CULTURAL RESOURCES STUDY FOR THE NERIO FARMS PROJECT

SAN BERNARDINO COUNTY, CALIFORNIA

APNS 1013-111-01, -02, and 1013-161-01

Lead Agency:

County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, California 92415

Preparer:

BFSA Environmental Services,
a Perennial Company
14010 Poway Road, Suite A
Poway, California 92064

Project Proponent:

Borstein Enterprises
11766 Wilshire Boulevard, Suite 820
Los Angeles, California 90025

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BFSA Environmental Services
A Perennial Company

Archaeological Database Information

Authors:	Jillian L.H. Conroy and Mary Fenwick Grovenstein, MHP
Consulting Firm:	BFSA Environmental Services, a Perennial Company 14010 Poway Road, Suite A Poway, California 92064 (858) 484-0915
Client/Project Proponent:	Borstein Enterprises 11766 Wilshire Boulevard, Suite 820 Los Angeles, California 90025
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Report Title:	A Cultural Resources Study for the Nerio Farms Project, San Bernardino County, California
Type of Study:	Phase I Cultural Resources Survey
USGS Quadrangle:	Section 34, Township 1 South, Range 8 West of the *Ontario, California* Quadrangle
APN:	1013-111-01, -02, and 1013-161-01
Acreage:	24.16 acres
Key Words:	Survey; *Ontario* USGS Quadrangle; historic-age structures; Site Temp-1 found not CRHR-eligible due to a lack of association with any significant persons or events; monitoring recommended.

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MANAGEMENT SUMMARY/ABSTRACT

In response to a request from the project applicant, BFSA Environmental Services, a Perennial Company (BFSA), conducted a cultural resources study for the proposed Nerio Farms Project. The 24.16-acre study area is identified as Assessor's Parcel Numbers (APNs) 1013-111-01, -02, and 1013-161-01 and is located west of Pipeline Avenue, south of Phillips Boulevard, east of Norton Avenue, and north of Maple Street, south of the Montclair and north of the Chino city limits in unincorporated San Bernardino County, California. The project is situated within Section 34, Township 1 South, Range 8 West of the addition to the Santa Ana Del Chino Land Grant, as shown on the United States Geological Survey (USGS) *Ontario, California* Quadrangle. According to aerial photographs, the subject property was vacant until it was developed with residential structures prior to 1928. As proposed, the project would include the removal of all extant buildings and structures within the project boundaries. The project also consists of the development of a residential subdivision with associated hardscape, landscape, and infrastructure in addition to offsite sewer improvements.

The purpose of this investigation was to locate and record any cultural resources within the project and subsequently evaluate any resources as part of the County of San Bernardino environmental review process conducted in compliance with the California Environmental Quality Act (CEQA). The archaeological investigation of the project also includes the review of an archaeological records search performed at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton (CSU Fullerton) in order to assess previous archaeological studies and identify any previously recorded archaeological sites within the project or in the immediate vicinity. A Sacred Lands File (SLF) search was requested from the Native American Heritage Commission (NAHC).

Survey conditions were excellent, and ground visibility was very good throughout the project, except where structures and buildings were located. The survey resulted in the identification of one residential structure constructed in 1956 in the northwest corner of the project (within APN 1013-111-02). The building meets the age threshold under the National Register (36 CFR 60.4) and the California Code of Regulations (CCR § 4852) to require evaluations of potential eligibility to the California Register of Historical Resources (CRHR). All other structures and buildings within the project do not meet the minimum age threshold. Because the historic-aged building would be impacted by development, its evaluation was needed to address potentially significant impacts to the historical resource. BFSA evaluated the building as part of this study.

While the historic-age building meets the age threshold of 50 years to be evaluated it was not designed by an architect of importance, does not possess any architecturally important elements, and the owners were not historically significant to the community. Therefore, the building does not meet the criteria to be eligible for the CRHR and is evaluated as not CEQA-significant; however, the potential exists that unidentified cultural resources may be present that are related to the historic use of the area since the 1920s.

In addition, the close proximity of the project to a prehistoric water source (San Antonio Creek) indicates the potential for prehistoric cultural resources. Based upon this potential, monitoring of grading is recommended to prevent the inadvertent destruction of any potentially important cultural deposits that were not observed or detected during the current cultural resources study. Further, the County of San Bernardino is actively engaged in the requisite consultation process with the appropriate Native American governments as required by Assembly Bill 52 (AB52). As a result of the ongoing consultation, the project has been conditioned by the County with the requirement for archaeological and Native American monitoring during all ground-disturbing activities associated with the project and offsite improvements. Should potentially significant cultural deposits be discovered, mitigation measures will be implemented to reduce the effects of the grading impacts. As a part of this study, a copy of this report will be submitted to the SCCIC at CSU Fullerton. Qualifications of key BFSA staff involved in the preparation of this report can be found in Appendix A.

