 15064.5(b)(1); California Public Resources Code Section 5020.1(q)). In turn, the significance of a historical resource is materially impaired when a project:



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

CEQA Guidelines Section 15064.5(b)(2)

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

When a project significantly affects a unique archeological resource, CEQA imposes special mitigation requirements. Specifically, “[i]f it can be demonstrated that a project will cause damage to a unique archeological resource, the lead agency may require reasonable efforts to be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. Examples of that treatment, in no order of preference, may include, but are not limited to, any of the following:”

1. “Planning construction to avoid archeological sites.”
2. “Deeding archeological sites into permanent conservation easements.”
3. “Capping or covering archeological sites with a layer of soil before building on the sites.”
4. “Planning parks, greenspace, or other open space to incorporate archeological sites.”

***California Public Resources Code Section 21083.2(b)(1)-(4)***

If these “preservation in place” options are not feasible, mitigation may be accomplished through data recovery (California Public Resources Code Section 21083.2(d); CEQA Guidelines Section 15126.4(b)(3)(C)). California Public Resources Code Section 21083.2(d) states that “[e]xcavation as mitigation shall be restricted to those parts of the unique archeological resource that would be damaged or destroyed by the project. Excavation as mitigation shall not be required for a unique archeological resource if the lead agency determines that testing or studies already completed have adequately recovered the scientifically consequential information from and about the resource, if this determination is documented in the environmental impact report.”

These same requirements are set forth in slightly greater detail in CEQA Guidelines Section 15126.4(b)(3), as follows:

- (A) Preservation in place is the preferred manner of mitigating impacts to archeological sites. Preservation in place maintains the relationship between artifacts and the archeological context. Preservation may also avoid conflict with religious or cultural values of groups associated with the site.

(B) Preservation in place may be accomplished by, but is not limited to, the following:

1. Planning construction to avoid archeological sites;
2. Incorporation of sites within parks, greenspace, or other open space;
3. Covering the archeological sites with a layer of chemically stable soil before building tennis courts, parking lots, or similar facilities on the site [; and]
4. Deeding the site into a permanent conservation easement.

(C) When data recovery through excavation is the only feasible mitigation, a data recovery plan, which makes provision for adequately recovering the scientifically consequential information from and about the historical resource, shall be prepared and adopted prior to any excavation being undertaken.

Note that, when conducting data recovery, “[i]f an artifact must be removed during project excavation or testing, curation may be an appropriate mitigation.” However, “[d]ata recovery shall not be required for an historical resource if the lead agency determines that testing or studies already completed have adequately recovered the scientifically consequential information from and about the archeological or historic resource, provided that determination is documented in the EIR and that the studies are deposited with the California Historical Resources Regional Information Center” (CEQA Guidelines Section 15126.4(b)(3)(D)).

### ***California State Assembly Bill 52***

Assembly Bill 52 of 2014 (AB 52) amended PRC Section 5097.94 and added PRC Sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3. AB 52 established that Tribal Cultural Resources (TCR) must be considered under CEQA and also provided for additional Native American consultation requirements for the lead agency.

### **Consultation with Native Americans**

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

### ***Tribal Cultural Resources***

Section 4 of AB 52 adds Sections 21074 (a) and (b) to the PRC, addressing tribal cultural resources and cultural landscapes. Section 21074 (a) defines tribal cultural resources as one of the following:

1. Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
  - a. Included or determined to be eligible for inclusion in the California Register of Historical Resources.
  - b. Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

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

#### Native American Historic Cultural Sites

The Native American Historic Resources Protection Act (California Public Resources Code Section 5097, et seq.) addresses the disposition of Native American burials in archaeological sites and protects such remains from disturbance, vandalism, or inadvertent destruction; establishes procedures to be implemented if Native American skeletal remains are discovered during construction of a project; and establishes the NRHC to resolve disputes regarding the disposition of such remains. In addition, the Native American Historic Resource Protection Act makes it a misdemeanor punishable by up to 1 year in jail to deface or destroy an Indian historic or cultural site that is listed or may be eligible for listing in the CRHR.

#### ***California Native American Graves Protection and Repatriation Act***

The California Native American Graves Protection and Repatriation Act (California Repatriation Act), enacted in 2001, requires all state agencies and museums that receive state funding and that have possession or control over collections of human remains or cultural items, as defined, to complete an inventory and summary of these remains and items on or before January 1, 2003, with certain exceptions. The California Repatriation Act also provides a process for the identification and repatriation of these items to the appropriate tribes.

#### ***California Health and Safety Code***

CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described below, these procedures are detailed in California Public Resources Code Section 5097.98.

California law protects Native American burials, skeletal remains, and associated grave goods, regardless of their antiquity, and provides for the sensitive treatment and disposition of those remains. Health and Safety Code Section 7050.5 requires that if human remains are discovered in any place other than a dedicated cemetery, no further disturbance or excavation of the site or nearby area reasonably suspected to contain human remains shall occur until the County coroner has examined the remains (Section 7050.5b). California Public Resources Code Section 5097.98 also outlines the process to be followed in the event that remains are discovered. If the coroner determines or has reason to believe the remains are those of a Native American, the coroner must contact the Native American Heritage Commission (NAHC) within 24 hours (section 7050.5c). The NAHC will notify the Most Likely Descendant (MLD). With the permission of the landowner, the MLD may inspect the site of discovery. The inspection must be completed within 48 hours of notification of the MLD by the NAHC. The MLD may recommend means of treating or disposing of, with appropriate dignity, the human remains, and items associated with Native Americans.

## Local

### ***San Bernardino County Cultural Resources Preservation (CP) Overlay (Chapter 82.12)***

While the County of San Bernardino itself does not have a historic preservation ordinance that allows for nomination to a landmark or resource list maintained by the county, they do have a Cultural Resource Overlay Zone intended to provide for the identification and preservation of important archaeological and historical resources.

#### ***82.12.020. Location Requirements.***

The CP Overlay may be applied to areas where archaeological and historic sites that warrant preservation are known or are likely to be present. Specific identification of known cultural resources is indicated by listing in one or more of the following inventories:

- (a) California Archaeological Inventory;
- (b) California Historic Resources Inventory;
- (c) California Historical Landmarks;
- (d) California Points of Historic Interest; and/or
- (e) National Register of Historic Places.

#### ***82.12.030 Application Requirements.***

The application for a project proposed within the CP Overlay shall include a report prepared by a qualified professional that determines through appropriate investigation the presence or absence of archaeological and/or historical resources on the project site and within the project area, and recommends appropriate data recovery or protection measures. The measures may include:

- (a) Site recordation;
- (b) Mapping and surface collection of artifacts, with appropriate analysis and curation;
- (c) Excavation of sub-surface deposits when present, along with appropriate analysis and artifact curation;
- (d) Preservation in an open space easement and/or dedication to an appropriate institution with provision for any necessary maintenance and protection; and/or
- (e) Proper curation of archeological and historical resource data and artifacts collected within a project area pursuant to federal repository standards. Such data and artifacts shall be curated at San Bernardino County Museum. Pursuant to State Historical Resources Commission motion dated February 2, 1992, the repository selected should consider 36 C.F.R. 79, Curation of Federally-owned and Administered Archaeological Collection, Final Rule, as published Federal Register, September 12, 1990, or a later amended for archival collection standards.

#### ***82.12.04. Development Standards.***

- (a) The proposed project shall incorporate all measures recommended in the report required by § 82.12.030 (Application Requirements).
- (b) Archaeological and historical resources determined by qualified professionals to be extremely important should be preserved as open space or dedicated to a public institution when possible.

#### ***82.12.050. Native American Monitor.***

If Native American cultural resources are discovered during grading or excavation of a development site of the site is within a high sensitivity Cultural Resources Preservation Overlay District, the local tribe will be notified. If requested by the tribe, a Native American Monitor shall be required during such grading or excavation to ensure all artifacts are properly protected and/or recovered.

INTENTIONALLY LEFT BLANK

## 2 Background Research

### 2.1 CHRIS Records Search

On January 26, 2021, staff at the South Central Coast Information Center (SCCIC), located on the campus of California State University, Fullerton, provided the results of a CHRIS records search for the Project site and a 0.5-mile radius. Due to COVID-19, the SCCIC notified researchers that they are only able to provide data for San Bernardino County that has already been digitized. As such, not all available data known to CHRIS may be provided in the records search. The CHRIS records search results provided by the SCCIC included their digitized collections of mapped prehistoric and historic archaeological resources and historic built-environment resources; Department of Parks and Recreation site records; technical reports; archival resources; and ethnographic references. Dudek reviewed the SCCIC records to determine whether the implementation of the Project would have the potential to impact known cultural resources. The confidential records search results are also provided in Confidential Appendix B.

#### Previously Conducted Cultural Resources Studies

Results of the cultural resources records search indicated that 13 previous cultural resource studies have been conducted within 0.5-mile of the Project site between 1985 and 2016. No studies overlap the Project site. Table 1, below, summarizes all 13 previous cultural resources studies within a 0.5-mile of the Project site.

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

SCCIC Report Number	Authors	Year	Title	Proximity to Project Site
SB-01501	Mason, Roger D.	1985	Cultural Resource Survey Report for the Etiwanda Pipeline and Power Plant EIR	Outside
SB-02502	Swope, Karen K.	1992	Cultural Resources Survey of a Five-Acre Parcel Near Fontana, San Bernardino County, California	Outside
SB-03063	Sturm, Bradley L., Jani Monk, and Ivan H. Strudwick	1995	Cultural Resource Survey & National Register Assessment of the Kaiser Steel Mill for the California Speedway Project, Fontana, CA	Outside
SB-04141	Dahdul, Miriam	2002	Identification & Evaluation of Historical Properties: Whittram Ave Recycled Water Pipeline in and Near the City of Rancho Cucamonga, San Bernardino County, CA 21PP	Outside
SB-04249	Bonner, Wayne H.	2002	Records Search Results for Cingular Wireless SB 209-01 (Truck Hydraulics), 14262 Whittram Ave, Fontana, San Bernardino County, 10PP	Outside
SB-04264	McKenna, Jeanette A.	2004	CA-506X, 508X & 509X (Speedway), 9300 Cherry Ave, Fontana, CA. 20PP	Outside
SB-04539	McKenna, Jeanette A.	2004	CA 8525B (Exise). 10PP	Outside

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

SCCIC Report Number	Authors	Year	Title	Proximity to Project Site
SB-04691	Bonner, Wayne H.	2005	Cultural Resource Records Search and Site Visit Results for Cingular Telecommunications Facility Candidate ES-0012-02 (Fontana), 13560 Whittram Avenue, Fontana, San Bernardino County, California	Outside
SB-05869	Mason, Roger D. and Cary Cotterman	2007	Cultural Resources Evaluation Report for the Cherry Avenue Road Widening Project, West Fontana, San Bernardino County, California.	Outside
SB-07048	Padon, Beth	2012	Cultural Resource Assessment Study for Verizon "Hemlock" Site in Rancho Cucamonga, San Bernardino County, California	Outside
SB-07084	Tang, Bai "Tom"	2010	Preliminary Historical/Archaeological Resources Study, San Bernardino Line Positive Train Control Project, Southern California Regional Rail Authority, Counties of Los Angeles and San Bernardino.	Outside
SB-07922	McKenna, Jeanette	2016	A Phase I Cultural Resources Investigation of the Proposed West Fontana Flood Control Channel, Fontana, San Bernardino Co., California	Outside
SB-08257	Tang, Bai	2016	Due-Diligence Historical/Archaeological Resources Study Inland Empire Utilities Agency Recharge Basin Maintenance Plan Chino Basin Area, San Bernardino and Riverside Counties, California CRM TECH Contract No. 2989	Outside

#### Previously Recorded Cultural Resources

The CHRIS records search indicates that five (5) cultural resources have been previously recorded within 0.5-mile of the Project site, none of which overlap the Project site. Two previously recorded cultural resources are historic-era archaeological resources and three are build environment resources. No prehistoric archaeological resources were identified by the records search within the proposed Project site of the 0.5-mile radius.



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

Primary (P-36-)	Trinomial (CA-SBR-)	Resource Age and Type	Resource Description	NRHP Eligibility	Recording Events	Proximity to Project Site
004131	004131H	Historic Structure: Industrial building originally used as an artillery shell factory. Has since been demolished.	Kaiser Steel Mill	Unknown	1975 (Hansberger, Dennis); 1980 (Teal, G.); 1997 (McLean, Deborah); 2008 (Ballester, Colton)	Outside
013921	012735H	Historic Site: Single Family Property	8396 Cherry Avenue	Unknown	2007 (C. Cotterman)	Outside
021695	—	Historic: Single Family Residence	8566 Cherry Avenue	Unknown	2007 (Hatheway, R. and Cotterman, C.)	Outside
021696	—	Historic: Single Family Residence	8657 Cherry Avenue	Unknown	2007 (Hatheway, R. and Cotterman, C.)	Outside
029538	—	Historic structure: Flood control channel made of concrete and metal pipe	West Fontana Flood Control Channel	6Z Found ineligible for NR through survey evaluation.	2016 (Jeanette McKenna)	Outside

## 2.2 Other Reports Reviewed

### 2.2.1 Geotechnical Report Review

The geotechnical report, *Geotechnical Investigation Proposed Warehouse Building Development Whittram Avenue Fontana, California* (NorCal Engineering 2019), was prepared for Molto Properties, LLC. in June 2019 to determine the geotechnical conditions of an approximately 10-acre parcel in the City of Fontana. The report details the results of subsurface explorations at twelve (12) locations that fall within the proposed Project site, to determine subsurface conditions. According to the report, 12 auger borings were completed to a maximum depth of 21 feet (ft) below ground surface (bgs). The results of each boring are summarized in Table 3 below. Fill soils encountered during subsurface testing are described as silty sand with some gravel, small cobbles, and minor debris. The native soils encountered during borings are described as silty sand with some gravel and occasional cobbles. The report concludes that fills soils were observed in depths ranging from 1 to 2 ft bgs.

**Table 3. Summary of Subsurface Borings - NorCal Engineering 2019**

Boring Number	0-5 feet	5-10 feet	10-15 feet	15- 21 feet
B-1	0-2 ft: Fill Soils 2-5 ft: Native Soils	Boring Terminated at 5 ft		
B-2	0-1.5 ft: Fill Soils	1.5-10 ft: Native Soils	Boring terminated at 10 ft	
B-3	0-1.5 ft: Fill Soils	1.5-21 ft: Native Soils		
B-4	0-1.5 ft: Fill Soils	1.5-10 ft: Native Soils	Boring Terminated at 10 ft	
B-5	0-2 ft: Fill Soils	2-8 ft: Native Soils	Boring Terminated at 8 ft	
B-6	0-1 ft: Fill Soils	1-11 ft: Native Soils	Boring Terminated at 11 ft	
B-7	0-2 ft: Fill Soils	2-15 ft: Native Soils		Boring Terminated at 15 ft
B-8	0-1 ft: Fill Soils 1-5 ft: Native Soils	Boring Terminated at 5 ft		
B-9	0-1 ft: Fill Soils	1-10 ft: Native Soils	Boring Terminated at 10 ft	
B-10	0-1 ft: Fill Soils	1-12 ft: Native Soils	Boring Terminated at 12 ft	
B-11	0-1 ft: Fill Soils 1-5 ft: Native Soils	Boring Terminated at 5 ft		
B-12	0-1 ft: Fill Soils	1-10 ft: Native Soils	Boring Terminated at 10 ft	

## 2.2.2 Phase I Environmental Site Assessment Report Review

The *Phase I Environmental Site Assessment [ESA] Report* was prepared by Partner Engineering and Science, Inc. for the Project in September 2019 (Partner 2019). The report details the results of a site assessment of the Project site and included a site reconnaissance survey, research, and interviews with the public, site management and owners, including regulatory agencies to identify environmental conditions for the subject property. According to the report, the former tenant at Property 1 (14253 Whittram Avenue; APN 023-012-219), Apollo Wood Recovery Site, vacated the property circa June 2016. The move resulted in ground disturbance to the subject property and described as “large amounts of dirt depressions dug out between five and six feet where wheel loaders, wood grinders, and scales were formerly located.” Included within this report is a brief summary involving communications with Partner and Mr. Richard Mushegain, who provided a memo, *Grant Environmental Tests/A&R Lab Results* for Property 1. The memo discusses how Mr. Mushegain imported soil from his property across the street and from a friends offsite property in 2016 to fill in the depressions. These imported soils represent fill soils within Property 1 and are noted to have lead concentrations. It should be noted that the locations of these depressions where imported soil was used as backfill is not provided.

## 2.3 Native American Coordination

### NAHC Sacred Lands File Search

Dudek contacted the NAHC on October 15, 2020 and requested a review of the SLF. The NAHC replied via email on October 19, 2020 stating that the results of the SLF search were negative. The NAHC also suggested contacting 17 Native American individuals and/or tribal organizations who may have direct knowledge of cultural resources in or near the Project site. No additional tribal outreach was conducted by Dudek; however, in compliance with AB 52,

the City has contacted all NAHC-listed traditionally geographically affiliated tribal representatives that have requested project notification. AB 52 consultation efforts conducted by the City are discussed in the following paragraph. Documentation of the NAHC SLF search results is provided in Appendix C.

### **Assembly Bill 52 Consultation**

The Project is subject to compliance with AB 52 (PRC 21074), which requires consideration of impacts to TCRs as part of the CEQA process, and that the lead agency notify California Native American Tribal representatives (that have requested project notification) who are traditionally or culturally affiliated with the geographic area of the proposed Project. All NAHC-listed California Native American Tribal representatives that have requested project notification pursuant to AB 52 were sent letters by the County on March 29, 2021. The letters contained a project description, outline of AB 52 timing, an invitation to consult, and contact information for the appropriate lead agency representative. Documents related to AB 52 consultation are on file with the County.

## 2.4 Historical Map Review and Review of Academic Literature

Dudek cultural resources specialists reviewed pertinent academic and ethnographic literature for information pertaining to past Native American use of the Project site. This review included consideration of sources commonly identified through consultation, notably the 1938 Kirkman-Harriman Historical Map (Figure 2). Based on this map, the Project site is approximately 0.22 miles north of the west–east-trending “Old S. Bernardino Road”; over 2 miles northwest of the northeast-southwest-trending “Old Salt Road”; over 4.5 miles northwest of Jarupa Hills; and nearly 3 miles north of “Mission Road.” The nearest mapped Native American village is more than 5 miles northwest of the Project site and is labeled on the map as “Cuca mogna,” situated just northwest of the confluence of the Santa Fe Trail and Old Stage Road in an area labeled as “New Mexico.” It should be noted that this map is highly generalized due to scale and age and may be somewhat inaccurate with regard to distance and location of mapped features. Additionally, this map was prepared based on review of historic documents and notes more than 100 years following secularization of the missions (in 1833). Although the map contains no specific primary references, it matches with the details documented by the Portolá expedition (circa 1769–1770). The map is a valuable representation of post-contact mission history; however, it is limited to a specific period of Native American history and substantiation of the specific location and uses of the represented individual features should be verified by archaeological records and/or other primary documentation.

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

records search results or review of other archaeological information. This is likely due to the approximately 5-mile distance from the mapped village location to the Project site and the records search radius measuring 0.5 mile.