1.0 INTRODUCTION

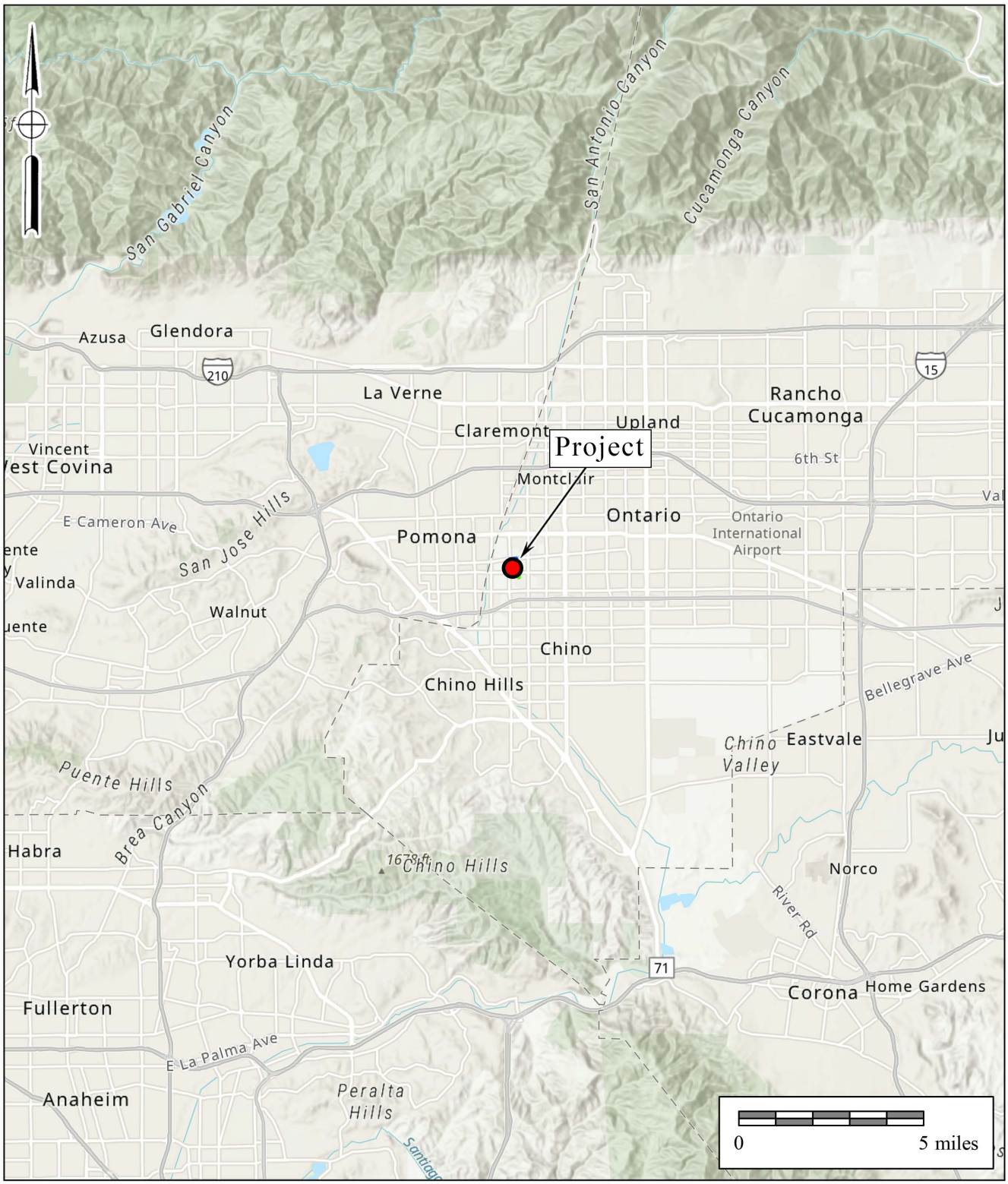
1.1 Project Description

The archaeological survey program for the Nerio Farms Project was conducted in order to comply with CEQA and County of San Bernardino environmental compliance procedures. The 24.16-acre project is located west of Pipeline Avenue, south of Phillips Boulevard, east of Norton Avenue, and north of Maple Street, south of the Montclair and north of the Chino city limits in unincorporated San Bernardino County, California (APNs 1013-111-01, -02, and 1013-161-01) (Figure 1.1–1). The project is situated within Section 34, Township 1 South, Range 8 West, as shown on the USGS *Ontario, California* Quadrangle (Figure 1.1–2). As designed, the project proposes the development of 92 detached single-family homes on minimum 7,200 square-foot lots, associated public streets, a 26,977 square-foot private park, and a 34,518 square-foot water retention basin (Figure 1.1–3). The project also proposes to enter into a service agreement with the City of Chino to provide sewer service to the proposed development. The sewer extension would be included in the current proposed project and includes the addition of 2,276 feet of an eight-inch-in-diameter sewer pipe. The sewer extension would connect to an existing sewer line located within Norton Avenue, travel north to Maple Street, turn and travel west within Maple Street to College Avenue, and turn and travel north within College Avenue to the proposed project (Figure 1.1–4).

The decision to request this investigation was based upon cultural resource sensitivity of the locality as suggested by known site density and predictive modeling. Sensitivity for prehistoric cultural resources in a given area is usually indicated by known settlement patterns, which in southwestern San Bernardino County were focused around freshwater resources and a food supply. Historic occupation was also generally located around freshwater resources; however, food supplies were often farmed or traded, rather than hunted or gathered.