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

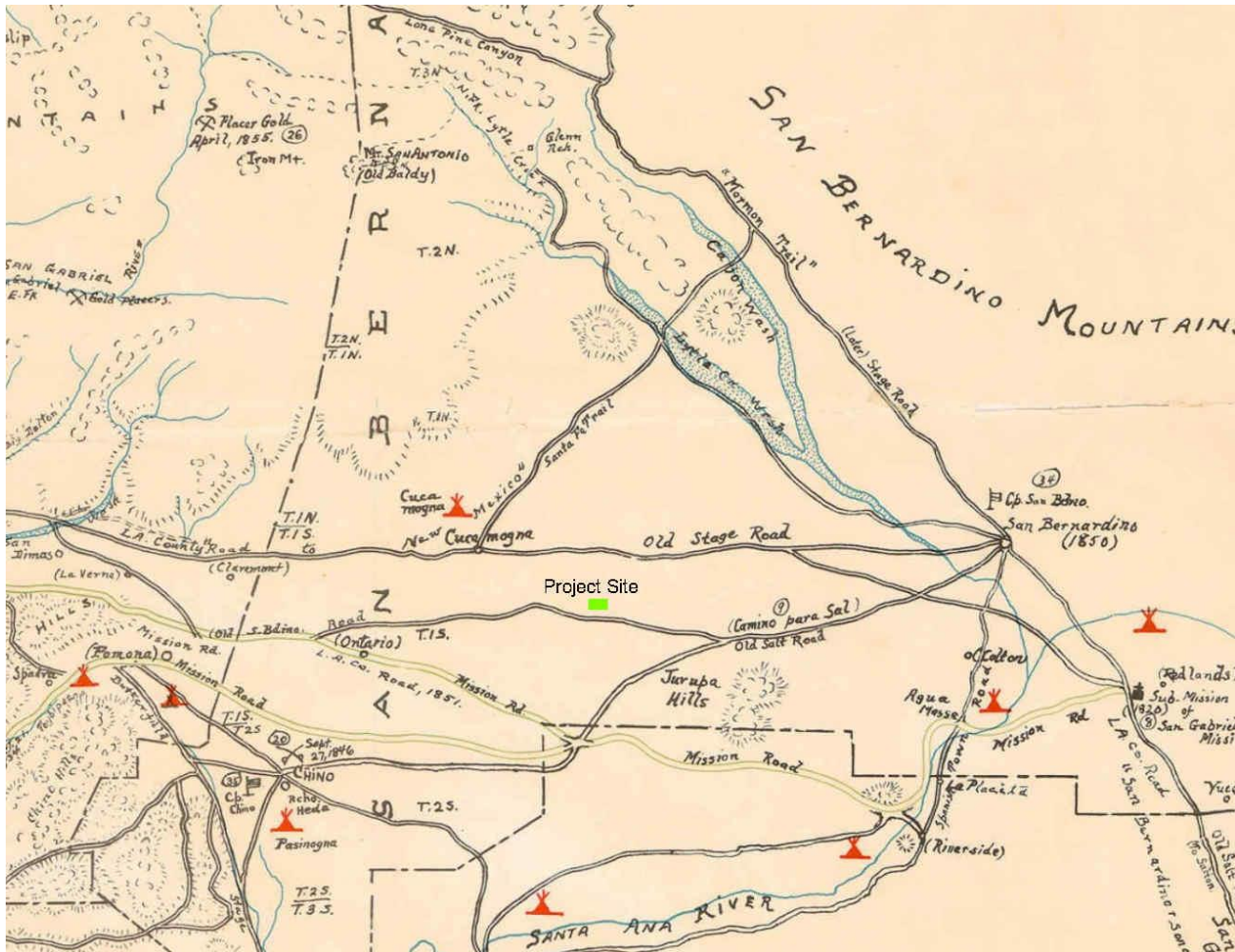


Figure 3. 1938 Kirkman-Harriman Historical Map

## 2.5 Building Development and Archival Research

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

**San Bernardino County Assessor and Clerk Recorder**

Dudek obtained the PIMS (Property Information Management System) report for the subject property on October 28, 2020, which gave information about construction dates and current owners. Using this information, Dudek was able to research a chain of ownership with the Clerk Recorder records for the property extending back to 1961.

**San Bernardino County Building and Safety Division**

Dudek visited the San Bernardino County Building and Safety Division on October 28, 2020 but was directed to submit a permit request online as the office was not taking in-person requests. An online permit request for 14253 Whittram Avenue was submitted by email on October 30, 2020. San Bernardino County responded with available permits on December 17, 2020. All permits obtained from San Bernardino County were incorporated into the historic context and building description sections of this report.

**Fontana Historical Society**

Dudek reached out to the Fontana Historical Society for information about the subject properties on November 16, 2020. On November 25, 2020, Victor Vollhardt reached out with a response and offered information about the general region’s history, Fontana Farms, Kaiser Steel, as well as post-World War II history in Fontana and the development of Interstate 10. Mr. Vollhardt pointed out several other online repositories to look at, since the Fontana Historical Society locations and collections were closed due to COVID-19 restrictions. All information shared by Mr. Vollhardt was incorporated into the historic context section of this report.

**Los Angeles County Digital Library**

Dudek borrowed several books and researched historical photographs available from the Los Angeles County Digital Library. All available information obtained from the library was used in preparation of the historic context and significance evaluations.

**Historical Aerial Photographs**

A review of historical aerial photographs was conducted as part of the archival research effort from the following years: 1933, 1938, 1948, 1959, 1966, 1975, 1976, 1977, 1980, 1985, 1994, 2002, 2005, 2009, 2010, 2012, 2014, and 2016. **Table 4** discusses the development of the areas surrounding the site (NETR 2020; UCSB 2020).

**Table 4. Historical Aerial Photograph Review of Project Footprint**

Historical Aerial Photographs of the Project Footprint and Surrounding Area	
<i>Photograph Year</i>	<i>Observations and Findings</i>
1933	The subject property parcel first appears in the 1933 aerial photograph. The property is in its current configuration, defined by a rectangular lot fronting on Whittram Avenue and facing the ATSF Railroad on the rear of the property. There are at least five discernable buildings on the property, including a square-plan residence closest to Whittram Avenue. The property is located in a sparsely populated agricultural area, but the crop type could not be discerned. Whittram Avenue appears lined with trees.

**Table 4. Historical Aerial Photograph Review of Project Footprint**

Historical Aerial Photographs of the Project Footprint and Surrounding Area	
1938	The subject property with five buildings appears in this photograph. Agriculture in the surround area seems to be discernably orchard trees.
1948	No changes to the subject property were noted. Two parcels west of the subject property, a large gravel pit is now present South of the ATSF railroad corridor, the Kaiser Steel Plant and Kaiser Railroad Siding occupies the area between Cherry Avenue to the east, San Bernardino Avenue to the south, Hickory Avenue/East Etiwanda Creek channel to the west and the ATSF tracks to the north. The subject property is immediately north of the Kaiser Siding.
1953	No discernable changes.
1959	One building at the subject property appears to have been removed. Four buildings remain at the subject property.
1966	All but one of the remaining four buildings and all trees have been demolished/removed from the subject property. Parcel appears to be vacant, except for one building in the northwest corner. Two buildings remain at the neighboring property to the west. All of the trees lining Whittram Avenue appear to have been removed. More industrial properties appear along Whittram Avenue.
1975	The subject property appears to have been converted to a refuse dump. Multiple materials and footpaths are visible in the rectangular parcel. A new square-plan building fronts Whittram Avenue, left of the other building.
1976	The dump materials and paths appear denser. Vehicles or rectangular trailers are also present.
1977	No discernable changes.
1980	No discernable changes at the subject property, property immediately west is improved with two long rectangular buildings
1985	At the subject property, the building fronting Whittram Avenue appears to have been reroofed and gained an addition. The refuse dump appears to now extend into the property immediately west. Rows of shipping containers also dominate the property to the west. The property immediately east also appears to be converted to a refuse dump. Items appear organized into rows rather than piles. At the Kaiser Steel Plant to the south, the spur tracks that ran from the ATSF line to the Kaiser Siding remain, but the spur tracks that went directly to the plant have been removed.
1994	No discernable changes at the subject property. The northern portion of the Kaiser Steel Plant to the south appears to have been demolished
2002	No discernable changes at the subject property. The parcel immediately east gets a large 3 <sup>rd</sup> building. To the east, the refuse site now extends nearly to Cherry Avenue. More of the Kaiser Steel Plant has been demolished and the northern portion has been replaced with the California Speedway/Auto Club Speedway. Some original Kaiser Plant buildings still remain along San Bernardino Avenue to the south.
2005	The majority of the refuse piles and trails between them have been removed from the subject property. A few organized areas refuse and shipping containers, as well as three buildings fronting Whittram Avenue remain. A large industrial shipping center appears across Whittram Avenue.
2009	No discernable changes to the property buildings. Piles of refuse begin to accumulate again, and storage containers line the property to the east.
2010	No discernable changes.
2012	No discernable changes
2014	No discernable changes

**Table 4. Historical Aerial Photograph Review of Project Footprint**

Historical Aerial Photographs of the Project Footprint and Surrounding Area	
2016	No discernable changes

## 3 Cultural Setting

---

### 3.1 Prehistoric Overview

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

#### **Paleoindian Period (pre-5500 BC)**

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

Warren et al. (2004) claimed that a biface manufacturing tradition present at the Harris site complex (SDI-149) is representative of typical Paleoindian occupation in the San Diego region that possibly dates between 10,365 and 8200 BC (Warren et al. 2004). Termed San Dieguito (see also Rogers 1945), assemblages at the Harris site are qualitatively distinct from most others in region because the site has large numbers of finely made bifaces (including projectile points), formal flake tools, a biface reduction trajectory, and relatively small amounts of processing tools (see also Warren 1968). Despite the unique assemblage composition, the definition of San Dieguito as a separate cultural tradition is hotly debated. Gallegos (1987) suggested that the San Dieguito pattern is simply an inland manifestation of a broader economic pattern. Gallegos's interpretation of San Dieguito has been widely accepted



in recent years, in part because of the difficulty in distinguishing San Dieguito components from other assemblage constituents. In other words, it is easier to ignore San Dieguito as a distinct socioeconomic pattern than it is to draw it out of mixed assemblages

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

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

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

### **Archaic Period (8000 BC–AD 500)**

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

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

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

### **Late Prehistoric Period (AD 500–1769)**

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

## **3.2 Ethnographic Overview**

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

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

Based on ethnographic information, it is believed that at least 88 different languages were spoken from Baja California Sur to the southern Oregon state border at the time of Spanish contact (Johnson and Lorenz 2006, p. 34). The distribution of recorded Native American languages has been dispersed as a geographic mosaic across California through six primary language families (Golla 2007).

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

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

### **Gabrielino/Tongva**

The archaeological record indicates that the Gabrielino arrived in the Los Angeles Basin around 500 B.C. Surrounding native groups included the Chumash and Tataviam to the northwest, the Serrano and Cahuilla to the northeast, and the Juaneño and Luiseño to the southeast.

The names by which Native Americans identified themselves have, for the most part, been lost and replaced by those derived by the Spanish people administering the local Missions. These names were not necessarily representative of a specific ethnic or tribal group, and traditional tribal names are unknown in the post-Contact period. The name “Gabrielino” or “Gabrieleno” was first established by the Spanish from the San Gabriel Mission and included people from the established Gabrielino area as well as other social groups (Bean and Smith 1978a; Kroeber 1925). Many contemporary Gabrielino identify themselves as descendants of the indigenous people living across the plains of the Los Angeles Basin and refer to themselves as the Tongva (King 1994, p. 12). This term is used in the remainder of this section to refer to the precontact inhabitants of the Los Angeles Basin and their descendants.

The Tongva established large, permanent villages along rivers and streams, and lived in sheltered areas along the coast. Tongva lands included the greater Los Angeles Basin and three Channel Islands—San Clemente, San Nicolas, and Santa Catalina—and stretched from the foothills of the San Gabriel Mountains to the Pacific Ocean. Archaeological sites composed of villages with various sized structures have been identified through the Los Angeles Basin. A total tribal population has been estimated of at least 5,000 (Bean and Smith 1978, p.540), but recent ethnohistoric work suggests a number approaching 10,000 seems more likely (O’Neil 2002). At least one Tongva village was located near Glendora: Ashuukshanga (also Azucsagna), located near the mouth of the San Gabriel River in present-day Azusa (McCawley 1996, p. 44). Within the permanent village sites, the Tongva constructed large, circular, domed houses made of willow poles thatched with tule, each of which could hold

upwards of 50 people (Bean and Smith 1978a). Other structures constructed throughout the villages probably served as sweathouses, menstrual huts, ceremonial enclosures, and communal granaries. Cleared fields for races and games, such as lacrosse and pole throwing, were created adjacent to Tongva villages (McCawley 1996).

The Tongva subsistence economy was centered on gathering and hunting. The surrounding environment was rich and varied, and the tribe exploited mountains, foothills, valleys, and deserts as well as riparian, estuarine, and open and rocky coastal eco-niches. Like most native Californians, acorns were the staple food (an established industry by the time of the early Intermediate Horizon). Acorns were supplemented by the roots, leaves, seeds, and fruits of a variety of flora (e.g., islay, cactus, yucca, sages, and agave). Freshwater and saltwater fish, shellfish, birds, reptiles, and insects, as well as large and small mammals, were also consumed (Bean and Smith 1978a, p. 546; Kroeber 1925, pp. 631–632; McCawley 1996, pp. 119–123, 128–131).

The Tongva participated in an extensive exchange network, trading coastal goods for inland resources. They exported Santa Catalina Island steatite products, roots, seal and otter skins, fish and shellfish, red ochre, and lead ore to neighboring tribes, as well as to people as far away as the Colorado River. In exchange, they received ceramic goods, deerskin shirts, obsidian, acorns, and other items. This burgeoning trade was facilitated by the use of craft specialists, a standard medium of exchange (Olivella bead currency), and the regular destruction of valuables in ceremonies, which maintained a high demand for these goods (McCawley 1996, pp. 112–115).

## **Cahuilla**

The name “Cahuilla” is possibly derived from a native word meaning a “master, boss” (Bean 1978, p. 575). ‘Ivi’lyu’atam is the traditional term for the linguistically and culturally defined Cahuilla cultural nationality, and “refers to persons speaking the Cahuilla language and recognizing a commonly shared cultural heritage” (Bean 1972, p. 85). It is thought that the Cahuilla migrated to southern California about 2,000 to 3,000 years ago, most likely from southern Sierra Nevada ranges of east–central California with other related socio-linguistic groups (Tatic speakers) (Moratto 1984, p. 559). The Cahuilla settled in a territory that extended west to east from the present-day City of Riverside to the central portion of the Salton Sea in the Colorado Desert, and south to north from the San Jacinto Valley to the San Bernardino Mountains. While 60% of Cahuilla territory was located in the Lower Sonoran Desert environment, 75% of their diet from plant resources was acquired in the Upper Sonoran and Transition environmental zones (Bean 1978, p. 576).

The Cahuilla had three primary levels of socio-political organization (Bean 1978, p. 580). The highest level was the cultural nationality, encompassing everyone speaking a common language. Next were the two patrimoieties of the Wildcats (tuktum) and the Coyotes (‘istam). Every clan of the Cahuilla fell into one or the other of these moieties. The third basic level consisted of the numerous political–ritual–corporate units called sibs, or a patrilineal clan (Bean 1978, p. 580). While anthropologists have designated groups of Cahuilla clans by their geographical location into Pass, Desert, and Mountain, suggesting dialect and ceremonial differences between these groupings, these social and linguistic areas were more a result of proximity than actual social connections. In reality, there was a continuum of minor differences from one clan to the next. Lineages within a clan cooperated in defense, in community subsistence activities, and in religious ceremonies. While most lineages owned their own village site and particular resource area, much of the territory was open to all Cahuilla people.

Cahuilla villages were usually located in canyons or on alluvial fans near a source of accessible water, such as springs or where large wells could be dug. Each family and lineage had their houses (kish) and granaries for the storage of food, and ramadas for work and cooking. There would often be sweat houses and song houses (for non-

religious music). Each community also had a separate house for the lineage or clan leader. There was a ceremonial house, or kishumnawat, associated with the clan leader, where major religious ceremonies were held. Houses and ancillary structures were often spaced apart, and a “village” could spread out over a mile or two.

A wide variety of tools and implements were employed by the Cahuilla to gather and collect food resources. For the hunt, these included the bow and arrow, traps, nets, slings and blinds for hunting land mammals and birds, and nets for fish in Holocene-epoch Lake Cahuilla. Rabbits and hares were commonly brought down by the throwing stick, but communal hunts for these animals utilized tremendously large nets and clubs. Foods were processed with a variety of tools, including portable stone mortars, bedrock mortars and pestles, basket hopper mortars, manos and metates, bedrock grinding slicks, hammerstones and anvils, woven strainers and winnowers, leaching baskets and bowls, woven parching trays, knives, bone saws, and wooden drying racks. Food was consumed from a number of woven and carved wood vessels and pottery vessels. The ground meal and unprocessed hard seeds were stored in large finely woven baskets, and the unprocessed mesquite beans were stored in large granaries woven of willow branches and raised off the ground on platforms to keep it from vermin. Pottery vessels were made by the Cahuilla, and also traded from the Yuman-speaking groups across the Colorado River and to the south.

By 1819, several Spanish mission outposts, known as *assistencias*, were established near Cahuilla territory at San Bernardino and San Jacinto, but interaction with Europeans was not as intense in the Cahuilla region as it was for coastal groups. The topography and lack of water also made the area less attractive to colonists than the coastal valley regions. By the 1820s, however, the Pass Cahuilla were experiencing consistent contact with the ranchos of Mission San Gabriel, while the individuals and families of the Mountain branch of the Cahuilla were frequently employed by private rancheros and were also recruited to Mission San Luis Rey.

By the 1830s, Mexican ranchos were located near Cahuilla territory along the upper Santa Ana and San Jacinto rivers, thus introducing the Cahuilla to ranching and an extension of traditional agricultural techniques. The Bradshaw Trail was established in 1862, and was the first major east–west stage and freight route through the Coachella Valley. Traversing the San Geronimo Pass, the trail connected gold mines on the Colorado River with the coast. Bradshaw based his trail on the Cocomaricopa trail, with maps and guidance provided by local Native Americans. Journals by early travelers along the Bradshaw Trail told of encountering Cahuilla villages and walk-in wells during their journey through the Coachella Valley.

The continuing expansion of immigrants into the region introduced the Cahuilla to European diseases. The single worst recorded event was a smallpox epidemic in 1862–63. By 1891, only 1,160 Cahuilla remained within what was left of their territory, down from an aboriginal population of 6,000–10,000 (Bean 1978, pp. 583–584). By 1974, approximately 900 people claimed Cahuilla descent, most of who resided on reservations.

Between 1875 and 1891, the United States established ten reservations for the Cahuilla within their territory (Agua Caliente, Augustine, Cabazon, Cahuilla, Los Coyotes, Morongo, Ramona, Santa Rosa, Soboba, and Torres-Martinez) (Bean 1978, p. 585). Four of the reservations are shared with other groups, including the Chemehuevi, Cupeño, and Serrano.

## **Serrano**

Traditionally, the Serrano lived in an area east of the Gabrielino and north of the Cahuilla, near present-day western San Bernardino County and northeastern Los Angeles County (Laylander 2010). The Serrano occupied an area in and around the San Bernardino Mountains between approximately 1,500 and 11,000 feet above mean sea level.

Their territory extended west along the northern slope of the San Gabriel Mountains, east as far as Twentynine Palms, north along the Mojave River, and south to the San Jacinto area. Kroeber (1925) divided the Serrano into four distinct groups within the western Mojave Desert: the Kitanemuk, Tataviam, Serrano, and Vanyume. Each group held a distinct territory within the region (Kroeber 1925). According to Bean and Smith (1978b, p. 570), “the Serrano resided in an area that extended east of the Cajon Pass, located in the San Bernardino Mountains, to Twenty-nine Palms, the north foothills of the San Bernardino Mountains and south to include portions of the Yucaipa Valley.”

Serrano social organization was based on patrilineal and patrilocal lineages. Exogamy rules required that a man could not marry a woman related to them within five generations. Women moved to their husband’s village, but kept their identity as a member of their natal lineage (Cultural Systems Research 2005:15).

The Serrano were mainly hunters and gatherers who occasionally fished. Game hunted included mountain sheep, deer, antelope, rabbits, small rodents, and various birds, particularly quail. Vegetable staples consisted of acorns, piñon nuts, bulbs and tubers, shoots and roots, berries, mesquite, barrel cacti, and Joshua tree (Bean and Smith 1978b; Cultural Systems Research 2005:15). A variety of materials was used for hunting, gathering, and processing food, as well as for shelter, clothing, and luxury items. Shells, wood, bone, stone, plant materials, and animal skins and feathers were used for making baskets, pottery, blankets, mats, nets, bags and pouches, cordage, awls, bows, arrows, drills, stone pipes, musical instruments, and clothing (Bean and Smith 1978b).

The majority of the Serrano lived in small villages, close to sources of fresh water (Benedict 1924). Houses and ramadas were round, dome-shaped, and constructed of poles covered with bark and tule mats (Benedict 1924; Kroeber 1925). The Serrano also had sweat houses and ceremonial houses for religious activities. Further, according to Benedict (1924), a typical Serrano settlement was a village with multiple small satellite camps surrounding it. Most Serrano villages also had a ceremonial house used as a religious center. Other structures within the village might include granaries and sweathouses (Bean and Smith 1978b). According to DeBarros (2004), one of the more prominent Serrano villages was called Guapiabit, and it was located in Summit Valley.

### 3.3 Historic Period Overview

Post-contact history for the State of California is generally divided into three periods: the Spanish Period (1769–1822), Mexican Period (1822–1848), and American Period (1848–present). Although Spanish, Russian, and British explorers visited the area for brief periods between 1529 and 1769, the Spanish Period in California begins with the establishment in 1769 of a settlement at San Diego and the founding of Mission San Diego de Alcalá, the first of 21 missions constructed between 1769 and 1823. Independence from Spain in 1821 marks the beginning of the Mexican Period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican–American War, signals the beginning of the American Period when California became a territory of the United States.

#### **Spanish Period (1769–1822)**

Spanish explorers conducted sailing expeditions along the coast of Southern California between the mid-1500s and mid-1700s. In search of the legendary Northwest Passage, Juan Rodríguez Cabrillo stopped in 1542 at present-day San Diego Bay. With his crew, Cabrillo explored the shorelines of present-day Catalina Island as well as San Pedro and Santa Monica Bays. Much of the present California and Oregon coastline was mapped and recorded in the next half-century by Spanish naval officer Sebastián Vizcaíno. Vizcaíno’s crew also landed on Santa Catalina

Island and at San Pedro and Santa Monica Bays, giving each location its long-standing name. The Spanish crown laid claim to California based on the surveys conducted by Cabrillo and Vizcaíno (Bancroft 1885; Gumprecht 1999).

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

The Portolá expedition first reached the present-day boundaries of Los Angeles in August 1769, thereby becoming the first Europeans to visit the area. Father Crespi named "the campsite by the river Nuestra Señora la Reina de los Angeles de la Porciúncula" or "Our Lady the Queen of the Angeles of the Porciúncula." Two years later, Friar Junípero Serra returned to the valley to establish a Catholic mission, the Mission San Gabriel Arcángel, on September 8, 1771 (Kyle 2002). Mission San Fernando Rey de España was established nearly 30 years later on September 8, 1797.

### **Mexican Period (1822–1848)**

A major emphasis during the Spanish Period in California was the construction of missions and associated presidios to convert the Native American population to Christianity and integrated communal enterprise. Incentives were also provided to bring settlers to pueblos or towns, but just three pueblos were established during the Spanish Period, only two of which were successful and grew into California cities (San José and Los Angeles). Several factors kept growth within Alta California to a minimum, including the threat of foreign invasion, political dissatisfaction, and unrest among the indigenous population. After more than a decade of intermittent rebellion and warfare, New Spain (Mexico and the California territory) won independence from Spain in 1821. In 1822, the Mexican legislative body in California ended isolationist policies designed to protect the Spanish monopoly on trade, and decreed California ports open to foreign merchants (Dallas 1955; Kyle 2002).

Extensive land grants were established in the interior during the Mexican period, in part to increase the population inland from the more settled coastal areas where the Spanish first concentrated their colonization efforts. However, no ranchos were established which overlapped the Project site. The entire cities of Fontana and Rialto fell outside the extent of the Ranchos. The closest were the 13,000 acre Cucamonga Rancho awarded to Tiburcio Tapia in 1839 to the west; Rancho San Bernardino awarded to José del Carmen Lugo, José María Lugo, Vicente Lugo, and Diego Sepulveda in 1842 to the east; and Rancho Jurupa awarded to Juan Bandini in 1838 to the south (Bancroft 1885; Dallas 1955).

During the supremacy of the ranchos (1834–1848), landowners largely focused on the cattle industry and devoted large tracts to grazing. Cattle hides became a primary Southern California export, providing a commodity to trade for goods from the east and other areas in the United States and Mexico. The number of non-native inhabitants increased during this period because of the influx of explorers, trappers, and ranchers associated with the land grants. The rising California population contributed to the introduction and rise of diseases foreign to the Native American population, who had no associated immunities (Dallas 1955).

### American Period (1848–Present)

War in 1846 between Mexico and the United States precipitated the Battle of Chino, a clash between resident *Californios* and Americans in the San Bernardino area. The Mexican–American War ended with the Treaty of Guadalupe Hidalgo in 1848, ushering California into its American period. California officially became a state with the Compromise of 1850, which also designated Utah and New Mexico (with present-day Arizona) as U.S. territories (Waugh 2003). Horticulture and livestock, based primarily on cattle as the currency and staple of the rancho system, continued to dominate the Southern California economy through 1850s. The Gold Rush began in 1848, and with the influx of people seeking gold, cattle were no longer desired mainly for their hides but also as a source of meat and other goods. During the 1850s cattle boom, rancho *vaqueros* drove large herds from Southern to Northern California to feed the region’s burgeoning mining and commercial boom. The cattle boom ended for Southern California as neighboring states and territories drove herds to Northern California at reduced prices. Operation of the huge ranchos became increasingly difficult, and droughts severely reduced their productivity (Cleland 2005).

## 3.4 Historical Overview of San Bernardino County and the Unincorporated Community of Kaiser

As early as 1819, San Bernardino County had been settled by Europeans, after the *asistencia* San Bernardino was established to serve Mission San Gabriel. The area of Kaiser and Fontana, however, were only used as far afield rangelands, and after Mexican Independence, was not among the lands parceled away as ranchos. The County was established in 1853, created from Los Angeles County, San Diego County, and Mariposa County. In 1854, the City of San Bernardino incorporated as the county seat. True development of the Kaiser/Fontana region did not begin until the Southern Pacific Railroad (SPRR) was completed between Yuma, Arizona, and Los Angeles in 1877, and The ATSF Railroad was completed between Los Angeles and the Barstow-San Diego line in 1887. The ATSF line passed through what would eventually become Fontana, prompting land speculation in the area. In 1887 the Semi-Tropic Land and Water Company did just that, purchasing a large tract at Lytle Creek as well as water rights to the creek, then laid out the townsites of Rialto, Bloomington, and Rosena (Brown and Boyd 1922; Tang and Hogan 2019).

Azariel B. Miller (1878-1941) had settled in the Perris Valley after college in 1897 and raised grain and livestock for several years before investing in early land development and canal companies in San Bernardino and Imperial Counties. In San Bernardino County, Miller and associates E.D. Roberts, H.D. Harris and E.J. Eisenmayer formed the Fontana Development Company in 1901 to create a canal in San Bernardino County to serve the townsites of Rialto, Sansevaire and Bloomington, and surrounding agricultural practices. In 1905, Miller purchased 17,000 acres in at Rosena. There, high wind and soil loss were a problem, so Miller planted nearly 500 miles of east-west-oriented Eucalyptus tree rows. In 1909, Miller bought out his associates and formed the Fontana Land and Water Company with the intent to develop the Rosena area by creating an intensive irrigation network and establishing citrus orchards. In 1913, Rosena was renamed Fontana and a train depot opened in the town along the ATSF line, followed quickly by a depot established in Fontana along the Pacific Electric’s Upland-San Bernardino Line in 1914. In 1918, Miller continued a step further and created the Fontana Farms Company which planted grains, citrus orchards, grapes and raised chickens and hogs. Fontana and the surrounding area remained primarily agricultural until World War II (Figure 4) (Brown and Boyd 1922; Tang and Hogan 2019).





Figure 4. Early view of Fontana, circa 1927 (Los Angeles Public Library)

In 1942, Henry J. Kaiser established the Kaiser Steel Mill outside of unincorporated Fontana, Etiwanda, and Ontario and employed 3,000 people at opening (Figure 5). Kaiser's company was heavily invested in war production effort and needed metal for the construction of the World War II Liberty Ships. The U.S. War Department ordered Kaiser to situate the steel mill inland from the coast to protect it from potential air strikes. The site west of Fontana was chosen for the mill location for its many advantages, including ATSF railroad access to the coast as well as proximity to the Vulcan Mine as an ore source further east in San Bernardino County. Steel was shipped from Los Angeles to Kaiser's four shipyards in Richmond California, the largest shipbuilding operation on the Pacific Coast. The Kaiser Steel Mill provided jobs through the war effort to the point of depleting agricultural workers in the area. The federal *bracero* program helped to fill this gap in agricultural labor by allowing millions of Mexican laborers to enter the United States to work on short-term, agricultural labor contracts. Henry Kaiser did not limit his impact on the Fontana-area to only the steel mill. In 1943, Kaiser and Dr. Sidney R. Garfield also opened a 50-bed hospital for the 3,000 Kaiser Steel Mill employees. In 1945, this benefit also included a health plan for employees, which Kaiser would later extend to the public. Henry Kaiser also helped grow Fontana and Ontario by building Federal Housing Administration subdivision communities called Kaiser Community Homes for Kaiser Steel Mill workers. The concept was similar to the federally subsidized Levittown communities in the eastern United States. (City of Fontana 2018; Caltrans 2011; Swope and Gregory 2017; Tang and Hogan 2019).



Figure 5. Kaiser Steel Mill (Los Angeles Examiner Photographs Collection, 1920-1961, USC Digital Library)

In 1952, the City of Fontana incorporated, covering an area over 52 square miles in the Inland Empire. The City, however, chose to exclude the Kaiser Steel Plant and the surrounding industrial community of Kaiser from being included in the City's boundaries. Nevertheless, the Kaiser Steel Plant continued to provide the vast majority of jobs for residents in Fontana. In 1955, the needs of the Fontana community and the mill outgrew the 50-bed hospital and Kaiser built a new hospital on Sierra Avenue with a 400-bed capacity, designed by Clarence Mayhew. By 1960, the first federal census year, Fontana's population was 14,659 and growth remained relatively steady in the 1960s and 1970s (City of Fontana 2018; Caltrans 2011; Cushing 2016; Swope and Gregory 2017; Tang and Hogan 2019).

However, separately from Fontana, the community around the steel mill, called Kaiser and later West Fontana, remained unincorporated and part of San Bernardino County. Though not being part of an incorporated city would not usually have these benefits, the Kaiser Steel Corporation provided its own police, fire protection, water and sewer services, and other municipal services for the area, but wanted to remain part of the unincorporated county to avoid increased property taxes from the city. Nevertheless, residents of this West Fontana/Kaiser area found themselves faced with annexation to the City of Fontana several times throughout its history. In 1973, the county's Local Agency Formation Commission considered proposals to create an "industrial preserve" for the West Fontana area, which would place residential areas within Fontana's zone of influence while industrial properties within the proposed "preserve" would be protected from annexation and high taxes. The "industrial preserve" proposal was initially rejected in 1973, but the area was also not annexed to Fontana (SBCS 1973a, SBCS 1973b).

The Kaiser Steel Mill remained in operation until it closed in 1983 and was demolished by the mid-1990s. The City positioned itself to annex the mill's land, and the idea of the "industrial preserve" emerged again and Fontana motioned to annex the former Kaiser property. The City of Kaiser Steel Corporation agreed to start a study for the area prior to potential annexation. In 1978, the City of Fontana had passed Proposition 13, in which city annexation no longer resulted in a property tax increase, to further entice industrial properties to accept annexation. Ultimately, the area between Whittram Avenue to the north, Cherry Avenue to the east, Jurupa Avenue to the south, and

Etiwanda Avenue to the west entered Fontana's 'sphere of influence,' after local landowners were appeased (City of Fontana 2018; SBCS 1984a, 1984b, 1985, 1986a).

After demolition, the Kaiser Steel Mill site was slated for redevelopment, but had numerous environmental issues with hazardous waste after Kaiser Steel Corporation moved out. The 2,800-acre Kaiser Steel Mill Site, prior to redevelopment, was so badly blighted that it served as a movie set for several dystopian future films, including *Hiroshima*, *RoboCop*, and *Terminator 2*. In 1994, redevelopment plans finally settled on the California Speedway, a large-scale, Indy style racetrack. The California Speedway (later the AAA Auto Club Speedway) replaced the Mill in 1996 and was completed by 1997.

By the mid-1980s, the greater Fontana area had become a suburban commuter community as it was centrally located between the Cities of Ontario, Riverside, and San Bernardino. Fontana benefitted from a real estate bubble extending from the mid-1980s into the early 2000s, as residents could find affordable housing within a comfortable commuting distance to several cities. By the 1990s and early 2000s, Fontana became home to another industry: warehouse logistics. The City was a logical place for this industry because of its proximity to railroads, interstates, and an abundance of underutilized, formerly agricultural land. This industry was not limited to Fontana and became a common development trend in many Inland Empire cities. Hand-in-hand with this growth was the steady development of single-family homes, with the City issuing thousands of building permits per year between 1997 and 2006 (City of Fontana 2018; SCBS 1988, 1994, 1995; Tang and Hogan 2019).

The City of Fontana, and by extension, the adjacent unincorporated areas of San Bernardino County, were especially hard-hit by the Great Recession, beginning in 2007. Kaiser Permanente Medical Center remained the largest employer during this period, but the construction and logistics industries took longer to recover. This resulted in much of the vacant or underutilized land in and around Fontana remaining undeveloped. The community of Kaiser west of Fontana appears to maintain its mixed industrial and residential uses. (City of Fontana 2018).

### 3.5 Development History of the Project Site

In the first available aerials of the Project site (14253 Whittram Avenue), the surrounding area along Whittram Avenue is dominated by railroad-side agricultural properties. This agricultural use remained relatively unchanged until 1944 when the Kaiser Steel Mill was erected just south of the railroad tracks that form the southern boundary of the Project area. The first owners of the property are unknown, however the first deed transaction recorded by San Bernardino County for this property was in 1961, when David Lawrence Young sold the parcel to Barbara Y. Webb. It's unknown if Webb lived at the property, however, there was an occupant there in 1965, when a fire at the property burned down a garage and a back porch at the residence. It's unclear if this property was demolished thereafter (San Bernardino County Clerk-Recorder 1961; SCBS 1965; NETR 2020; UCSB 2020).

In 1973, Barbara Webb sold the property to the current owners: Thomas L. and Richard D. Mushegain who opened a truck salvage business called P&M Trucking at the property. In 1974, the Mushegains erected the new office building on the northern portion of the lot along Whittram Avenue (San Bernardino Permit #259274) and erected a single shed-roof multi-bay garage at the site for working on larger vehicles (Figure 6). At this time, an "industrial preserve" was being considered for the area and Richard Mushegain was one of several local industrial property owners who opposed annexation. Mushegain was a fairly vocal attorney in the San Gabriel Valley, and within the Armenian community. He continued to oppose annexation into the 1980s, eventually forming the group Citizens Against Annexation To Fontana. While this group was successful in staving off annexation near the Mushegain

brothers' salvage business, 730 acres were annexed to Fontana for industrial development instead. After this brief period of activism Mushegain refocused his work in the San Gabriel Valley and Thomas Mushegain maintained the truck salvage business outside Fontana (SBCS 1973a, 1973b, 1986b, 1987, 1990).



Figure 6. Aerial photographs illustrating conversion from residence (1953, top) to trucking salvage yard (1976, bottom). Subject property outlined in blue, Whittram Avenue runs left to right through center of photo; railroad tracks and Kaiser Siding to south. (UCSB 2020)

While the Mushegain brothers are still listed as the property owners, the property has not been residential in nature since they purchased the property. Richard Mushegain moved to Pasadena in the mid-1990s, but Thomas Mushegain remained in Fontana and maintained P&M Trucking through the present. This is consistent with aerial photographs, which indicate that a large amount of piled, sorted, salvage material has been present at the subject property since the mid-1970s. Today, little remains of the truck salvage business as most buildings and materials were removed from the site after 2016 (NETR 2020; UCSB 2020).



## 4 Field Survey

---

### 4.1 Methods

#### **Archaeological Survey**

Dudek Archaeologist, Jessica Colston, conducted an archaeological pedestrian survey of the Project site on February 2, 2021. The Project site is comprised of three properties: 14253 Whittram Avenue (APN 023-012-219; Property 1), 14315 Whittram Avenue (APN 023-013-223 and 023-013-213; Property 2), and 14339 Whittram Avenue (APN 023-013-214, Property 3) (See Figure 2). Within Property 1 is an extant small building at the front of the lot. Property 2 was formerly developed with a truck repair business that has since been demolished; only concrete foundations and asphalt surfaces remain. The Property is now used as an active industrial yard for salvage materials. Property 3 is unpaved and currently being used by Advanced Steel Recovery (eastern adjacent business) as an overflow yard. The properties are separated by chain-link fencing, though Property 3 has no fence on its eastern border.

Based on these existing Project site conditions, an opportunistic approach was employed, which involved walking parallel transects, spaced no more than 10 meters apart (approximately 32 feet), in areas of exposed ground surface when possible and visually inspecting areas that were physically inaccessible or obscured by buildings, and structures, including parked cars, semi-trucks, and trailers. The ground surface was inspected for prehistoric artifacts (e.g., flaked stone tools, tool-making debris, groundstone tools, ceramics, fire-affected rock), soil discoloration that might indicate the presence of a cultural midden, soil depressions, features indicative of structures and/or buildings (e.g., standing exterior walls, post holes, foundations), and historical artifacts (e.g., metal, glass, ceramics, building materials). Ground disturbances such as burrows, cut banks, and drainages were also visually inspected for exposed subsurface materials. No artifacts were collected during the survey.

#### **Historic Built Environment Survey**

Dudek Architectural Historian Kate Kaiser, MSHP, conducted a pedestrian survey of the Project site on October 28, 2020. Ms. Kaiser meets the Secretary of the Interior's Professional Qualification Standards for architectural history. The survey entailed walking around the exteriors of the buildings located at 14253 Whittram Avenue, documenting them with notes and photographs, specifically noting character-defining features, spatial relationships, observed alterations, and examining any historic landscape features on the property.