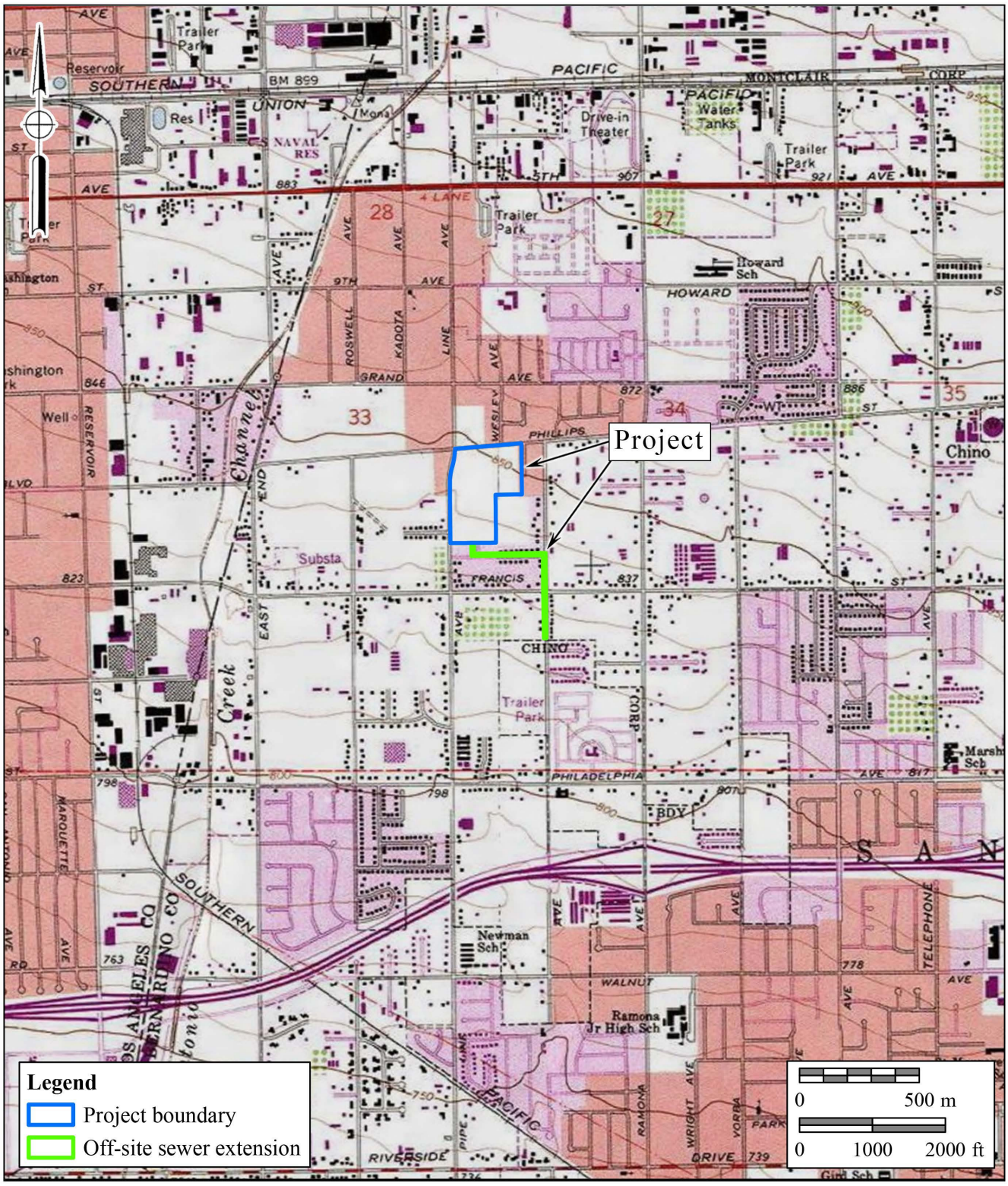
1.2 Environmental Setting

The Nerio Farms Project is located within the Transverse Ranges Geologic Province of southern California. The project is situated within the Chino Valley, south of the Angeles Mountains and East of the Puente Hills, approximately 0.5 mile east of San Antonio Creek. Elevations within the project range from approximately 830 to 845 feet above mean sea level. Soils within the project are comprised entirely of Tujunga loamy sand, zero to five percent slopes (NRCS 2025). Tujunga loamy sands form on alluvial fans, such as those of San Antonio Creek, and are comprised of alluvium derived from granite. The area surrounding the property is highly developed with residential communities and cities including Chino to the south, Montclair to the north, Pomona to the west, and Ontario to the east.