Dudek documented the fieldwork for both the archaeological and historic built environment survey using field notes, digital photography, close-scale field maps, and aerial photographs. Photographs of the subject property were taken with a digital camera. All field notes, photographs, and records related to the current study are on file at Dudek's Pasadena, California, office.

## 4.2 Results

### Archaeological Survey Results

Ground visibility was variable based on the existing site conditions and are as follows: Property 1 was fair to good (70%-100%) and was only minorly obscured by sparse grasses. Property 2 was poor as it was completely paved; and Property 3 was also poor to fair (0-30%) unobscured by piles of recycle industrial materials for salvage. All three properties have been or are being used for industrial uses, and have been heavily graded and impacted for even ground surfaces, with the exception of a drainage basin in Property 1.

With exception to the drainage basin, the terrain within Property 1 is generally flat with imported gravels, minor bioturbation activities, and is littered with modern refuse throughout. An extant building on the north side of Property 1 with the address of 14281 Whittram Avenue, consists of a small office with kitchen and chain linked back yard/throughway from the street to the parcel lot. A paved driveway and covered parking area extends to the west from this structure. No cultural resources were observed.

Property 2 was completely paved with no exposed ground soils and is currently used as an industrial yard. The area was approximately 50% occupied with salvage materials and as such, the survey was limited to the central transit corridor. The ground surface appears to be overlain with non-native soils, including gravel. No cultural resources were observed.

Property 3 is also actively being utilized for industrial purposes and therefore, the survey was limited to the central transit corridor, which was unpaved. However, this property is unpaved and appears to be overlain with non-native soils, including gravel in the exposed roadway. The parcel was approximately 40% occupied with large piles materials. The soils observed appeared to have been heavily impacted by vehicular use. No cultural resources were observed.

As previously mentioned in Section 2.2.1 Geotechnical Report Review, subsurface exploratory borings identified fill soils including minor debris between 1 to 2 ft bgs within the Project site. Further, a review of a Phase I ESA indicates that large areas within Property 1 have been subjected to substantial previous ground disturbance to depths between 5 to 6 ft bgs and backfilled with imported soils, though the report does not state where within Property 1 these backfilled areas are located. The presence of the fill soil is an indication that any cultural material between 1 to 2 ft from the existing ground surface across the Project site and up to 6 ft within unknown portions of Property 1, has been previously displaced from the primary depositional location, buried, or destroyed. Additionally, the presence of fill soils demonstrates that the native soils upon and within which cultural deposits may exist in context could not have been observed during the survey. No cultural material was identified as a result of the archaeological survey.

### Historic Built Environment Survey Results

One built environment resource over 45 years old was identified as requiring recordation and evaluation for historical significance: the 14253 Whittram Avenue property and all associated buildings. State of California Department of Parks and Recreation Series 523 (DPR) forms for this property are located in Appendix D.



## 5 Significance Evaluations

---

In order to determine if the proposed Project will impact historical resources under CEQA, existing buildings and structures within the proposed Project site (14253 Whittram Avenue) were recorded and evaluated for historical significance and integrity in consideration of NRHP and CRHR designation criteria and integrity requirements. San Bernardino County does not maintain a register of landmarks or historical properties, and instead offers additional protection for properties found eligible for the NRHP and CRHR.

### 5.1 14253 Whittram Avenue

#### **Property Description**

The subject property at 14253 Whittram Avenue (APN 0230-122-19-0000) contains two buildings and a large empty back lot. The property is bound by industrial properties to the east and west, Whittram Avenue to the north, and the ATSF Railroad right of way to the south. The entire property is surrounded with chain link on the east and west elevations, and concrete masonry unit (CMU) walls on the north and south elevations. There is some ornamental landscaping and young trees along Whittram Avenue in front of the wall. There are three entrances to the property from Whittram Avenue: one west of the buildings, and two to the east of the buildings.

#### ***Office Building (1974)***

The office building is a single-story, L-plan building with multiple additions, constructed in 1974 (Figures 7-10). The building is clad with stucco and T1-11 plywood siding on the main volume, and CMU on the additions. The roof appears hipped on the front elevation and side-gabled on all remaining elevations, clad with rolled asphalt paper roofing, with one shed-roof addition on the north elevation and gable ended additions on the south and west elevations. The roof had a slight overhang, eaves were open, and rafters were visible. Windows varied but were almost all replacement vinyl sliding windows or metal sliding windows. Doors consisted of a metal screen security door on the main elevation, with a paneled vinyl replacement door behind it. The only other visible door was on the south elevation and this was a windowless, metal fire door. No other doors were noted, but portions of the building were not visible or accessible at the time of survey. Surrounding the building are several prefabricated, metal, storage containers and truck trailers of various ages, which obscure parts of the building. The house itself is in a small section within chain link fence, separating it from the remainder of the property. The building is very plain, with no decoration or stylistic details. An architectural style for the building could not be discerned as the additions and alterations render the building altered beyond recognition.



Figure 7. Office building, main elevation, view looking south (IMG 5582)



Figure 8. Office, main (north) elevation, view looking southwest (IMG 5565)





Figure 9. Office building, south elevation, view looking north (IMG 5554)



Figure 10. Office building, east elevation, view looking west (IMG 5550)

***Two-Bay Truck Garage (circa 1975)***

The two-bay truck garage is an open-air truck garage with a steel frame (Figures 11-13). The steel framework features round, metal, upright posts, round metal purlins and steel I-Beam rafters to which the roof is attached. The framework allows for two bays, large enough for a large hauling truck to pull in without height issues. The structure features a shallow pitched, side gabled roof, clad with standing seam metal sheets. The garage structure is also clad with standing seam metal sheets on the east and north elevations but remains open to the west and south elevations. On the interior, fluorescent lighting fixtures are attached to the rafters in the southern portion of the building.



Figure 11. Truck garage, south and west east elevation, view looking northeast (IMG 5530)





Figure 12. Truck garage, south and east elevation, view looking northwest (IMG 5555)



Figure 13. Truck garage, north elevation, view looking southeast (IMG 5524)

### ***Identified Alterations***

Dudek staff obtained permits for 1974 - present from the San Bernardino County Building and Safety Division on December 17, 2020 for 14253 Whittram Avenue and alternate address 14281 Whittram Avenue (same parcel).

- 2012. Permit to change out 30-gallon water heater. (City of Fontana #BLD12-001434)
- 2011. Permit for water pipelines for fire prevention/irrigation system (San Bernardino County #B201101739)
- 2010. Construct retaining wall. Contractor: MapCo TransTech. (San Bernardino County #B201008512)
- 2010. Grading for retention basin. Contractor: MapCo TransTech. (San Bernardino County #B201008233)
- 2007. Construct 880 sq. ft. (40 ft length, 8 ft height) block wall to replace extant 10 ft high retaining wall, in northwestern portion of the lot. Contractor: Apollo Wood Recovery. (San Bernardino County #B200700172)
- 2006. Grading near truck scale. Contractor: Apollo Wood Recovery. (San Bernardino County #B200614440)
- 2006. Construction of woodchipper. Contractor: Apollo Wood Recovery. (San Bernardino County #B200614438)
- 2006. Construction of one double faced, double pole, non-illuminated sign. Contractor: Apollo Wood Recovery. (San Bernardino County #B200614436)
- 2004. Replace existing Septic system, tank and pit. Backfill old system and install new system, located in northwestern section of the site near trailer (no longer extant). Contractor: Goddar's Nazco Services. (San Bernardino County #B200402942)
- 1974. Construct Office building, dimensions not given. Contractor: Levin Mushegain (owner) (San Bernardino County #259274)
- 1974. Construct 8 ft high chain link fence around property. Contractor: Levin Mushegain (owner) (San Bernardino County #259197)
- Date unknown: Truck Garage constructed.
- Date unknown: Trailer removed
- Date unknown: Office Building – cladding replacements
- Date unknown: Office Building – rear additions
- Date unknown: Office Building – window and door replacements

### **NRHP/CRHR Statement of Significance**

The 14253 Whittram Avenue property does not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of an existing historic district, as demonstrated below.

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

Archival research did not find any associations with events that have made a significant contribution to the broad patterns of history. The development history of the subject property is unrelated to the major developments of this portion of unincorporated San Bernardino County, which is dominated by the history of the Kaiser Steel Mill and Kaiser Corporation's other developments including the Fontana Hospital and large-scale housing developments for its steel mill workers. The subject property is unrelated to the workings at the mill, its eventual closing, and the redevelopment of the mill site; nor is it related to the establishment, incorporation, and eventual expansion of the City of Fontana. The primary business type at the property since 1974, the truck salvage business, is fairly common for this area and not unique compared to other industrial properties along Whittram Avenue. No important events in city, county, state, or national history have taken place at the subject property, therefore, the property does not appear eligible under Criterion A of the NRHP or Criterion 1 of the CRHR.

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

Archival research indicated that the property, since 1973, has been owned by Richard and Thomas Mushegain. Richard Mushegain was a somewhat prominent attorney in the Inland Empire and within the Armenian community, however, his relationship to the subject property is not hands-on, as he apparently lived and operated his attorney practice in Pasadena since the 1960s. Thomas Mushegain does not appear to have been a person significant to the history of Fontana or San Bernardino County and no other people who have owned the subject property are known to be historically significant figures at the national, state, or local level. As such, this property is not known to have any historical associations with people important in history. Therefore, the property does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

***Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.***

The 14253 Whittram Avenue property does not embody the distinctive characteristics of any particular building type, period of construction, architectural style, or method of construction. Both buildings are plain and utilitarian, and the office building has been altered such that any original architectural style has been obscured by additions on all sides of the building. Archival research did not uncover a named architect or builder for either building, so the property cannot be said to be the work of a master. The buildings do not possess high artistic value, and are not unique or representative of a specific entity whose components lack individual distinction. Therefore, the property does not appear eligible for the NRHP under Criterion C or CRHR under Criterion 3.

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

The 14253 Whittram Avenue property is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

**Integrity Discussion**

The 14253 Whittram Avenue property maintains integrity of location, as it remains in its original location. However, the subject property does not maintain integrity of setting, as the surrounding neighborhood and streetscape have

been altered significantly since the time of its construction. While the area remains largely industrial as it has been since the 1940s when Kaiser Steel Mill was established, the overall makeup of surrounding properties has shifted and changed such that integrity of setting is diminished. Demolition and alterations to buildings and structures at the subject property have substantially impacted integrity of design, materials, and workmanship. The subject property retains integrity of feeling as the property is still able to convey its industrial use and history. No historical associations with people or events were established through archival research and does not have integrity of association. Therefore, the subject property does not meet the level of integrity required for listing in the NRHP or CRHR.

### **Summary of Evaluation Findings**

In conclusion, the property located at 14253 Whittram Avenue does not appear eligible for listing in the NRHP or the CRHR due to a lack of important historical associations, architectural merit, and integrity; nor do they appear eligible as contributors to an historic district. As such, the 14253 Whittram Avenue is not considered a historical resource for the purposes of CEQA. This resource has been assigned a California Historical Resource Status Code of 6Z (found ineligible for the NRHP, CRHR, or local designation through survey evaluation).



## 6 Findings and Conclusions

---

### 6.1 Summary of Findings

No historical resources were identified within the Project site as a result extensive archival research, field survey, and property significance evaluation. The 14253 Whittram Avenue property does not appear eligible for NRHP or CRHR due to a lack of significant historical associations, architectural merit, and requisite integrity to convey significance. Therefore, 14253 Whittram Avenue property is not considered an historical resource for the purposes of CEQA. Further, no potential indirect impacts to historical resources were identified.

No prehistoric or historic-era archaeological resources have been identified as a result of background research, CHRIS database and NAHC SLF records search, or the archaeological pedestrian survey. It is important to note, however, that, the Project site has not been subject to any previous archaeological resource investigations and the geotechnical report indicated the presence of 1 to 2 feet of fill throughout the site resulting in less than reliable survey findings. According to the 1938 aerial photograph for the Project site, the Project site was primarily used for agricultural purposes. By 1949, Property 1 was subjected to development within the northern-half portion while Properties 2 and 3 remained vacant. By the 1960s, buildings and/or structures that once occupied Property 1 had been removed and the entire Project site was essentially vacant. However, by the 1970s, the Project site was subjected to considerable changes within the western half and by the 1980s, the entirety of the Project site landscape was transformed to accommodate industrial use of the site. A review of the geotechnical report prepared for the Project (NorCal Engineering 2019), in Section 2.2.1 Geotechnical Report Review, stated that fill soils were found between 1 to 2 ft bgs. A review of a Phase I ESA report for the Project (Partner 2019), in Section 2.2.2 Phase I Environmental Site Assessment Review, indicates that large portions of Property 1 was subjected to considerable ground disturbance up to 6 ft bgs in 2016 and was backfilled with imported soils containing lead. Current Project design involves reworking and remixing the upper 10 ft of soil across the entire Project site. In consideration of all these factors, the potential to encounter unknown intact archaeological resources is considered low, but possible during ground disturbing activities within native soil considering the lack of opportunity to observe native soils during the pedestrian survey and that no previous cultural investigation has occurred prior to placement of fill soils. In the event that unanticipated archaeological resources are encountered during Project implementation, impacts to these resources would be significant. As such, the following management recommendations are provided to ensure that impacts to unanticipated archaeological resources and human remains would be less than significant.

### 6.2 Recommendations

Although the Project site has been disturbed over time as a result of development, it is possible that unknown archaeological resources could be encountered subsurface during ground disturbing activities within native soils. Therefore, in addition to the recommendations provided below, Dudek recommends that an inadvertent discovery clause, written by an archaeologist, be added to all construction plans associated with ground disturbing activities. With the implementation of these measures, the Project will have a less than significant impact on archaeological resources and human remains.

### **Inadvertent Discovery of Archaeological Resources**

All construction personnel and monitors who are not trained archaeologists shall be briefed regarding inadvertent discoveries prior to the start of construction activities. A basic PowerPoint presentation and handout or pamphlet shall be prepared in order to ensure proper identification and treatment of inadvertent discoveries. The purpose of the Workers Environmental Awareness Program (WEAP) training is to provide specific details on the kinds of archaeological materials that may be identified during construction of the Project and explain the importance of and legal basis for the protection of significant archaeological resources. Each worker shall also learn the proper procedures to follow in the event that cultural resources or human remains are uncovered during ground-disturbing activities. These procedures include work curtailment or redirection, and the immediate contact of the site supervisor and archaeological monitor.

A qualified archaeologist shall be retained and on-call to respond and address any inadvertent discoveries identified during initial excavation in native soil. Initial excavation is defined as initial construction-related earth moving of sediments from their place of deposition. As it pertains to archaeological monitoring, this definition excludes movement of sediments after they have been initially disturbed or displaced by project-related construction. A qualified archaeological principal investigator, meeting the Secretary of the Interior's Professional Qualification Standards, should oversee and adjust monitoring efforts as needed (increase, decrease, or discontinue monitoring frequency) based on the observed potential for construction activities to encounter cultural deposits or material. The archaeological monitor will be responsible for maintaining daily monitoring logs.

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

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

### **Inadvertent Discovery of Human Remains**

In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are encountered, the County Coroner shall be notified within 24 hours of the discovery to determine the age and origin of the bones. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains. A qualified physical anthropologist/human osteologist will assist the County Coroner to make the determination whether human remains are prehistoric or not. If the remains are determined to be Native American, the Coroner shall notify the NAHC in Sacramento within 24 hours. In accordance with California Public Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the MLD from the deceased Native American. The MLD shall complete their inspection within 48 hours of being granted access to the site. The MLD would then determine, in consultation with the property owner, the disposition of the human remains. If no descendants can be identified, the NAHC shall select the representative responsible for the disposition of the remains. These arrangements will be made in consultation between the MLD/Tribal representative and the landowner.

and will include, if requested by the MLD/Tribal representative, an appropriate period of time for a Planning and Development Department approved physical anthropologist/human osteologist to analyze and record the remains and a Planning and Development Department approved archaeologist to analyze the associated grave goods.

## 7 Bibliography

---

- Bancroft, Hubert Howe. 1885. *History of California, Volume III: 1825-1840*. A.L. Bancroft & Co., San Francisco.
- Basgall, M. E., L. Johnson, and M. Hale. 2002. "An Evaluation of Four Archaeological Sites in the Lead Mountain Training Area, Marine Corps Air Ground Combat Center, Twentynine Palms, California." Submitted to U.S. Army Corps of Engineers, Fort Worth, Texas.
- Basgall, M. E., and M. Hall. 1990. "Adaptive Variation in the North-Central Mojave Desert." Paper Presented at the 55th Annual Meeting of the Society for American Archaeology, Las Vegas.
- Bean, Lowell J. 1972. *Temalpakh-Cahuilla Indian Knowledge and Uses of Plants*. Malki Museum Press. Banning, CA.
- Bean, Lowell J. 1978. "Cahuilla," In: *California*, Robert F. Heizer (ed.), pp. 575-587, *Handbook of North American Indians*, Vol. 8, Smithsonian Institution, Washington, D.C.
- Bean, Lowell J., and Florence C. Shippek. 1978. "Luiseño," in *California*, Robert F. Heizer (ed.), pp. 550-563, *Handbook of North American Indians*, Vol. 8, W.C. Sturtevant (general editor), Smithsonian Institution, Washington, D.C.
- Bean, Lowell J., and Charles R. Smith. 1978a. "Gabrielino," in *California*, edited by Robert F. Heizer, pp. 538-549. *Handbook of North American Indians*, Vol. 8, William G. Sturtevant, general editor, Smithsonian Institution, Washington, D.C.
- Bean, L.J., and C.R. Smith. 1978b. "Serrano." In *California*, edited by Robert F. Heizer, 570-574. Vol. 8 in *Handbook of North American Indians*, edited by William C. Sturtevant. Washington, D.C.: Smithsonian Institution.
- Benedict, R.F. 1924. "A Brief Sketch of Serrano Culture." *American Anthropologist* 26(3): 366-392.
- Brown, John Jr. and James Boyd. 1922. *History of San Bernardino and Riverside Counties*. Volume 1. Chicago, Illinois: The Western Historical Association. Accessed January 16, 2020.  
<https://archive.org/download/historyofsanbern01brow/historyofsanbern01brow.pdf>
- Boscana, G. 1846. "Chinigchinich; A Historical Account of the Origin, Customs, and Traditions of the Indians at the Missionary Establishment of St. Juan Capistrano, Alta California." In *Life in California*, by Alfred Robinson, 227-341. New York, New York: Wiley & Putnam.
- Byrd, Brian F., and Seetha N. Reddy, 2002. Late Holocene Adaptations along the Northern San Diego Coastline: New Perspectives on Old Paradigms. In *Catalysts to Complexity: Late Holocene Societies of the California Coast*, edited by Jon M. Erlandson and Terry L. Jones, pp. 41-62. Cotsen Institute of Archaeology, University of California, Los Angeles.
- Caltrans. 2011. *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*. Sacramento, CA: California Department of Transportation. Accessed October 15, 2020.

- City of Fontana. 2018. "Chapter 2: Trends for Fontana's Future." In *City of Fontana General Plan 2015-2035*. Approved November 2018. <https://www.fontana.org/2632/General-Plan-Update-2015--2035>
- Cleland, Robert Glass. 2005. *The Cattle on a Thousand Hills: Southern California, 1850-80*, second ed., sixth printing. The Huntington Library, San Marino, California.
- Cultural Systems Research. 2005. *Inland Feeder Project: Final Report, Native American Ethnography and Ethnohistory*. Prepared for Metropolitan Water District of Southern California, Los Angeles. Cultural Systems Research, Inc., Menlo Park. On File at the EIC.
- Cushing, Lincoln. 2016. "Clarence Mayhew, Early Kaiser Permanente Architect." Webpage. Accessed October 27, 2020. <https://about.kaiserpermanente.org/our-story/our-history/clarence-mayhew-early-kaiser-permanente-architect>
- Dallas, S. F. 1955. *The Hide and Tallow Trade in Alta California 1822-1848*. Ph.D. dissertation, Indiana University, Bloomington.
- Davis, Emma Lou 1978. *The Ancient Californians: Rancholabrean Hunters of the Mojave Lakes Country*. Los Angeles, California: Natural History Museum of Los Angeles County.
- DeBarros, Phil. 2004. Cultural Resources Overview and Management Plan Rancho Las Flores Project, Hesperia, San Bernardino County, California. On File at the SCCIC.
- Gallegos, D.R. 1987. "San Dieguito-La Jolla: Chronology and Controversy." San Diego County Archaeological Society, Research Paper No. 1.
- Golla, V. 2007. "Linguistic Prehistory." In *California Prehistory: Colonization, Culture, and Complexity*, edited by T.L. Jones and K.A. Klar, 71-82. New York, New York: Altamira Press.
- Grenda, D. R. 1997. *Continuity and Change: 8,500 Years of Lacustrine Adaptation on the Shores of Lake Elsinore: Archaeological Investigations at a Stratified Site in Southern California*. Statistical Research, Inc. Technical Series 59. Tucson, Arizona.
- Griset, S. 1996. "Southern California Brown Ware." Unpublished PhD dissertation; University of California, Riverside.
- Gumprecht, Blake. 1999. *The Los Angeles River: Its Life, Death, and Possible Rebirth*. The Johns Hopkins University Press, Baltimore, Maryland.
- Hale, M. 2001. "Technological Organization of the Millingstone Pattern in Southern California." Master's thesis; California State University, Sacramento.
- Hale, M. 2009. "San Diego and Santa Barbara: Socioeconomic Divergence in Southern California." PhD dissertation; University of California, Davis.
- Harrington, J.P. 1934. "A New Original Version of Boscana's Historical Account of the San Juan Capistrano Indians of Southern California." *Smithsonian Miscellaneous Collections* 92(4).

- Hector, S.M. 2006. Cultural Resources Study for the Maintenance of Old Mission Dam, Mission Trails Regional Park, San Diego, California. Prepared for the City of San Diego.
- Heizer, R. 1978. "Introduction." In California, edited by R.F. Heizer, 1–6. Handbook of North American Indians, Vol. 8, edited by W.C. Sturtevant. Washington, D.C.: Smithsonian Institution.
- Heizer, R. and K.M. Nissen. 1973. The Human Sources of California Ethnography. Berkeley, California: University of California Archaeological Research Facility, Berkeley.
- Johnson, J.R., and J.G. Lorenz. 2006. "Genetics, Linguistics, and Prehistoric Migrations: An Analysis of California Indian Mitochondrial DNA Lineages." Journal of California and Great Basin Anthropology 26:33–64.
- King, Chester D. 1994. *Native American Placenames in the Santa Monica Mountains National Recreation Area, Agoura Hills*. Topanga Anthropological Consultants, California.
- Kroeber, Alfred J. 1925. *Handbook of the Indians of California*. Bureau of American Ethnology Bulletin 78. Dover Publications, Inc., New York.
- Kyle, Douglas E. 2002. *Historic Spots in California*. 5th ed. Stanford University Press, Stanford, California.
- Laylander, D. 2000. *Early Ethnography of the Californias, 1533-1825*. Salinas, California: Coyote Press Archives of California Prehistory.
- Laylander, D. 2010. "Linguistic Prehistory." Research Issues in San Diego Prehistory. Accessed August 31, 2012. <http://www.sandiegoarchaeology.org/Laylander/Issues/index.htm>.
- Lightfoot, K.G. 2005. *Indians, missionaries, and merchants: the legacy of colonial encounters on the California frontiers*. Berkeley, California: University of California Press.
- McCawley, William 1996. *The First Angelinos, the Gabrielino Indians of Los Angeles*. Malki Museum Press, Banning.
- Moratto, M.J. 1984. *California Archaeology*. Academic Press, Orlando, Florida.
- NETR (Nationwide Environmental Title Research LLC). 2020. Historic Aerial Photographs of 14253 Whittram Avenue, San Bernardino County, CA dating from 1938, 1948, 1959, 1966, 1994, 2002, 2005, 2009, 2010, 2012, 2014, and 2016. Accessed October 15, 2020. <https://www.historicaerials.com/viewer>
- NorCal Engineering. 2019. "Geotechnical Investigation – Proposed Warehouse Building Development – Located South of Whittram Avenue at the Intersection with Almond Avenue, in the City of Fontana, California." Prepared for Molto Properties LLC, a Delaware Limited Liability Company, Oakbrook Terrace, Illinois.
- O'Neil, Stephen. 2002. The Acjachemen in the Franciscan Mission System: Demographic Collapse and Social Change. Master's thesis, Department of Anthropology, California State University, Fullerton.
- Patriot (Partner Engineering and Science, Inc.). 2019. "Phase I Environmental Site Assessment Report." Prepared for Dedeaux Properties, Los Angeles, California.

Rogers, M.J. 1945. "An Outline of Yuman Prehistory." *Southwestern Journal of Anthropology* 1:167–198.

San Bernardino County Clerk-Recorder. 1961. Deed. Grantor: Young, David Lawrence. Grantee: Webb, Barbara Y. May 5, 1961. Document number: 1961-5419-0301.  
<https://arcselfservice.sbcounty.gov/web/search/DOCSEARCH516S1>

SBCS. (San Bernardino County Sun). 1965. "Loss Results in 3 of 15 Fires." Newspapers.com: *The San Bernardino County Sun* (San Bernardino, California). October 26, 1965, pg. 24.

SBCS. 1973a. "'Tax Game' Starts for Industrial Complex Control." Newspapers.com: *The San Bernardino County Sun* (San Bernardino, California). February 6, 1973, pg. 23.

SBCS. 1973b. "LAFC Rejects 'Industrial Preserve Idea for West Fontana.'" Newspapers.com: *The San Bernardino County Sun* (San Bernardino, California). March 15, 1973, pg. 30.

SBCS. 1984a. "Kaiser Land Up For Grabs." Newspapers.com: *The San Bernardino County Sun* (San Bernardino, California). January 8, 1984, pg. 24. May 26, 1984, pg. 23.

SBCS. 1984b. "Planners to Weigh Additions to Two Industrial Parks." Newspapers.com: *The San Bernardino County Sun* (San Bernardino, California).

SBCS. 1985. "Fontana and Kaiser Steel Agree to Launch Land Annexation Study." Newspapers.com: *The San Bernardino County Sun* (San Bernardino, California). February 21, 1985, pg. 28.

SBCS. 1986a. "Kaiser Steel Property May Soon Become Part of Fontana's 'Sphere of Influence.'" Newspapers.com: *The San Bernardino County Sun* (San Bernardino, California). September 23, 1986, pg. 9.

SBCS. 1986b. "More Industry OK'ed near Kaiser Steel Site." Newspapers.com: *The San Bernardino County Sun* (San Bernardino, California). November 9, 1986, pg. 14.

SBCS. 1987. "Fontana Annexations OK'd Despite Protests." Newspapers.com: *The San Bernardino County Sun* (San Bernardino, California). March 19, 1987, pg. 11.

SBCS. 1988. "Hazardous Material Removed Improperly, Grand Jury Charges." Newspapers.com: *The San Bernardino County Sun* (San Bernardino, California). June 15, 1988, pg. 1.

SBCS. 1990. "Industrial Zoning Switch Sought West of Fontana." Newspapers.com: *The San Bernardino County Sun* (San Bernardino, California). August 20, 1990, pg. 7.

SBCS. 1994. "Partnership Unveils Plans for Speedway in Fontana." Newspapers.com: *The San Bernardino County Sun* (San Bernardino, California). September 30, 1994, pg. 13.

SBCS. 1995. "Kaiser Steel Area Target for Renewal." Newspapers.com: *The San Bernardino County Sun* (San Bernardino, California). December 17, 1995, pgs. 17-18.

- Sparkman, Philip. 1908. The Cultural of the Luiseño Indians. *University of California Publications in American Archaeology and Ethnology* 8:187–234. Berkeley.
- Swope, Karrie and Carrie J. Gregory. 2017. *Mining in the Southern California Deserts: A Historic Context Statement and Research Design*. Technical Report 17-42. Redlands, CA: Statistical Research, Inc.
- Tang, Bai Tom and Michael Hogan. 2019. *Historical/Archaeological Resources Survey Report for the Fontana Block III Project, City of Fontana, San Bernardino County, California*. Prepared by CRM Tech for the City of Fontana Planning Division. April 2019.
- UCSB (University of California, Santa Barbara). 2020. Historic Aerial Photographs of 14253 Whittram Avenue, San Bernardino County, CA dating from 1933, 1938, 1953, 1959, 1966, 1975, 9176, 1977, 1980, 1985, and 1994. Map & Imagery Laboratory (MIL) UCSB Library, Electronic Resource. Accessed October 15, 2020. [http://mil.library.ucsb.edu/ap\\_indexes/FrameFinder](http://mil.library.ucsb.edu/ap_indexes/FrameFinder).
- Wallace, William. 1955. Suggested Chronology for *Southern California Coastal Archaeology*. *Southwestern Journal of Anthropology* 11:214–230.
- Warren, Claude N. 1968. “Cultural Tradition and Ecological Adaptation on the Southern California Coast.” In *Archaic Prehistory in the Western United States*, edited by Cynthia Irwin-Williams, pp. 1-14. Eastern New Mexico University Contributions in Anthropology No. 1. Portales.
- Warren, C.N., G. Siegler, and F. Dittmer. 2004. “Paleoindian and Early Archaic Periods.” In *Prehistoric and Historic Archaeology of Metropolitan San Diego: A Historic Properties Background Study*. Prepared for the Metropolitan Wastewater Department, City of San Diego. Encinitas, California: ASM Affiliates.
- Waugh, John C. 2003. *On the Brink of Civil War: The Compromise of 1850 and How It Changed the Course of American History*. Scholarly Resources Inc., Wilmington, Delaware.
- White, Raymond. 1963. *Luiseño Social Organization*. University of California Publications in American Archaeology and Ethnology 48:91-194. Berkeley.



# Appendix A

---

## Preparer's Qualifications

# Kate Kaiser, MSHP

---

## Architectural Historian

Kate Kaiser is an architectural historian with 8 years' professional experience as a cultural resource manager specializing in California Environmental Quality Act (CEQA) compliance, National Historic Preservation Act (NHPA) Section 106 compliance, Historic Resource Evaluation Reports (HRER), Historical Resource Inventories (HRI), Cultural Resource Technical Reports (CRTR) and EIR chapters, reconnaissance and intensive level surveys, archival research, cultural landscapes, and GIS. Ms. Kaiser meets the Secretary of the Interior's Professional Qualification Standards for architectural history and archaeology.

### **Education**

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

### **Professional Affiliations**

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

## Recent Dudek Project Experience

**Cultural Resources Technical Report for the Riverside City College Life Science and Physical Science Reconstruction Project, City of Riverside, California (2020).** Dudek was retained by the Riverside Community College District Facilities Planning and Development Department to prepare a Cultural Resource Technical Report for two classroom buildings at the Riverside Campus of Riverside Community College District. The proposed project would modernize and expand the aging facilities and move a different program into the buildings. As author of the report, Ms. Kaiser surveyed the buildings, conducted archival research, and prepared significance evaluations for the two buildings.

**Historical Resources Technical Report for the Enclave at Ivanhoe Ranch Project, Rancho San Diego, San Diego County, California (2020).** Dudek was retained by Vance & Associates to complete a Historical Resources Technical Report (HRTR) in support of the proposed Enclave at Ivanhoe Ranch Project (project). Included in the 121.9-acre project site is a historic-era horse ranch, architect-designed residence, additional residences, outbuildings, orchards, and other ranching-related structures. This study was conducted in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, and the project site was evaluated in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and County of San Diego Historic Preservation Ordinance and RPO requirements. As a co-author, Ms. Kaiser contributed components of the report, including archival research, integrity assessments, and significance evaluations.

**Historic Context Statement for Reservoirs, City of San Diego Public Utilities Department, California (2020).** Dudek was retained by the City of San Diego Public Utility Department to complete a survey and historic context statement for the City's surface water storage system, including 10 dam complexes and the Dulzura Conduit. Ms. Kaiser served as architectural historian and author of the historic context statement, as well as co-author to individual historic resource reports for the 10 reservoir complexes that contribute to a historic district. Dudek also prepared detailed impacts assessments for proposed modification to dams, as required by DSOD. The project involves evaluation of 10 dam complexes and conduit for historical significance in consideration of NRHP, CRHR, and City designation criteria and integrity requirements, and requires extensive archival research and pedestrian survey.

**Mira Mesa Community Plan Area Historic Context Statement and Mira Mesa Community Plan Area Focused Reconnaissance Survey, City of San Diego Planning Department, San Diego California (2020).** Dudek was retained by the City of San Diego (City) to prepare a historic context statement identifying the historical themes and associated property types important to the development of Mira Mesa, accompanied by a reconnaissance-level survey report focused on the master-planned residential communities within the Mira Mesa Community Plan Area (CPA). This study was completed as part of the comprehensive update to the Mira Mesa CPA and Programmatic Environmental Impact Report (PEIR). While the historic context statement addressed all development themes and property types within the community, the scope of the survey was limited to residential housing within the CPA constructed between 1969 and 1990. Ms. Kaiser contributed survey, research, and writing components to both the historical context statement report and the survey report for this project.

**University Community Plan Area Historic Context Statement and University Community Plan Area Focused Reconnaissance Survey, City of San Diego Planning Department, San Diego California (2020).** Dudek was retained by the City of San Diego (City) to prepare a historic context statement identifying the historical themes and associated property types important to the development of University, accompanied by a reconnaissance-level survey report focused on the master-planned residential communities within the University Community Plan Area (CPA). This study was completed as part of the comprehensive update to the University CPA and Programmatic Environmental Impact Report (PEIR). While the historic context statement addressed all development themes and property types within the community, the scope of the survey was limited to residential housing within the CPA constructed between the 1960s and 1990s Ms. Kaiser contributed survey, research, and writing components to both the historical context statement report and the survey report for this project.

**Cultural Resources Study for the Chappell Property, 28600 Triple C Ranch Road, City of Murrieta, Riverside County, California (2020).** Served as architectural historian and author of the cultural resource technical report. Preparation of the report involved site recordation, extensive archival research, historic context development, building development descriptions, historical significance evaluations, and DPR forms for each building of the project. The evaluation found the property ineligible under all National Register of Historic Places, California Register of Historic Resources, and City of Murrieta local designation criteria. The project proposed to demolish all buildings and structures on the Western Riverside County Regional Conservation Authority's newly acquired land.

**Cultural Resources Assessment for the Brandywine Townhomes Storm Drain Outlet to Carbon Canyon Creek Project, City of Placentia, Orange County, California (2020).** Dudek was retained by Brandywine Homes and the U.S. Army Corps of Engineers to complete a cultural resources assessment report for the Carbon Canyon Creek Channel, a flood control channel which extends through Brea, Yorba Linda, and Placentia before outletting at Miller Basin. The proposed project included the construction of a reinforced concrete pipe storm drain to serve a proposed residential development at 1049 E. Golden Avenue and outlet into the channel. Preparation of the report involved field survey, archival research, historic context development, descriptions of the channel structure, and a historical significance evaluation. Dudek recommended that the channel was ineligible for individual listing in the NRHP, CRHR, or local register but may be eligible as part of a larger Orange County Flood Control District flood control infrastructure system.

**Northside Specific Plan Draft EIR, City of Riverside, Riverside County, and City of Colton, San Bernardino County, California (2019).** Kaiser served as architectural historian and co-author of the Draft EIR Cultural Resources Chapter for the developed for City of Riverside's Northside Specific Plan. The cultural resource chapter involved developing a historic context, conducting a record search, and documenting results for the 17 identified subareas of the Northside Specific Plan Area. Once recorded and potential resources were identified, Ms. Kaiser an impacts analysis and mitigation measures for the future development of the Northside Specific Plan Area. The Northside Specific Plan proposed changes to zoning and the potential redevelopment of a 1,423-acre area in the City of Riverside, the City of Colton, and unincorporated areas within Riverside County, including the proposed rehabilitation and redevelopment of a parcel containing a historic adobe.

# Jennifer De Alba

---

## Archaeologist

Jennifer De Alba is an archaeologist with 3 years' experience in both field and laboratory settings, specializing in archaeological and paleontological monitoring, survey, cataloging and curation preparation, technical writing, and data entry. Ms. De Alba has experience studying early hunter-gatherer cultures and has worked on historic archaeological sites, specifically with the Santa Barbara Trust for Historic Preservation at the Santa Barbara Presidio. She works extensively as a monitor and archaeological technician on numerous sites throughout Ventura, Santa Barbara, San Luis Obispo, and Los Angeles Counties; has assisted in archaeological excavations in Ventura, Kings, Santa Cruz and Santa Barbara Counties, as well as the City of Ojai; conducts background research; and verifies requirements are met for the collection and cataloging of artifacts.

### *Education*

*University of California,  
Santa Barbara  
BA, Cultural Anthropology  
(Archaeology emphasis), History  
Minor, 2016*

*Santa Barbara City College  
AA, Cultural Anthropology, 2010*

## Relevant Experience (2016-present)

**151 South Fairview Avenue Soils Testing Cultural Resource Monitoring, Salem Engineering Group Inc. Goleta, California.** Provided archaeological and paleontological monitoring in accordance with the monitoring and mitigation treatment plan stated in the environmental impact report.

**235 North La Luna, Thomas and Kelly Adams, Ojai, California.** Performed Phase II investigation of field survey, excavation, and site inventory within and surrounding the project site to verify, in accordance with CEQA, the horizontal and vertical significance of the archaeological site CA-VEN-139 in Ojai, California, which was previously recorded as extending partially into the proposed project site.

**749-759 Ward Drive, The Mark Family Trust, Goleta, California.** Provided archaeological and paleontological monitoring in accordance with the monitoring and mitigation treatment plan stated in the environmental impact report.

**Pacific Palisades Village 1, CAH Acquisitions Co. LLC, Pacific Palisades, California.** Provided archaeological and paleontological monitoring for the large mixed-use project in accordance with the monitoring and mitigation treatment plan stated in the environmental impact report.

**Village at Los Carneros Project Archaeological Monitoring, RCS-Los Carneros LLC, Goleta, California.** Provided archaeological and paleontological monitoring in accordance with the monitoring and mitigation treatment plan stated in the environmental impact report.

**Ocean Meadows Residential, Ocean Meadows Investors, LLC, Goleta, California.** Performed initial Phase I intensive field survey and assisted in compiling the results of a records search and site inventory.

**Rosewood Miramar PC, Caruso Affiliated, Montecito, California.** Provided archaeological and paleontological monitoring in accordance with the monitoring and mitigation treatment plan stated in the environmental impact report.