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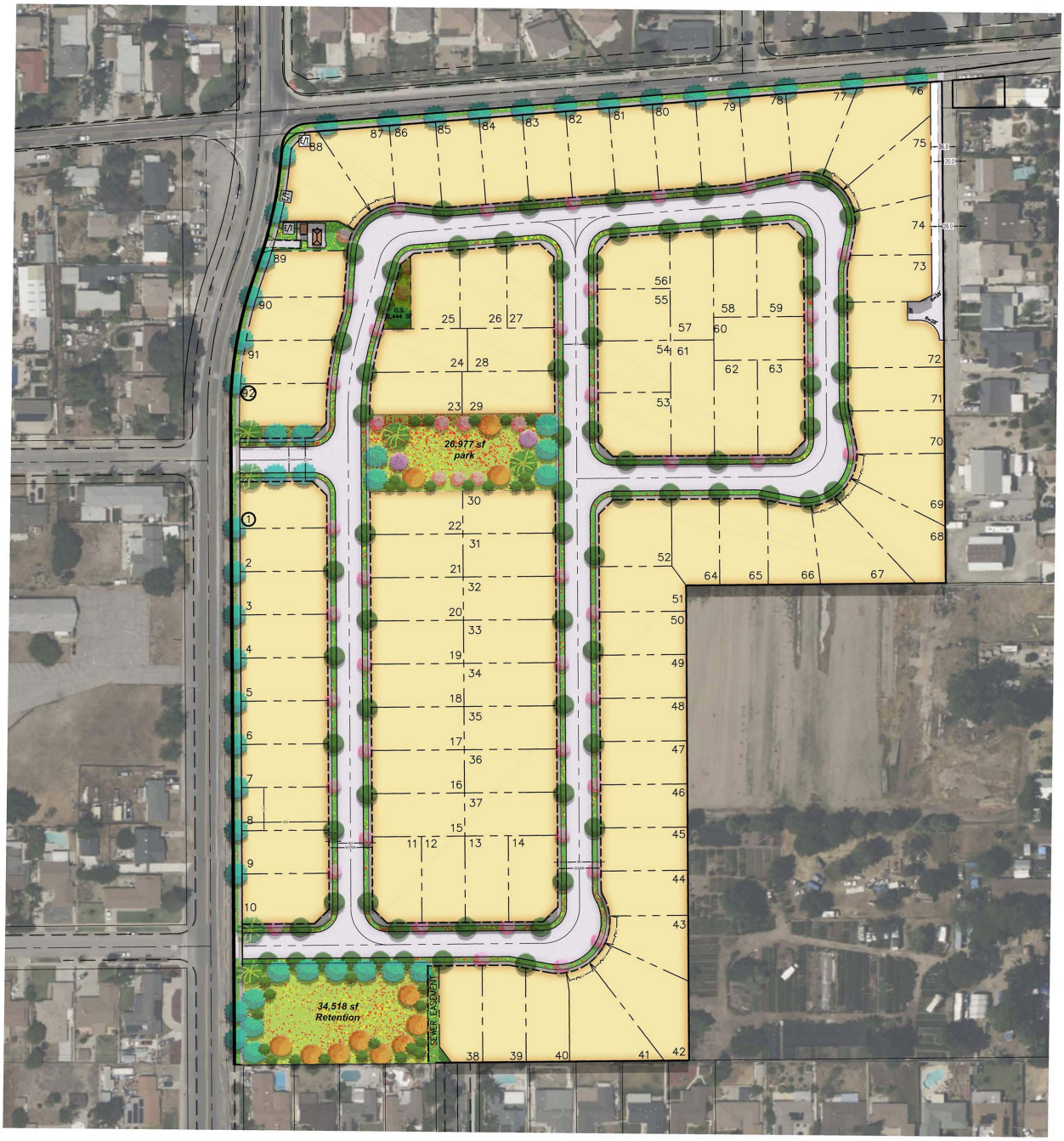
Figure 1.1–1
General Location Map
The Nerio Farms Project
Esri World Topographic Map



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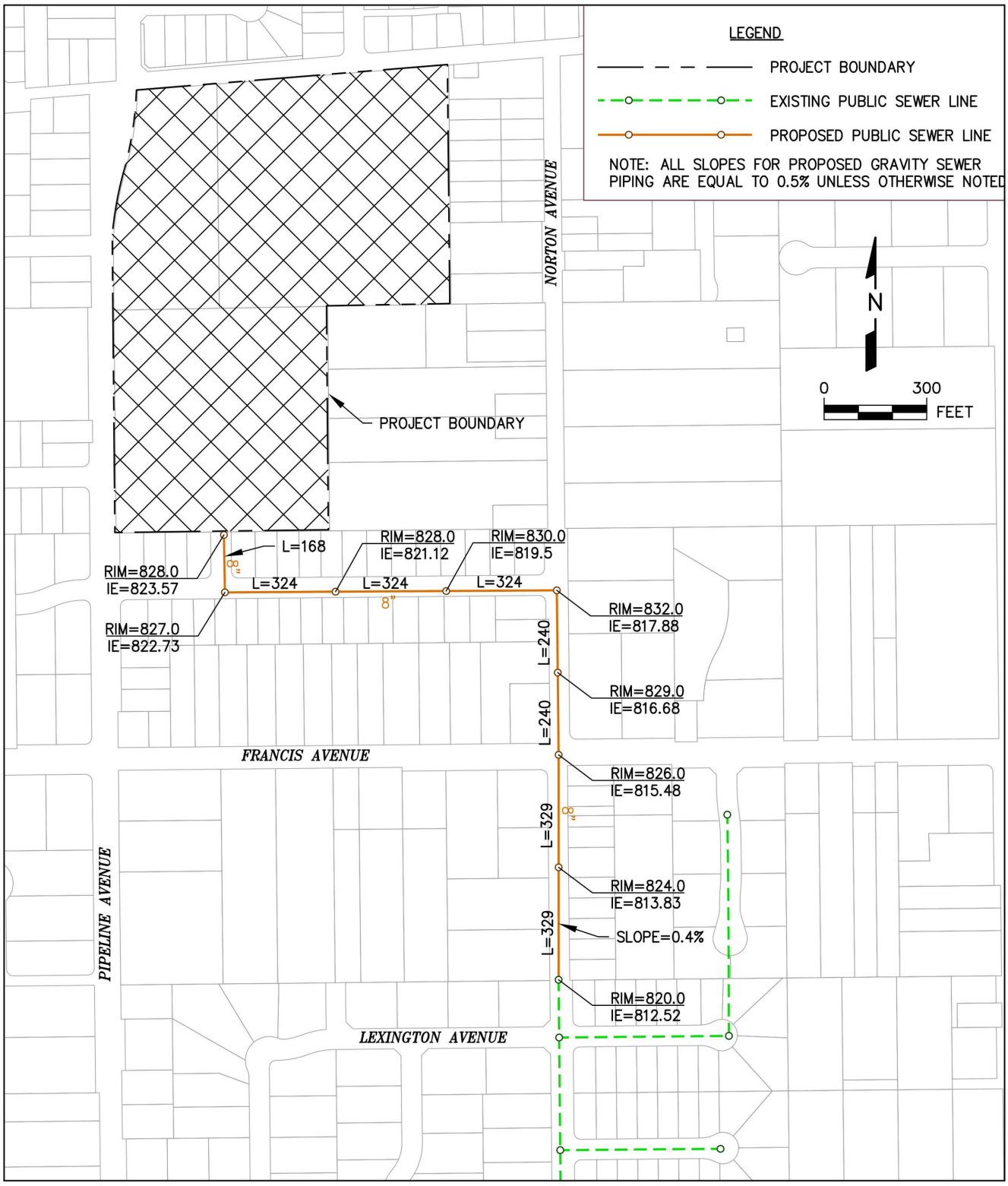
Figure 1.1–2
Project Location Map
The Nerio Farms Project

USGS *Ontario* Quadrangle (7.5-minute)



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Figure 1.1–3
Project Development Map
The Nerio Farms Project



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Figure 1.1–4
Sewer Extension Plan
The Nerio Farms Project

1.3 Cultural Setting– Archaeological Perspectives

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

Despite this, a distinction exists between "emic" and "etic" ways of understanding material culture, prehistoric lifeways, and cultural phenomena in general (Harris 1991). While "emic" perspectives serve the subjective ways in which things are perceived and interpreted by the participants within a culture, "etic" perspectives are those of an outsider looking in in the hopes of attaining a more scientific or "objective" understanding of the given phenomena. Archaeologists, by definition, will almost always serve an etic perspective as a result of the very nature of their work. As indicated by Laylander et al. (2014), it has sometimes been suggested that etic understanding, and therefore an archaeological understanding, is an imperfect and potentially ethnocentric attempt to arrive at emic understanding. In contrast to this, however, an etic understanding of material culture, cultural phenomena, and prehistoric lifeways can address significant dimensions of culture that lie entirely beyond the understanding or interest of those solely utilizing an emic perspective. As Harris (1991:20) appropriately points out, "Etic studies often involve the measurement and juxtaposition of activities and events that native informants find inappropriate or meaningless." This is also likely true of archaeological comparisons and juxtapositions of material culture. However, culture as a whole does not occur in a vacuum and is the result of several millennia of choices and consequences influencing everything from technology, to religions, to institutions. Archaeology allows for the ability to not only see what came before, but to see how those choices, changes, and consequences affect the present. Where possible, archaeology should seek to address both emic and etic understandings to the extent that they may be recoverable from the archaeological record as manifestations of patterned human behavior (Laylander et al. 2014).

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

1.3.1 Introduction

Paleo Indian, Archaic Period Milling Stone Horizon, and the Late Prehistoric Takic groups are the three general cultural periods represented in San Bernardino County. The following discussion of the cultural history of this area of San Bernardino County references the Lake Mojave Complex, Pinto Period, Gypsum Period, Greven Knoll Complex, and Saratoga Springs Period, since these culture sequences have been used to describe archaeological manifestations in the region. The Late Prehistoric component present in this area of San Bernardino County was primarily represented by the Cahuilla, Serrano, and potentially the Vanyume Indians.

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

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

Archaeologically, the Paleo Indian Period is associated with the terminus of the late Pleistocene (12,000 to 10,000 YBP). The environment during the late Pleistocene was cool and moist, which allowed for glaciation in the mountains and the formation of deep, pluvial lakes in the deserts and basin lands (Moratto 1984). However, by the terminus of the late Pleistocene, the climate became warmer, which caused the glaciers to melt, sea levels to rise, greater coastal erosion, large lakes to recede and evaporate, extinction of Pleistocene megafauna, and major vegetation changes (Moratto 1984; Martin 1973; Fagan 1991). The coastal shoreline at 10,000 YBP, depending upon the particular area of the coast, was near the 30-meter isobath, or two to six kilometers further west than its present location (Masters 1983).