**North Side Specific Plan Parcel 22 Archaeological Resources, Direct Relief International, Goleta, California.** Provided archaeological and paleontological monitoring in accordance with the monitoring and mitigation treatment plan stated in the environmental impact report. Assisted in a Phase III excavation and performed the cataloging of artifacts recovered from the Phase III investigation, in accordance with CEQA.

**Marriott Residences Inn Cultural Resources Mitigation, R.D. Olson Development, Goleta, California.** Supported Dudek in the performance of cataloging and storing of artifacts recovered from a Phase III investigation, in accordance with CEQA.

**Phase I and II Archaeological Study, 5567 Calle Arena, Carpinteria.** Performed initial Phase I intensive field survey and site inventory revealing a previously recorded prehistoric site and state historic landmark (CA-SBA-7) extending within and surrounding the project site. Assisted in conducting a Phase II investigation to verify the horizontal and vertical significance in accordance with CEQA.

**101 Garden Street Property, Woodridge Capital Partners LLC, Santa Barbara, California.** Performed initial Phase I intensive field survey and assisted in compiling the results of a records search and site inventory.

**93 South Patera Lane, Apex Companies LLC, Goleta, California.** Performed extensive Phase I investigation of field survey, excavation, and site inventory within and surrounding the project site to verify, in accordance with CEQA, the horizontal and vertical significance of the archaeological site CA-SBA-58 in Goleta, California, which was previously recorded as extending partially into the proposed project site.

**Bacara Beach Facilities, Carey Watermark Investors Inc., Goleta, California.** Performed extended Phase I investigation of field survey, excavation, and site inventory within and surrounding the project site to verify, in accordance with CEQA, the nearby archaeological site CA-SBA-72 did not extend into the project site.

**5-Year On-Call Archaeological Services, City of Ventura, California.** Serving as qualified archaeologist to provide the City of Ventura on-call archaeological services including archaeological, historical, and Native American services, including but not limited to monitoring, archaeological record searches, historical research, architectural history, surveys for both prehistoric and historical resources, extended Phase I surveys, test excavations, data recovery, Native American coordination, coordination with the Native American Heritage Commission, AB 52 support, treatment protocols, feasibility/concept plan studies and recommendations, hiring and managing applicable subconsultants and specialty disciplines as required, preparation of management plans, design and implementation of mitigation methods. Potential projects include municipal infrastructure improvements such as domestic water distribution system, sanitary sewer collection system, storm drainage collection system and other undertakings as determined.

**Gilroy Citywide Historic Resource Inventory, City of Gilroy, California.** Assisted in a citywide survey of the historic built environment within the City of Gilroy.

**Emergency Technical Support, Montecito Water District, California.** Performed emergency technical services including intensive ground survey, archaeological and paleontological monitoring, and site inventory in conformance with emergency permit applications related to Montecito Water District's emergency repair of water pipes destroyed or damaged as a result of the catastrophic mudslide commencing January 9, 2018. The study tasks for this undertaking were carried out in a manner consistent with FEMA's regulatory responsibilities under Section 106 of the National Historic Preservation Act (36 CFR Part 800).

# Kira Archipov

---

## Paleontological and Archaeological Technician I

Kira Archipov is a paleontological and archeological field technician with a background in both paleontology and geology. Her undergraduate research focuses on microfossils found in the Chuar Group in Utah and their relation to total organic Carbon levels. She has participated in various archeological surveys as well as Phase I, Phase II, and Phase III archeological investigations. Ms. Archipov is cross-trained as an archeological and paleontological monitor. Her interests include Pre-Cambrian life, paleoecology, and radiometric dating. She has over 1 year of experience in her field.

### **Education**

*University of California, Santa Barbara*

*BS, Earth Science (Paleobiology emphasis), June 2019*

### **Certifications**

*CPR Certified (AmeriMed 2014)*

## Project Experience

### **San Bernardino County**

**Drake Drive Warehouse – Reporting Support, San Bernardino, California.** Cultural Resources technical report completed in accordance with CEQA and the County of San Bernardino, consisting of record search, literature review, pedestrian survey, and NAHC Sacred Lands File search.

**Hesperia Commerce Center – Reporting Support, Hesperia, California.** Archaeological Letter Report completed in accordance with CEQA and the County of San Bernardino, consisting of records search and pedestrian survey. Conducted background research regarding historic aerial photographs and topographic maps.

**Washington/Live Oak Warehouse – Reporting Support, Fontana, California.** Cultural Resources technical report completed in accordance with CEQA and the County of San Bernardino, consisting of record search, literature review, pedestrian survey, and NAHC Sacred Lands File search. Conducted background research regarding previous archaeological reports and resources.

**Yermo Convenience Store – Field Work and Reporting Support, Yermo, California.** Cultural Resources technical report completed in accordance with CEQA and the County of San Bernardino, consisting of archival records search, literature review, pedestrian survey, NAHC Sacred Lands File search, and additional survey fieldwork. Conducted a supplemental survey to document a series of high-density historic can scatters.

### **Los Angeles County**

**1000 Seward Street – Reporting Support, Los Angeles, California.** Conducted Tribal Cultural Resource study consisting of record search, literature review, and NAHC Sacred Lands File search. Conducted background research regarding historic aerial photographs, topographic maps, and Sanborn fire insurance maps.

**8<sup>th</sup>, Hope, and Grand – Reporting Support, Los Angeles, California.** Conducted Tribal Cultural Resource study consisting of record search, literature review, and NAHC Sacred Lands File search. Conducted background research regarding previous archaeology reports and resources.



**Alameda Street – Reporting Support, Los Angeles, California.** Conducted Cultural Resource Technical study consisting of record search and NAHC Sacred Lands File search. Conducted background research regarding previous archaeology reports and resources.

**Agoura Village East – Extended Phase I Archaeological Investigation, Agoura Hills, California.** An Extended Phase I Archeological Investigation was conducted in support of a proposed mixed-use development. The scope of work associated with the project, involved a pre-excavation intensive pedestrian survey, subsurface exploratory backhoe trenching, shovel tests pits, and the recordation of all findings for evaluation. Tasks included screening excavated soils for artifacts as well as observe backhoe trenching. Additional tasks included standard operations for shovel test pits.

**Castaic Underdrain Improvements – Reporting Support, Castaic, California.** Archaeological Letter Report completed in accordance with CEQA and the County of Los Angeles, consisting of literature review and pedestrian survey. Conducted background research regarding previous archaeological reports and resources.

**Century Trunk Line – Archaeological and Paleontological Monitoring, Los Angeles, California.** As a cross-trained archaeological and paleontological field technician, monitored excavations to ensure construction activities are in compliance under CEQA; monitored installation of new water main, trenching, and potholing. Maintenance of a daily log pursuant to CEQA guidelines and weekly memos updating the client of current status.

**Mirman School – Reporting Support, Los Angeles, California.** Conducted Tribal Cultural Resource study consisting of record search, literature review, and NAHC Sacred Lands File search. Conducted background research regarding previous geotechnical reports.

**Pomona City Stables – Reporting Support, Pomona, California.** Cultural Resources technical report completed in accordance with CEQA and the County of Los Angeles, consisting of record search, literature review, and pedestrian survey. Conducted background research regarding previous archaeological reports and resources.

**Red Rover – Pedestrian Survey and Reporting Support, Acton, California.** Cultural Resources technical report consisting of archival record search, pedestrian survey, literature review, and NAHC Sacred Lands File search. Conducted an intensive-level pedestrian survey, as well as background research regarding historic aerial photographs and topographic maps.

**River Supply Conduit Unit 7 Project - Archeological and Paleontological Monitoring, Los Angeles Department of Water and Power, Los Angeles and Burbank, California.** As a cross-trained archaeological and paleontological field technician, monitored excavations to ensure construction activities are in compliance under CEQA; monitored installation of overflow duct, grading, and compaction of soils. The Project is critical to meet safety of water supplies, reliability of water infrastructure, and sustainability of water supply.

**Solano Tanks Reservoir – Reporting Support, Los Angeles, California.** Cultural Resources technical report consisting of an archival record search, NAHC Sacred Lands File search, and pedestrian survey. Conducted background research regarding previous geotechnical reports and as-built reports.

**The Meadows at Sierra Madre – Reporting Support, Sierra Madre, California.** Archaeological Letter Report completed in accordance with CEQA and the County of Los Angeles, consisting of archival record search, literature review, pedestrian survey, and NAHC Sacred Lands File search. Conducted background research regarding previous archaeological reports and resources, as well as historic aerial photographs and topographic maps.

# Linda Kry

---

## Lead Archaeologist

Linda Kry is an archaeologist with over 14 years' experience in cultural resource management specializing in various aspects of cultural resources investigations within Southern and Central California. Ms. Kry's experience includes archival research, reconnaissance surveys, artifact analysis, assisting CEQA lead agencies with Assembly Bill 52 and Senate Bill 18 notification and consultation process, and authoring technical reports pursuant to CEQA and Section 106 of the NHPA. Ms. Kry's extensive experience includes the management of cultural resources specialists in support of various aspects of cultural resources compliance, construction monitoring, Native American consultation, archaeological testing and treatment, and prehistoric and historical resource significance evaluations.

### **Education**

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

*Cerritos College  
AA, Anthropology, 2004*

### **Certifications**

*Registered Archaeologist (RA)*

### **Professional Affiliations**

*Society for California Archaeology*

*Society for Historical Archaeology*

## Selected Project Experience

**Montclair Place District Specific Plan EIR, City of Montclair, Montclair, California.** The Project involved the redevelopment and expansion of Montclair Plaza, an indoor shopping mall that opened in 1968. The Project proposes the addition of 4,376 dwelling units over the next 30 years, and 1.64 million square feet of commercial uses, including a 200-key hotel. As the archaeological lead, provided management oversight and reporting for tribal cultural resources (TCRs) in support of a TCR EIR section for the Project. The City of Montclair is the lead agency under CEQA.

**City of Colton Modern Pacific 88-DU Residential Project, City of Colton, Colton, California.** Technical lead and field director for a Phase I cultural resources study and Extended Phase I subsurface probing effort in accordance with CEQA. The City of Colton proposed the development of 89-detached single-family homes on an approximately 41.58-acre site within a single tract.

**South Campus Specific Plan and Village West Drive Extension Project, Unincorporated Riverside County, California.** The proposed Project involves an amendment to the existing Specific Plan to shift land uses between parcels to reflect the evolving community priorities and environmental regulatory landscape. Lead Archaeologist responsible for addressing the impacts analysis for cultural and tribal cultural resources for the CEQA document in support of the Project. The analyses were based on a review of separate technical studies prepared in support of the Project. The March Joint Powers Authority is the lead agency under CEQA.

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

**San Jacinto II Wind Energy Repowering Project, Palm Springs, California.** The project involves the decommissioning of approximately 126 existing wind turbines and the construction and operation of up to seven new wind turbines on private lands under the jurisdiction of the City of Palm Springs and on federal lands administered by the Bureau



of Land Management. Responsibilities as archaeological lead include the management and completion of Class I and Class III cultural resources reports in conformance with Section 106 of the National Historic Preservation Act of 1966 and BLM guidelines.

**Ben Clark Training Center Project, Riverside Community College District, Riverside County, California.** The project involves construction of a 1-story classroom and administration building, including a 2-story law enforcement and emergency management response educational facility. As the archaeological lead, provided management oversight and reporting for cultural and tribal cultural resources (TCRs) for the CEQA document in support of the Project.

**Supplemental Cultural Resources Inventory for the for the Hesperia Commerce Center II Project, City of Hesperia, San Bernardino County, California.** The Project involves the development of three industrial/warehouse buildings and associated off-site utilities. As the archaeological lead for the project, responsibilities include reporting and the management of a cultural resources study in support of the Project's CEQA document.

**Washington-Live Oak Avenue Warehouse Project, City of Fontana, San Bernardino County, California.** The Project involves the construction of a single industrial/warehouse building (inclusive of office/mezzanine), including loading docks, truck and vehicle parking, and landscape areas. As the archaeological lead for the project, responsibilities include reporting and the management of a cultural resources study in support of the Project's CEQA document.

**Rialto Energy Storage Project, City of Rialto, San Bernardino County, California.** The Project involves the construction and operation of a battery energy storage facility consisting of battery containers, a project substation, and ancillary electrical equipment. As the archaeological lead for the project, responsibilities include reporting and the management of a cultural resources study in support of the Project's CEQA document.

**Buena Vista Project, City of Los Angeles, California.** Archaeological lead and primary author for a cultural resources study. The project footprint includes the mapped alignment of the Zanja Madre network, a series of interconnected historic-era irrigation system that was established during the 1700s and discontinued in the early 1900s. The study included the use of a ground-penetrating radar (GPR) to locate the presence of the Zanja Madre within the Project's footprint. The City of Los Angeles is the lead agency under CEQA.

**City Trunk Line Archaeological/Paleontological Monitoring Project, LADWP, Los Angeles, California.** Archaeological lead and archaeological/paleontological monitoring coordinator for the project in support of the Mitigation and Monitoring Program for the certified MND. The project involves the replacement of approximately 15,900 feet of an existing 36-inch Stone Canyon Outlet Line due to the deteriorated condition of the existing water line and install approximately 19,200 feet of 48-inch earthquake resistant ductile iron pipeline, including a regulator station that would connect to the existing distribution system.

**Haynes Generating Station Demolition Project, LADWP, Long Beach, Los Angeles County, California.** Archaeological lead and archaeological/Native American monitoring coordinator. The project included the demolition of Units 3, 4, 5, and 6 at the Haynes Generating Station (HnGS), which were originally constructed more than five decades ago, to minimize health and safety risks and reduce future maintenance.

**Compton Boulevard over Compton Creek Bridge Replacement Project, Los Angeles County of Public Works, City of Compton, California.** Archaeological lead for a cultural resources study pursuant to CEQA and Section 106 of the National Historic Preservation Act (NHPA) and in conformance with Caltrans requirements. As archaeological lead, tasks include coordination for a cultural resources study, including AB 52 consultation support, and preparation of an Archaeological Survey Report (ASR).

# Samantha Murray, MA

---

## Historic Built Environment Lead

Samantha Murray is Dudek's historic built environment lead and a senior architectural historian with nearly 15 years' experience in all elements of cultural resources management, including project management, intensive-level field investigations, architectural history studies, and historical significance evaluations in consideration of the California Register of Historical Resources (CRHR), the National Register of Historic Places (NRHP), and local-level evaluation criteria. Ms. Murray has conducted hundreds of historical resource evaluations and developed detailed historic context statements for a multitude of property types and architectural styles, including private residential, commercial, industrial, educational, medical, ranching, mining, airport, and cemetery properties, as well as a variety of engineering structures and objects. She has also provided expertise on numerous projects requiring conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

### **Education**

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

### **Certifications**

Registered Professional  
Archaeologist

### **Professional Affiliations**

California Preservation Foundation  
National Trust for Historic  
Preservation  
Society of Architectural Historians

Ms. Murray meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and Archaeology. She has experience managing multidisciplinary projects in the transportation, transmission and generation, federal land management, land development, state and local government, and the private sectors. She has experience preparing environmental compliance documentation pursuant to the California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act (NHPA). Ms. Murray also prepared numerous Historic Resources Evaluation Reports (HREs), Findings of Effect (FOE), and Historic Property Survey Reports (HPSRs) for the California Department of Transportation (Caltrans). She has also served as an expert witness in legal proceedings concerning historical resources.

## Select Project Experience

### **Oakmont Mission and Ramona Industrial Park Project. City of Montclair, San Bernardino County, California.**

Served as principal architectural historian, co-author, and QA/QC of final work products. Dudek was retained by the City to prepare a cultural resources technical report which included significance evaluations for the Tiki Drive-In Theater and Swap Meet property as well as two auto-related service properties. The project proposed to demolish all existing buildings on the proposed Project site and construct approximately five speculative industrial buildings, creating approximately 529,000 square feet of industrial space, 630 passenger vehicle parking spaces and 42 trailer stalls. (2020)

**Palmetto Avenue Warehouse Project, City of Rialto, San Bernardino County, California.** Served as principal architectural historian, co-author, and QA/QC of final work products. The proposed project includes construction of a single industrial/warehouse building equaling approximately 92,252 square feet (inclusive of 4,756 square feet of mezzanine) on an approximately 4.24-gross-acre property located at the northeast corner of Palmetto

Avenue and Baseline Road. Dudek prepared a cultural resources technical report that included conducting a CHRIS record search, reviewing permits held by the City of Rialto, archival research, historical context development, developing building and structure descriptions, and historical significance evaluations for the three single family residences affected by the project. All properties were determined ineligible for listing in the NRHP and the CRHR. (2019)

**Baseline and Tamarind Warehouse Project, City of Rialto, San Bernardino County, California.** Served as principal architectural historian, co-author of report, and QA/QC of final work products. The project includes the proposed construction of an approximately 156,500-square-foot, one-story warehouse building (inclusive of 5,000 square feet of office space) on an approximately 8.01-gross-acre property located in the northwest part of the City. Dudek prepared a cultural resources technical report and no resources were identified within the project site as a result of the CHRIS records search, Native American coordination, or intensive pedestrian survey. The study included evaluation of several single-family residences. All properties were found not eligible as a result of the evaluation. (2018)

**HABS Written Documentation for Camp Haan, Riverside County, California.** Provided project management and QA/QC of the final HABS documentation and submittal package. Dudek was retained by the County of Riverside Economic Development Agency (EDA) to prepare HABS documentation for approximately 28 building foundations associated with the Camp Haan property located on March Air Reserve Base. (2017)

**Chino Annexation Area Project, City of Chino, San Bernardino County, California.** Served as principal architectural historian and conducted QA/QC of the cultural resources MND section. The Chino Annexation Area Project involves annexation of an approximately 40-acre site (project site or annexation area) into the City of Chino, as well as approval of General Plan Amendments and pre-zoning designations for this site. Seven previously unrecorded historic-age resources were identified within the project area and were recorded and evaluation for historical significance. All properties were found not eligible for designation. (2017)

**Duke Fontana Warehouse Project, City of Fontana, San Bernardino County, California.** Served as principal architectural historian and provided QA/QC of the final cultural resources report. Dudek was retained by the City of Fontana to conduct a cultural resources study for the proposed Duke Fontana Warehouse Project. The proposed project would include construction of a 288,215-square-foot (gross), one-story industrial/warehouse building on an approximately 13.45-acre site at the intersection of Santa Ana Avenue and Oleander Avenue. As part of the cultural resources study, Dudek evaluated 8 residential properties over 45 years old for historical significance. The resources were found not eligible under all designation criteria and integrity requirements. (2017)

**Pacific Freeway Center Project, City of Fontana, San Bernardino County, California.** Served as principal architectural historian and provided QA/QC of the final cultural resources report. Dudek was retained by the City of Fontana to conduct a cultural resources study for the proposed Pacific Freeway Center Project. The project would include construction and operation of two “high cube” warehouse/distribution/logistics buildings with associated office spaces, surface parking, and loading areas. As part of the cultural resources study, Dudek evaluated the former Union Carbide Site for historical significance. The resource was found not eligible under all designation criteria and integrity requirements. (2017)

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

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

**North Montclair Downtown Specific Plan EIR, City of Montclair, San Bernardino County California.** Served as principal architectural historian and prepared the cultural resources MND section. The project proposes expansion of the Montclair Plaza (the Mall)— a regional shopping center— which would involve the demolition of portions of the existing Mall, construction of new retail/entertainment/restaurant space, renovation and refurbishment of portions of the existing mall, and the construction additional structured and surface parking. (2016)

# Heather McDaniel McDevitt, RPA

---

## Archaeologist and Human Osteologist

Heather McDaniel McDevitt is an archaeologist and Cultural Resources Lead for Dudek's Santa Barbara office with over 15 years of cultural resource management (CRM) experience throughout California and Baja California. Ms. McDaniel McDevitt also serves as Dudek Lead Human Osteologist providing on-call osteological services corporate-wide. Ms. McDaniel McDevitt has served as a field supervisor, lab director, principal investigator and project manager on Phase I, Extended Phase I, Phase II, and Phase III projects conducting surveys, testing, site significance evaluations and recordation, data recovery and laboratory analysis. Her education encompasses archaeology, biological anthropology, and GIS. As a bioarchaeologist, Ms. McDaniel McDevitt combines physical anthropology and archaeology in the study of faunal and human remains to reveal ancient lifeways. Her specific area of GIS research is the use of predictive modeling and remote sensing to better understand settlement and subsistence patterns, which can be used to forecast areas of potential impacts and assist in mitigating damage to cultural resources more efficiently.