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

1.3.3 Lake Mojave Period (Late Pleistocene: 10,000 to 7,000 YBP)

The earliest documented evidence of human occupation in the Mojave Desert and surrounding areas comes from the Paleo Indian Period, a cultural expression referred to as the Western Pluvial Lakes Tradition (WPLT). The WPLT occurred in the western Great Basin and covered an area that stretched from the now arid lands of southern California to Oregon. A cultural adaptation to pluvial conditions (*e.g.,* lakes, marshes, and grasslands) flourished for thousands of years after circa 9000 B.C., but disappeared in response to the warming and drying trends of the Altithermal climatic period (Moratto 1984). One of the most well known expressions of the WPLT is the Lake Mojave Complex, which is thought to have covered a vast area including parts of the

southwestern Great Basin and the Mojave Desert, and may have reached as far south as the San Diego area. Artifacts indicative of the Lake Mojave Complex include foliated points and knives, Lake Mojave points, Silver Lake points, and flaked-stone crescents. Similar artifacts have been subsequently recorded along the shoreline of many other pluvial lakes in the Mojave Desert. Archaeological studies by Mark Sutton (1988) suggest that, at the time of the Lake Mojave Complex, much of Antelope and Fremont valleys may have been covered by Pleistocene Lake Thompson. In her 1978 work, Davis (1978) argues the wetlands generated as a result of such Pliestocene lakes would have been a great attraction to the region's early occupants. This would result in an adaptive strategy that was more generalized, focusing upon hunting and the overall exploitation of wetland resources. In general, it is clear that cultures across California adapted to wetland environments generated by pluvial lake ecological systems (Moratto 1984).

1.3.4 Pinto Period (Early and Middle Holocene: 7,000 to 4,000 YBP)

The Pinto Period dates to the end of the Pleistocene, when the severe and dramatic environmental change from pluvial to arid conditions began (Moratto 1984). Pinto Period sites are mostly found near ephemeral lakes and now dry streams and springs, suggesting that as the region began to dry, new subsistence adaptations were necessary. Projectile points associated with the Pinto Period are characterized as larger atlatl dart points, as opposed to arrowhead points, which were introduced later. This period has been described as a highly mobile desert economy, with an emphasis upon hunting, supplemented by the use of processed seeds (Moratto 1984). However, according to Moratto (1984), the collections believed to represent the Pinto Period are largely lacking in well-developed milling technologies. Pinto Period artifacts have been interpreted as indications of temporary or seasonal occupations by small groups of people. Sites of this period are generally small in scale and are typically absent of a developed midden. More recent studies (Sutton et al. 2007) suggest that the Pinto Period may have actually started in the early Holocene, overlapping the Lake Mojave Period. A series of radiocarbon dates from Little Lake, Pinto Basin, Twentynine Palms and Fort Irwin suggests Pinto sites with antiquity of upwards of 9,000 years (Sutton et al. 2007), indicating these sites may be of greater antiquity than previously suggested.

1.3.5 Gypsum Period (Middle to Late Holocene: 4,000 to 1,500 YBP)

The presence of Humboldt Concave Base, Gypsum Cave, Elko Eared, or Elko corner-notched points are believed to be indicative of the Gypsum Period (radiocarbon dated from 4,000 to 1,500 YBP). The Gypsum Period reflects a more intensive desert occupation as temperatures began to regulate during the First Neoglacial episode at the beginning of the late Holocene (Warren 1984; Sutton et al. 2007). During this time, trade with coastal populations is evidenced by the presence of shell beads in the archaeological record. An increase in milling stones and manos has been found in association with this period, which indicates an increased use of hard seeds (Moratto 1984; Warren 1984; Sutton et al. 2007). In comparison to sites from the preceding periods, Gypsum Period sites are generally smaller, higher in frequency, and distributed across a range of

environments. Further, Gypsum Period sites also display evidence of exploitation of artiodactyls, rabbits, and rodents, as well as a wide range of seeds. Adaptations resulting from better adapted technologies combined with what was likely more complex social organization likely facilitated the ease of adaptation to the warming and drying conditions that initiated circa 2,000 years ago. The continued use of the region during the Gypsum Period indicates an overall more successful adaptation to the warm and dry conditions during this period (Warren 1984; Sutton et al. 2007).

Several scholars associate this period with the division of the Uto-Aztecan language, circa 3,000 to 2,500 years ago (Moratto 1984; Warren 1984; Sutton et al. 2007). The major language groups that emerged from this division are Numic, spoken by the Kawaiisu and Piute; Takic, spoken by the Kitanemuk, Serrano, Gabrielino, and other southern California Shoshonean speakers; Hopic, spoken in the southwest; and Tubatulabalic, spoken by the Tubatulabal in the southern Sierra Nevada Mountains. A shift in settlement patterns toward a more sedentary lifestyle occurred during this period, characterized by the emergence of large permanent or semi-permanent village sites and associated cemeteries.