Ms. McDaniel McDevitt has worked on projects for the National Park Service, U.S. Environmental Protection Agency (EPA), National Aeronautics and Space Administration, U.S. Bureau of Land Management, the Smithsonian Institute, California State Parks, California Department of Transportation, and various private CRM and environmental firms. Ms. McDaniel McDevitt's professional experience in CRM provides significant knowledge and practical experience with state and federal regulations such as the National Environmental Policy Act (NEPA), Section 106 of the National Historic Preservation Act, and the California Environmental Quality Act (CEQA). Ms. McDaniel McDevitt has also served as an adjunct professor at community and state institutions for courses in physical and cultural anthropology, archaeology, and GIS.

### **Education**

*California State University,  
Northridge*

*MA, Public Archaeology*

*MA, Geographical Information  
Systems, ABT*

*BA, Anthropology*

### **Certifications**

*Registered Professional  
Archaeologist (RPA)*

*CEQA Training through Advanced,  
Association of Environmental  
Professionals*

*GIS Professional Certificate*

*HAZWOPER Training, Hydrogeologic*

### **Professional Affiliations**

*American Anthropological  
Association*

*American Institute of Archaeology*

*California Geographical Society*

*Pacific Coast Archaeological  
Association*

*Register of Professional  
Archaeologists*

*Simi Valley Historical Society*

*Society for American Archaeology*

*Society for California Archaeology*

*Ventura County Archaeological  
Association*

## Selected Project Experience

**Chatsworth Reservoir Mitigation Feasibility Study, Chatsworth, Los Angeles County.** Provided senior review and support for LADWP on-call contract task order for potential compensatory mitigation projects on LADWP property and facilities located within the Chatsworth Reservoir, previously nominated as a Historic-Cultural Monument with the City of Los Angeles. Efforts included constraints analysis considering archaeological, historic built resources and paleontological resources both unknown and previously identified through literature review, NAHC Sacred Land



Files records search, paleontological records search. Results were summarized in a report memo in including a discussion of the potential constraints and mitigation measures necessary should the project proceed.

**Agoura Village East Multi-Use Complex Cultural Resource Studies, Agoura Hills, Los Angeles County.** As Principal Investigator designed and implemented research design involving previously recorded archaeological site CA-LAN-41. Supervised and conducted excavations intended to delineate horizontal and vertical extent of the site, site significance, and analysis on recovered remains, Native American consultation and preparation of final reports including avoidance/mitigation strategies. Currently devising research design and methodology for data recovery of unavoidable impacts to site and supporting Native American consultation efforts for City of Agoura Hills.

**1225 Cliff Drive Archaeological and Paleontological Study, Laguna Beach, Los Angeles County.** Provided senior review and support for archaeological and paleontological resources studies for a private development. Tasks to determine sensitivity of project site included Paleontological and archaeological records searches and literature reviews, NAHC Sacred Land Files search and coordination of informal tribal outreach, pedestrian survey and report preparation.

**February 2019 Storm Repair Project, Los Angeles County Department of Public Works, Malibu, California.** Provided senior review and support for LADPW on-call contract task order to provide cultural resources services in for construction activities of storm repair project located in Santa Monica Coastal Zone. Involves cultural resource survey of project impact areas, management of monitoring staff, providing recommendations to construction and project management staff, assisting with implementing mitigation plan, providing field visit verification reports and assisting in Native American consultation efforts.

**Pacific Palisades Village Initial Study/Mitigated Negative Declaration, Los Angeles, California.** As project archaeologist, conducted Phase 1 Archaeological Investigation, prepared technical report and portions of the MND including a Cultural Landscape Study and Construction Mitigation and Monitoring Treatment Plan. As field director, duties included project management, facilitation of Pre-Construction Meeting, coordination and supervision of archaeological and paleontological technician crew, as well as document preparation.

**Regulatory Compliance for Proposed Development within NRHP Archaeological Site CA-LAN-41, Agoura Hills, Los Angeles County, California.** As project manager, Principal Investigator and Field Director, design and implement all necessary regulatory compliance and treatment of the archaeological site CA-LAN-41, in accordance with CEQA and local agency regulations. Serve as lead project analyst and on-call human osteologist, developing methodology for research design, crew supervision of all aspects of the investigative efforts. Project is on-going.

**Palmdale CalVet REN Project, Los Angeles County, California. (11150)** Provided senior review and support for archaeological resources study for a private development. Project proposes to build 56 duplex condominiums on a 9.9-acre site, to provide permanent, affordable housing to veterans (Condominium Project or project).

**5-Year On-Call Archaeological Services, City of Ventura, California.** As project Manager, currently manages Dudek's contract for the City of Ventura on-call archaeological services including archaeological, historical, and Native American services, including but not limited to monitoring, archaeological record searches, historical research, architectural history, surveys for both prehistoric and historical resources, extended Phase I surveys, test excavations, data recovery, Native American coordination, coordination with the Native American Heritage Commission, AB-52 support, treatment protocols, feasibility/concept plan studies and recommendations, hiring and managing applicable sub consultants and specialty disciplines as required, preparation of management plans, design and implementation of mitigation methods. Potential projects include municipal infrastructure improvements such as domestic water distribution system, sanitary sewer collection system, storm drainage collection system and other undertakings as determined.

## Appendix B

---

### Confidential SCCIC Records Search Results

# Appendix C

---

## NAHC SLF Search Results



## NATIVE AMERICAN HERITAGE COMMISSION

October 19, 2020

Jennifer De Alba  
DudekVia Email to: [jdealba@dudek.com](mailto:jdealba@dudek.com)**Re: 13071 Whittram Avenue Warehouse Project, San Bernardino County**

Dear Ms. De Alba:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

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

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

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

Sincerely,

Andrew Green  
Cultural Resources Analyst

Attachment

CHAIRPERSON  
**Laura Miranda**  
LuiseñoVICE CHAIRPERSON  
**Reginald Pagaling**  
ChumashSECRETARY  
**Merri Lopez-Keifer**  
LuiseñoPARLIAMENTARIAN  
**Russell Attebery**  
KarukCOMMISSIONER  
**Marshall McKay**  
WintunCOMMISSIONER  
**William Mungary**  
Paiute/White Mountain  
ApacheCOMMISSIONER  
**Julie Tumamait-  
Stenslie**  
ChumashCOMMISSIONER  
[Vacant]COMMISSIONER  
[Vacant]EXECUTIVE SECRETARY  
**Christina Snider**  
Pomo**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)

## Appendix D

---

DPR forms for  
14253 Whittram Avenue, Fontana

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

Primary #

HRI #

Trinomial

NRHP Status Code

6Z

Other Listings

Review Code

Reviewer

Date

Page 1 of 15 \*Resource Name or #: (Assigned by recorder) 14253 Whittram Avenue

P1. Other Identifier: P&M Trucking

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Fontana, Calif. Date 1980 T 01S; R 06W; SW ¼ of SE ¼ of Sec 10; S.B. B.M.

c. Address 14253 Whittram Avenue City Fontana Zip 92335

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 454463.01 mE/ 3772851.62 mN

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

The property is located in unincorporated San Bernardino County, outside the City of Fontana. The Project site is located on a 10.02-acre (gross) property at 14253 Whittram Avenue, just north of the Auto Club Speedway and the Atchison, Topeka and Santa Fe (ATSF) Railroad, south of Whittram Avenue, east of a metal manufacturing business, and west of Cherry Avenue. APN: 0230-122-19-0000; Elevation: 1167 ft amsl; Decimal Degrees: 34.0953578, -117.4937303

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

(See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building; HP8. Industrial Building

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing



P5b. Description of Photo: (view, date, accession #) Overview of property, looking north, October 28, 2020 (IMG 5544)

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both 1974 (San Bernardino County Assessor)

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

\*P8. Recorded by: (Name, affiliation, and address) Kate Kaiser, MSHP  
Dudek, 38 N Marengo Ave  
Pasadena, CA 91101

\*P9. Date Recorded: 10/28/20

\*P10. Survey Type: (Describe)  
Intensive-level

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Kaiser, K, J. De Alba, S. Murray, and L. Kry. 2020. Cultural Resources Technical Report for the Whittram Avenue Warehouse Project, San Bernardino County, California. Prepared for the Oakmont Industrial Group, December 2020.

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

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

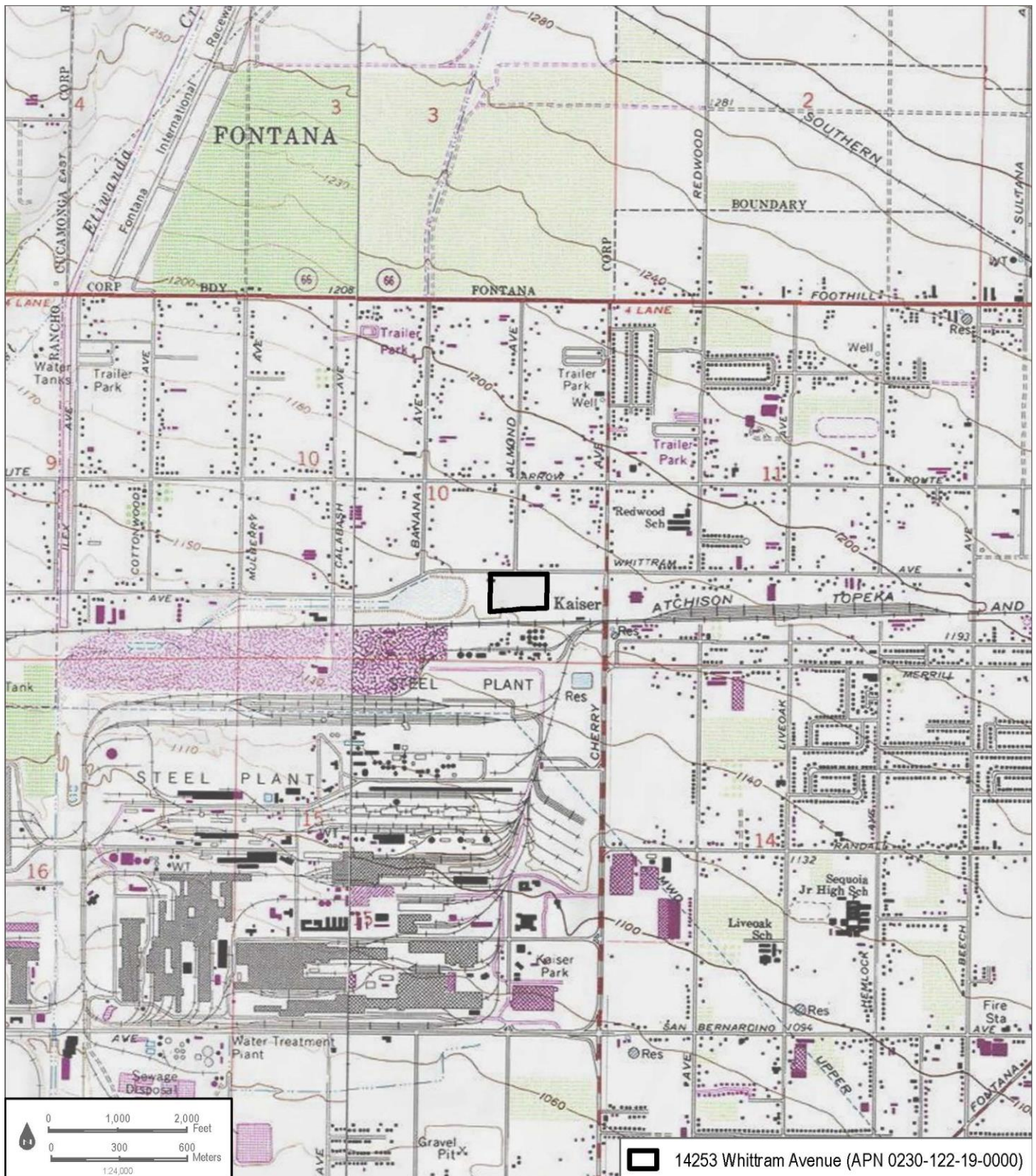
☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_



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

Primary #  
HRI#  
Trinomial

Page 2 of 15 \*Resource Name or # (Assigned by recorder) 14253 Whittram Avenue  
\*Map Name: Fontana, Calif (7.5-minute series) \*Scale: 1:24,000 \*Date of map: 1980



## BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 14253 Whittram Avenue \*NRHP Status Code 6Z  
Page 3 of 15

B1. Historic Name: P&M Trucking  
B2. Common Name: 14253 Whittram Avenue  
B3. Original Use: light industrial B4. Present Use: light industrial  
\*B5. Architectural Style: altered beyond recognition  
\*B6. Construction History: (Construction date, alterations, and date of alterations)

1974. Office building constructed.  
Date unknown: Truck Garage constructed.  
Date unknown: Trailer removed  
Date unknown: Office Building - cladding replacements  
Date unknown: Office Building - rear additions  
Date unknown: Office Building - window and door replacements

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
\*B8. Related Features: None.

B9a. Architect: n/a b. Builder: n/a  
\*B10. Significance: Theme n/a Area n/a  
Period of Significance n/a Property Type n/a Applicable Criteria n/a  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_  
\*B12. References:

(See Continuation Sheet)

B13. Remarks:

\*B14. Evaluator: Kate G. Kaiser  
\*Date of Evaluation: December 23, 2020

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



## CONTINUATION SHEET

Property Name: 14253 Whittram Avenue

Page 4 of 15

### P3a. Description (Continued):

The subject property at 14253 Whittram Avenue (APN 0230-122-19-0000) contains two buildings and a large empty back lot. The property is bound by industrial properties to the east and west, Whittram Avenue to the north, and the ATSF Railroad right of way to the south. The entire property is surrounded with chain link on the east and west elevations, and concrete masonry unit (CMU) walls on the north and south elevations. There is some ornamental landscaping and young trees along Whittram Avenue in front of the wall. There are three entrances to the property from Whittram Avenue: one west of the buildings, and two to the east of the buildings.

#### *Office Building (1974)*

The office building is a single-story, L-plan building with multiple additions, constructed in 1974 (Figures 5-8). The building is clad with stucco and T1-11 plywood siding on the main volume, and CMU on the additions. The roof appears hipped on the front elevation and side-gabled on all remaining elevations, clad with rolled asphalt paper roofing, with one shed-roof addition on the north elevation and gable ended additions on the south and west elevations. The roof had a slight overhang, eaves were open, and rafters were visible. Windows varied but were almost all replacement vinyl sliding windows or metal sliding windows. Doors consisted of a metal screen security door on the main elevation, with a paneled vinyl replacement door behind it. The only other visible door was on the south elevation and this was a windowless, metal fire door. No other doors were noted, but portions of the building were not visible or accessible at the time of survey. Surrounding the building are several prefabricated, metal, storage containers and truck trailers of various ages, which obscure parts of the building. The house itself is in a small section within chain link fence, separating it from the remainder of the property. The building is very plain, with no decoration or stylistic details. An architectural style for the building could not be discerned as the additions and alterations render the building altered beyond recognition.



## CONTINUATION SHEET

Property Name: 14253 Whittram Avenue

Page 5 of 15



Figure 1. Office building, main elevation, view looking south (IMG 5582)



Figure 2. Office, main (north) elevation, view looking southwest (IMG 5565)

## CONTINUATION SHEET

Property Name: 14253 Whittram Avenue

Page 6 of 15



Figure 3. Office building, south elevation, view looking north (IMG 5554)



Figure 4. Office building, east elevation, view looking west (IMG 5550)



## CONTINUATION SHEET

Property Name: 14253 Whittram Avenue

Page 7 of 15

### *Two-Bay Truck Garage (circa 1975)*

The two-bay truck garage is an open-air truck garage with a steel frame (Figures 5-7). The steel framework features round, metal, upright posts, round metal purlins and steel I-Beam rafters to which the roof is attached. The framework allows for two bays, large enough for a large hauling truck to pull in without height issues. The structure features a shallow pitched, side gabled roof, clad with standing seam metal sheets. The garage structure is also clad with standing seam metal sheets on the east and north elevations but remains open to the west and south elevations. On the interior, fluorescent lighting fixtures are attached to the rafters in the southern portion of the building.



Figure 5. Truck garage, south and west east elevation, view looking northeast (IMG 5530)

## CONTINUATION SHEET

Property Name: 14253 Whittram Avenue  
Page 8 of 15



Figure 6. Truck garage, south and east elevation, view looking northwest (IMG 5555)



Figure 7. Truck garage, north elevation, view looking southeast (IMG 5524)

*Identified Alterations*

## CONTINUATION SHEET

Property Name: 14253 Whittram Avenue

Page 9 of 15

Dudek staff obtained permits for 1974 - present from the San Bernardino County Building and Safety Division on December 17, 2020 for 14253 Whittram Avenue and alternate address 14281 Whittram Avenue (same parcel).

- 2012. Permit to change out 30-gallon water heater. (City of Fontana #BLD12-001434)
- 2011. Permit for water pipelines for fire prevention/irrigation system (San Bernardino County #B201101739)
- 2010. Construct retaining wall. Contractor: MapCo TransTech. (San Bernardino County #B201008512)
- 2010. Grading for retention basin. Contractor: MapCo TransTech. (San Bernardino County #B201008233)
- 2007. Construct 880 sq. ft. (40 ft length, 8 ft height) block wall to replace extant 10 ft high retaining wall, in northwestern portion of the lot. Contractor: Apollo Wood Recovery. (San Bernardino County #B200700172)
- 2006. Grading near truck scale. Contractor: Apollo Wood Recovery. (San Bernardino County #B200614440)
- 2006. Construction of woodchipper. Contractor: Apollo Wood Recovery. (San Bernardino County #B200614438)
- 2006. Construction of one double faced, double pole, non-illuminated sign. Contractor: Apollo Wood Recovery. (San Bernardino County #B200614436)
- 2004. Replace existing Septic system, tank and pit. Backfill old system and install new system, located in northwestern section of the site near trailer (no longer extant). Contractor: Goddar's Nazco Services. (San Bernardino County #B200402942)
- 1974. Construct Office building, dimensions not given. Contractor: Levin Mushegain (owner) (San Bernardino County #259274)
- 1974. Construct 8 ft high chain link fence around property. Contractor: Levin Mushegain (owner) (San Bernardino County #259197)
- Date unknown: Truck Garage constructed.
- Date unknown: Trailer removed
- Date unknown: Office Building - cladding replacements
- Date unknown: Office Building - rear additions
- Date unknown: Office Building - window and door replacements

### B10. Significance (Continued):

#### Historical Context

##### *Historical Overview of San Bernardino County and the Unincorporated Community of Kaiser*

As early as 1819, San Bernardino County had been settled by Europeans, after the asistencia San Bernardino was established to serve Mission San Gabriel. The area of Kaiser and Fontana, however, were only used as far afield rangelands, and after Mexican Independence, was not among the lands parceled away as ranchos. The County was established in 1853, created from Los Angeles County, San Diego County, and Mariposa County. In 1854, the City of San Bernardino incorporated as the county seat. True development of the Kaiser/Fontana region did not begin until the Southern Pacific Railroad (SPRR) was completed between Yuma, Arizona, and Los Angeles in 1877, and The ATSF Railroad was completed between Los Angeles and the Barstow-San Diego line in 1887. The ATSF line passed through what would eventually become Fontana, prompting land speculation in the area. In 1887 the Semi-Tropic Land and Water Company did just that, purchasing a large tract at Lytle Creek as well as water rights to the creek, then laid out the townsites of Rialto, Bloomington, and Rosena (Brown and Boyd 1922; Tang and Hogan 2019).