More recent work by Sutton has identified a more localized complex known as the Greven Knoll Complex. The Greven Knoll Complex is a redefined northern inland expression of the Encinitas Tradition first put forth by Mark Sutton and Jill Gardner (2010) that likely overlaps into the current project area. Sutton and Gardner (2010:25) state that "[t]he early millingstone archaeological record in the northern portion of the interior southern California was not formally named but was often referred to as 'Inland Millingstone,' 'Encinitas,' or even 'Topanga.'" Therefore, they proposed that all expressions of the inland Milling Stone in southern California north of San Diego County be grouped together in the Greven Knoll Complex.

The Greven Knoll Complex, as postulated by Sutton and Gardner (2010), is broken into three phases and obtained its name from the type-site Greven Knoll located in Yucaipa, California. Presently, the Greven Knoll Site is part of the Yukaipa't Site (SBR-1000) and was combined with the adjacent Simpson Site. Excavations at Greven Knoll recovered manos, metates, projectile points, discoidal cogged stones, and a flexed inhumation with a possible cremation (Kowta 1969:39). It is believed that the Greven Knoll Site was occupied between 5,000 and 3,500 YBP. The Simpson Site contained mortars, pestles, side-notched points, and stone and shell beads. Based upon the data recovered at these sites, Kowta (1969:39) suggested "coastal Milling Stone Complexes extended to and interdigitated with the desert Pinto Basin Complex in the vicinity of the Cajon Pass."

Phase I of the Greven Knoll Complex is generally dominated by the presence of manos and metates, core tools, hammerstones, large dart points, flexed inhumations, and occasional cremations. Mortars and pestles are absent from this early phase, and the subsistence economy emphasized hunting. Sutton and Gardner (2010:26) propose that the similarity of the material culture of Greven Knoll Phase I and that found in the Mojave Desert at Pinto Period sites indicates the Greven Knoll Complex was influenced by neighbors to the north at that time. Accordingly, Sutton and Gardner (2010) believe that Greven Knoll Phase I may have appeared as early as 9,400 YBP and lasted until circa 4,000 YBP.

Greven Knoll Phase II is associated with a period between 4,000 and 3,000 YBP. Artifacts common to Greven Knoll Phase II include manos and metates, Elko points, core tools, and discoidals. Pestles and mortars are present; however, they are only represented in small numbers. Finally, there is an emphasis upon hunting and gathering for subsistence (Sutton and Gardner 2010:8).

Greven Knoll Phase III includes manos, metates, Elko points, scraper planes, choppers, hammerstones, and discoidals. Again, small numbers of mortars and pestles are present. Greven Knoll Phase III spans from circa 3,000 to 1,000 YBP and shows a reliance upon seeds and yucca. Hunting is still important, but bones seem to have been processed to obtain bone grease more often in this later phase (Sutton and Gardner 2010:8).

The shifts in food processing technologies during each of these phases indicate a change in subsistence strategies; although people were still hunting for large game, plant-based foods eventually became the primary dietary resource (Sutton 2011a). Sutton's (2011b) argument posits that the development of mortars and pestles during the middle Holocene can be attributed to the year-round exploitation of acorns as a main dietary provision. Additionally, the warmer and drier climate may have been responsible for groups from the east moving toward coastal populations, which is archaeologically represented by the interchange of coastal and eastern cultural traits (Sutton 2011a).

1.3.6 Saratoga Springs Period (Late Holocene: 1,500 to 800 YBP)

The Saratoga Springs Period is characterized by a transition from larger dart points to smaller arrow points. The presence of arrow points suggests the bow and arrow were introduced to the Mojave Desert during the Saratoga Springs Period. This, combined with evidence from rock art motifs, leads scholars to argue for a shift from atlatls to use of the bow and arrow either during the end of the Gypsum Period or the beginning of the Saratoga Springs Period. This technological advancement likely improved overall hunting efficiency and possibly the carrying capacity for local population (Warren 1984). This in turn may have resulted in a significant increase in population, as suggested by archaeological data.

During this period, the development of large village sites with cemeteries and well-developed middens indicates long-term occupations when compared to previous periods. This period saw an increase in trade with Arizona and other areas of the southwest. Evidence in the archaeological record shows that Brown and Buff wares (pottery styles) characteristic of Arizona made their way to the California desert by A.D. 900. It is also believed that the Anasazi mined turquoise in the eastern California desert about this time. While the presence of Hakataya influence may have extended as far north and west as the eastern Antelope Valley (Warren 1984), influence in the western Mojave appears to have been minimal. During the second half of the Saratoga Springs Period, the rise in temperatures and return to xeric conditions circa A.D. 700 likely led to population decline, and eventually the terminus of the Saratoga Springs complex circa A.D. 1100 (Sutton et al. 2007).