Azariel B. Miller (1978-1941) had settled in the Perris Valley after college in 1897 and

## CONTINUATION SHEET

Property Name: 14253 Whittram Avenue

Page 10 of 15

raised grain and livestock for several years before investing in early land development and canal companies in San Bernardino and Imperial Counties. In San Bernardino County, Miller and associates E.D. Roberts, H.D. Harris and E.J. Eisenmayer formed the Fontana Development Company in 1901 to create a canal in San Bernardino County to serve the townsites of Rialto, Sansevaire and Bloomington, and surrounding agricultural practices. In 1905, Miller purchased 17,000 acres in at Rosena. There, high wind and soil loss were a problem, so Miller planted nearly 500 miles of east-west-oriented Eucalyptus tree rows. In 1909, Miller bought out his associates and formed the Fontana Land and Water Company with the intent to develop the Rosena area by creating an intensive irrigation network and establishing citrus orchards. In 1913, Rosena was renamed Fontana and a train depot opened in the town along the ATSF line, followed quickly by a depot established in Fontana along the Pacific Electric's Upland-San Bernardino Line in 1914. In 1918, Miller continued a step further and created the Fontana Farms Company which planted grains, citrus orchards, grapes and raised chickens and hogs. Fontana and the surrounding area remained primarily agricultural until World War II (Brown and Boyd 1922; Tang and Hogan 2019).

In 1942, Henry J. Kaiser established the Kaiser Steel Mill outside of unincorporated Fontana, Etiwanda, and Ontario and employed 3,000 people at opening. Kaiser's company was heavily invested in war production effort and needed metal for the construction of the World War II Liberty Ships. The U.S. War Department ordered Kaiser to situate the steel mill inland from the coast to protect it from potential air strikes. The site west of Fontana was chosen for the mill location for its many advantages, including ATSF railroad access to the coast as well as proximity to the Vulcan Mine as an ore source further east in San Bernardino County. Steel was shipped from Los Angeles to Kaiser's four shipyards in Richmond California, the largest shipbuilding operation on the Pacific Coast. The Kaiser Steel Mill provided jobs through the war effort to the point of depleting agricultural workers in the area. The federal bracero program helped to fill this gap in agricultural labor by allowing millions of Mexican laborers to enter the United States to work on short-term, agricultural labor contracts. Henry Kaiser did not limit his impact on the Fontana-area to only the steel mill. In 1943, Kaiser and Dr. Sidney R. Garfield also opened a 50-bed hospital for the 3,000 Kaiser Steel Mill employees. In 1945, this benefit also included a health plan for employees, which Kaiser would later extend to the public. Henry Kaiser also helped grow Fontana and Ontario by building Federal Housing Administration subdivision communities called Kaiser Community Homes for Kaiser Steel Mill workers. The concept was similar to the federally subsidized Levittown communities in the eastern United States. (City of Fontana 2018; Caltrans 2011; Swope and Gregory 2017; Tang and Hogan 2019).

In 1952, the City of Fontana incorporated, covering an area over 52 square miles in the Inland Empire. The City, however, chose to exclude the Kaiser Steel Plant and the surrounding industrial community of Kaiser from being included in the City's boundaries. Nevertheless, the Kaiser Steel Plant continued to provide the vast majority of jobs for residents in Fontana. In 1955, the needs of the Fontana community and the mill outgrew the 50-bed hospital and Kaiser built a new hospital on Sierra Avenue with a 400-bed capacity, designed by Clarence Mayhew. By 1960, the first federal census year, Fontana's population was 14,659 and growth remained relatively steady in the 1960s and 1970s (City of Fontana 2018; Caltrans 2011; Cushing 2016; Swope and Gregory 2017; Tang and Hogan 2019).

However, separately from Fontana, the community around the steel mill, called Kaiser and later West Fontana, remained unincorporated and part of San Bernardino County. Though not being part of an incorporated city would not usually have these benefits, the Kaiser Steel Corporation provided its own police, fire protection, water and sewer services, and other municipal services for the area, but wanted to remain part of the unincorporated county



## CONTINUATION SHEET

Property Name: 14253 Whittram Avenue

Page 11 of 15

to avoid increased property taxes from the city. Nevertheless, residents of this West Fontana/Kaiser area found themselves faced with annexation to the City of Fontana several times throughout its history. In 1973, the county's Local Agency Formation Commission considered proposals to create an "industrial preserve" for the West Fontana area, which would place residential areas within Fontana's zone of influence while industrial properties within the proposed "preserve" would be protected from annexation and high taxes. The "industrial preserve" proposal was initially rejected in 1973, but the area was also not annexed to Fontana (SBCS 1973a, SBCS 1973b).

The Kaiser Steel Mill remained in operation until it closed in 1983 and was demolished by the mid-1990s. The City positioned itself to annex the mill's land, and the idea of the "industrial preserve" emerged again and Fontana motioned to annex the former Kaiser property. The City of Kaiser Steel Corporation agreed to start a study for the area prior to potential annexation. In 1978, the City of Fontana had passed Proposition 13, in which city annexation no longer resulted in a property tax increase, to further entice industrial properties to accept annexation. Ultimately, the area between Whittram Avenue to the north, Cherry Avenue to the east, Jurupa Avenue to the south, and Etiwanda Avenue to the west entered Fontana's 'sphere of influence,' after local landowners were appeased (City of Fontana 2018; SBCS 1984a, 1984b, 1985, 1986).

After demolition, the Kaiser Steel Mill site was slated for redevelopment, but had numerous environmental issues with hazardous waste after Kaiser Steel Corporation moved out. The 2,800-acre Kaiser Steel Mill Site, prior to redevelopment, was so badly blighted that it served as a movie set for several dystopian future films, including *Hiroshima*, *RoboCop*, and *Terminator 2*. In 1994, redevelopment plans finally settled on the California Speedway, a large-scale, Indy style racetrack. The California Speedway (later the AAA Auto Club Speedway) replaced the Mill in 1996 and was completed by 1997.

By the mid-1980s, the greater Fontana area had become a suburban commuter community as it was centrally located between the Cities of Ontario, Riverside, and San Bernardino. Fontana benefitted from a real estate bubble extending from the mid-1980s into the early 2000s, as residents could find affordable housing within a comfortable commuting distance to several cities. By the 1990s and early 2000s, Fontana became home to another industry: warehouse logistics. The City was a logical place for this industry because of its proximity to railroads, interstates, and an abundance of underutilized, formerly agricultural land. This industry was not limited to Fontana and became a common development trend in many Inland Empire cities. Hand-in-hand with this growth was the steady development of single-family homes, with the City issuing thousands of building permits per year between 1997 and 2006 (City of Fontana 2018; SCBS 1988, 1994, 1995; Tang and Hogan 2019).

The City of Fontana, and by extension, the adjacent unincorporated areas of San Bernardino County, were especially hard-hit by the Great Recession, beginning in 2007. Kaiser Permanente Medical Center remained the largest employer during this period, but the construction and logistics industries took longer to recover. This resulted in much of the vacant or underutilized land in and around Fontana remaining undeveloped. The community of Kaiser west of Fontana appears to maintain its mixed industrial and residential uses. (City of Fontana 2018).

### *Development History of the Project Site*

In the first available aerials of the Project site (14253 Whittram Avenue), the surrounding area along Whittram Avenue is dominated by railroad-side agricultural properties. This agricultural use remained relatively unchanged until 1944 when the Kaiser Steel Mill was

## CONTINUATION SHEET

Property Name: 14253 Whittram Avenue

Page 12 of 15

erected just south of the railroad tracks that form the southern boundary of the Project area. The first owners of the property are unknown, however the first deed transaction recorded by San Bernardino County for this property was in 1961, when David Lawrence Young sold the parcel to Barbara Y. Webb. It's unknown if Webb lived at the property, however, there was an occupant there in 1965, when a fire at the property burned down a garage and a back porch at the residence. It's unclear if this property was demolished thereafter (San Bernardino County Clerk-Recorder 1961; SCBS 1965; NETR 2020; UCSB 2020).

In 1973, Barbara Webb sold the property to the current owners: Thomas L. and Richard D. Mushegain who opened a truck salvage business called P&M Trucking at the property. In 1974, the Mushegains erected the new office building on the northern portion of the lot along Whittram Avenue (San Bernardino Permit #259274) and erected a single shed-roof multi-bay garage at the site for working on larger vehicles (Figure 4). At this time, an "industrial preserve" was being considered for the area and Richard Mushegain was one of several local industrial property owners who opposed annexation. Mushegain was a fairly vocal attorney in the San Gabriel Valley, and within the Armenian community. He continued to oppose annexation into the 1980s, eventually forming the group Citizens Against Annexation To Fontana. While this group was successful in staving off annexation near the Mushegain brothers' salvage business, 730 acres were annexed to Fontana for industrial development instead. After this brief period of activism Mushegain refocused his work in the San Gabriel Valley and Thomas Mushegain maintained the truck salvage business outside Fontana (SBCS 1973a, 1973b, 1986b, 1987, 1990).

While the Mushegain brothers are still listed as the property owners, the property has not been residential in nature since they purchased the property. Richard Mushegain moved to Pasadena in the mid-1990s, but Thomas Mushegain remained in Fontana and maintained P&M Trucking through the present. This is consistent with aerial photographs, which indicate that a large amount of piled, sorted, salvage material has been present at the subject property since the mid-1970s. Today, little remains of the truck salvage business as most buildings and materials were removed from the site after 2016 (NETR 2020; UCSB 2020).

### NRHP/CRHR Statement of Significance

The 14253 Whittram Avenue property does not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of an existing historic district, as demonstrated below.

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

Archival research did not find any associations with events that have made a significant contribution to the broad patterns of history. The development history of the subject property is unrelated to the major developments of this portion of unincorporated San Bernardino County, which is dominated by the history of the Kaiser Steel Mill and Kaiser Corporation's other developments including the Fontana Hospital and large-scale housing developments for its steel mill workers. The subject property is unrelated to the workings at the mill, its eventual closing, and the redevelopment of the mill site; nor is it related to the establishment, incorporation, and eventual expansion of the City of Fontana. The primary business type at the property since 1974, the truck salvage business, is fairly common for this area and not unique compared to other industrial properties along Whittram Avenue. No important events in city, county, state, or national history have taken place at the subject property, therefore, the property does not appear eligible under Criterion A of the NRHP or Criterion 1 of the CRHR.

## CONTINUATION SHEET

Property Name: 14253 Whittram Avenue

Page 13 of 15

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

Archival research indicated that the property, since 1973, has been owned by Richard and Thomas Mushegain. Richard Mushegain was a somewhat prominent attorney in the Inland Empire and within the Armenian community, however, his relationship to the subject property is not hands-on, as he apparently lived and operated his attorney practice in Pasadena since the 1960s. Thomas Mushegain does not appear to have been a person significant to the history of Fontana or San Bernardino County and no other people who have owned the subject property are known to be historically significant figures at the national, state, or local level. As such, this property is not known to have any historical associations with people important in history. Therefore, the property does not appear eligible for the NRHP under Criterion B or CRHR under Criterion 2.

Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The 14253 Whittram Avenue property does not embody the distinctive characteristics of any particular building type, period of construction, architectural style, or method of construction. Both buildings are plain and utilitarian, and the office building has been altered such that any original architectural style has been obscured by additions on all sides of the building. Archival research did not uncover a named architect or builder for either building, so the property cannot be said to be the work of a master. The buildings do not possess high artistic value and are not unique or representative of a specific entity whose components lack individual distinction. Therefore, the property does not appear eligible for the NRHP under Criterion C or CRHR under Criterion 3.

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

The 14253 Whittram Avenue property is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

### Integrity

The 14253 Whittram Avenue property maintains integrity of location, as it remains at its original location. However, the subject property does not maintain integrity of setting, as the surrounding neighborhood and streetscape have been altered significantly since the time of its construction. While the area remains largely industrial as it has been since the 1940s when Kaiser Steel Mill was established, the overall makeup of surrounding properties has shifted and changed such that integrity of setting is diminished. Demolition and alterations to buildings and structures at the subject property have substantially impacted integrity of design, materials, and workmanship. The subject property retains integrity of feeling as the property is still able to convey its industrial use and history. No historical associations with people or events were established through archival research and does not have integrity of association. Therefore, the subject property does not meet the level of integrity required for listing in the NRHP or CRHR.

### **B12. References (Continued) :**

## CONTINUATION SHEET

Property Name: 14253 Whittram Avenue

Page 14 of 15

- Brown, John Jr. and James Boyd. 1922. *History of San Bernardino and Riverside Counties*. Volume 1. Chicago, Illinois: The Western Historical Association. Accessed January 16, 2020. <https://archive.org/download/historyofsanbern01brow/historyofsanbern01brow.pdf>
- Caltrans. 2011. Tract Housing in California, 1945-1973: A Context for National Register Evaluation. Sacramento, CA: California Department of Transportation. Accessed October 15, 2020.
- City of Fontana. 2018. "Chapter 2: Trends for Fontana's Future." In City of Fontana General Plan. Approved November 2018.
- Chattel (Chattel Architecture, Planning & Preservation, Inc.). 2010. Historic Context Statement for the City of Rancho Cucamonga, California. Appendix to the City of Rancho Cucamonga 2010 General Plan Update. Accessed October 15, 2020. <https://www.cityofrc.us/civicax/filebank/blobdload.aspx?BlobID=6276>
- Cornford, Daniel, editor. 1995. "Chapter 15: Fontana Junkyard of Dreams," in *Working People of California*. Berkeley, CA: University of California Press. <http://ark.cdlib.org/ark:/13030/ft9x0nb6fg/>
- Cushing, Lincoln. 2016. "Clarence Mayhew, Early Kaiser Permanente Architect." Webpage. Accessed October 27, 2020. <https://about.kaiserpermanente.org/our-story/our-history/clarence-mayhew-early-kaiser-permanente-architect>
- NETR (Nationwide Environmental Title Research LLC). 2020. Historic Aerial Photographs of 14253 Whittram Avenue, San Bernardino County, CA dating from 1938, 1948, 1959, 1966, 1994, 2002, 2005, 2009, 2010, 2012, 2014, and 2016. Accessed October 15, 2020. <https://www.historicaerials.com/viewer>
- San Bernardino County Clerk-Recorder. 1961. Deed. Grantor: Young, David Lawrence. Grantee: Webb, Barbara Y. May 5, 1961. Document number: 1961-5419-0301. <https://arcselselfservice.sbcounty.gov/web/search/DOCSEARCH516S1>
- San Bernardino County Clerk-Recorder. 1973. Deed. Grantor: Webb, Barbara Y. Grantee: Mushegain, Thomas L. and Mushegain, Richard D. April 9, 1973. Document number: 1973-8157-0733. <https://arcselselfservice.sbcounty.gov/web/search/DOCSEARCH516S1>
- SBCS. (San Bernardino County Sun). 1965. "Loss Results in 3 of 15 Fires." Newspapers.com: *The San Bernardino County Sun* (San Bernardino, California). October 26, 1965, pg. 24.
- SBCS. 1973a. "'Tax Game' Starts for Industrial Complex Control." Newspapers.com: *The San Bernardino County Sun* (San Bernardino, California). February 6, 1973, pg. 23.
- SBCS. 1973b. "LAFC Rejects 'Industrial Preserve Idea for West Fontana.'" Newspapers.com: *The San Bernardino County Sun* (San Bernardino, California). March 15, 1973, pg. 30.
- SBCS. 1984a. "Kaiser Land Up For Grabs." Newspapers.com: *The San Bernardino County Sun* (San Bernardino, California). January 8, 1984, pg. 24. May 26, 1984, pg. 23.



## CONTINUATION SHEET

Property Name: 14253 Whittram Avenue

Page 15 of 15

- SBCS. 1984b. "Planners to Weigh Additions to Two Industrial Parks." Newspapers.com: *The San Bernardino County Sun* (San Bernardino, California).
- SBCS. 1985. "Fontana and Kaiser Steel Agree to Launch Land Annexation Study." Newspapers.com: *The San Bernardino County Sun* (San Bernardino, California). February 21, 1985, pg. 28.
- SBCS. 1986a. "Kaiser Steel Property May Soon Become Part of Fontana's 'Sphere of Influence.'" Newspapers.com: *The San Bernardino County Sun* (San Bernardino, California). September 23, 1986, pg. 9.
- SBCS. 1986b. "More Industry OK'ed near Kaiser Steel Site." Newspapers.com: *The San Bernardino County Sun* (San Bernardino, California). November 9, 1986, pg. 14.
- SBCS. 1987. "Fontana Annexations OK'd Despite Protests." Newspapers.com: *The San Bernardino County Sun* (San Bernardino, California). March 19, 1987, pg. 11.
- SBCS. 1988. "Hazardous Material Removed Improperly, Grand Jury Charges." Newspapers.com: *The San Bernardino County Sun* (San Bernardino, California). June 15, 1988, pg. 1.
- SBCS. 1990. "Industrial Zoning Switch Sought West of Fontana." Newspapers.com: *The San Bernardino County Sun* (San Bernardino, California). August 20, 1990, pg. 7.
- SBCS. 1994. "Partnership Unveils Plans for Speedway in Fontana." Newspapers.com: *The San Bernardino County Sun* (San Bernardino, California). September 30, 1994, pg. 13.
- SBCS. 1995. "Kaiser Steel Area Target for Renewal." Newspapers.com: *The San Bernardino County Sun* (San Bernardino, California). December 17, 1995, pgs. 17-18.
- Swope, Karrie and Carrie J. Gregory. 2017. *Mining in the Southern California Deserts: A Historic Context Statement and Research Design*. Technical Report 17-42. Redlands, CA: Statistical Research, Inc.
- Tang, Bai Tom and Michael Hogan. 2019. *Historical/Archaeological Resources Survey Report for the Fontana Block III Project, City of Fontana, San Bernardino County, California*. Prepared by CRM Tech for the City of Fontana Planning Division. April 2019.
- UCSB (University of California, Santa Barbara). 2020. Historic Aerial Photographs of 14253 Whittram Avenue, San Bernardino County, CA dating from 1933, 1938, 1953, 1959, 1966, 1975, 1976, 1977, 1980, 1985, and 1994. Map & Imagery Laboratory (MIL) UCSB Library, Electronic Resource. Accessed October 15, 2020. [http://mil.library.ucsb.edu/ap\\_indexes/FrameFinder](http://mil.library.ucsb.edu/ap_indexes/FrameFinder).