1.3.7 Late Prehistoric Period (Late Holocene: 800 YBP to 1790)

Many modern Native American peoples of the region hold the world view that as a population they were created in southern California. However, archaeological and anthropological data proposes a scientific/archaeological perspective. Archaeological and anthropological evidence suggests that circa 1,350 YBP, Takic-speaking groups from the Great Basin region moved into San Bernardino County, marking the transition to the Late Prehistoric Period. An analysis of the Takic expansion by Sutton (2009) indicates that inland southern California was occupied by "proto-Yuman" populations before 1,000 YBP. The comprehensive, multi-phase model offered by Sutton (2009) employs linguistic, ethnographic, archaeological, and biological data to solidify a reasonable argument for population replacement of Takic groups to the north by Penutians (Laylander 1985). As a result, it is believed that Takic expansion occurred starting circa 3,500 YBP moving toward southern California, with the Gabrielino language diffusing south into neighboring Yuman (Hokan) groups circa 1,500 to 1,000 YBP, possibly resulting in the Luiseño dialect.

Based upon Sutton's model, the final Takic expansion would not have occurred until circa 1,000 YBP, resulting in Vanyume, Serrano, Cahuilla, and Cupeño dialects. The model suggests that the Luiseño did not simply replace Hokan speakers, but were rather a northern San Diego County/southern Riverside County Yuman population who adopted the Takic language. This period is characterized by higher population densities and elaborations in social, political, and technological systems. Economic systems diversified and intensified during this period with the continued elaboration of trade networks, the use of shell-bead currency, and the appearance of more labor-intensive, yet effective, technological innovations. Technological developments during this period include the introduction of the bow and arrow between A.D. 400 and 600 and the introduction of ceramics. Atlatl darts were replaced by smaller projectile points (arrow points), such as Cottonwood series points. Other hallmarks of the Late Prehistoric Period include extensive trade networks as far-reaching as the Colorado River Basin and cremation of the dead.

1.3.8 Protohistoric Period (Late Holocene: 1790 to Present)

Prior to the arrival of the Spanish missionaries, the San Bernardino area was inhabited by the Cahuilla, Serrano, and potentially the Vanyume Indians. The territory of the Vanyume was covered by small and relatively sparse populations primarily focused along the Mojave River, north of the Serrano and southeast of the Kawaiisu. It is believed that the southwestern extent of their territory extended as far as Cajon Pass and included portions of Hesperia. Bean and Smith (1978) note it was uncertain if the Vanyume spoke a dialect of Serrano or a separate Takic-based language. However, King and Blackburn (1978) suggest the Vanyume and other Kitanemuk speakers once occupied most of Antelope Valley. In contrast to the Serrano, the Vanyume maintained friendly social relations with the Mohave and Chemehuevi to the east and northeast (Kroeber 1976). As with the majority of California native populations, Vanyume populations were decimated circa the 1820s by placement in Spanish missions and asistencias. It is believed that by 1900, the Vanyume had become extinct (Bean and Smith 1978). However, given the settlement

patterns reported for the Vanyume, it is more probable that the population was dispersed rather than completely wiped out.

At the time of Spanish contact in the sixteenth century, the Cahuilla occupied territory that included the San Bernardino Mountains, Orocopia Mountain, and the Chocolate Mountains to the west, Salton Sea and Borrego Springs to the south, Palomar Mountain and Lake Mathews to the west, and the Santa Ana River to the north. The Cahuilla are a Takic-speaking people closely related to their Gabrielino and Luiseño neighbors, although relations with the Gabrielino were more intense than with the Luiseño. They differ from the Luiseño and Gabrielino in that their religion is more similar to the Mohave tribes of the eastern deserts than the Chingichngish cult of the Luiseño and Gabrielino. The following is a summary of ethnographic data regarding this group (Bean 1978; Kroeber 1976).

Cahuilla villages were typically permanent and located on low terraces in canyons in proximity to water sources. These locations proved to be rich in food resources and afforded protection from prevailing winds. Villages had areas that were publicly owned and areas that were privately owned by clans, families, or individuals. Each village was associated with a particular lineage and series of sacred sites that included unique petroglyphs and pictographs. Villages were occupied throughout the year; however, during a several-week period in the fall, most of the village members relocated to mountain oak groves to take part in acorn harvesting (Bean 1978; Kroeber 1976).

In comparison, the Serrano and Vanyume were believed to be more mobile hunter/gatherers. Individual family dwellings were likely circular, domed structures. Vegetal staples varied with locality; acorns and piñon nuts were found in the foothills, and mesquite, yucca roots, cacti fruits, and piñon nuts were found in or near the desert regions. Diets were supplemented with other roots, bulbs, shoots, and seeds (Heizer 1978). Deer, mountain sheep, antelopes, rabbits, and other small rodents were among the principal food packages. Various game birds, especially quail, were also hunted. Bows and arrows were used for large game, while smaller game and birds were killed with curved throwing sticks, traps, and snares. Occasionally, game was communally hunted, often during mourning ceremonies (Benedict 1924; Drucker 1937; Heizer 1978). In general, manufactured goods included baskets, some pottery, rabbit skin blankets, awls, arrow straighteners, sinew-backed bows, arrows, fire drills, stone pipes, musical instruments (rattles, rasps, whistles, bull-roarers, and flutes), feathered costumes, mats, bags, storage pouches, and nets (Heizer 1978). Food acquisition and processing required the manufacture of additional items such as knives, stone or bone scrapers, pottery trays and bowls, bone or horn spoons, and stirrers. Mortars, made of either stone or wood, and metates were also manufactured (Strong 1971; Drucker 1937; Benedict 1924).

Much like the Vanyume, the Serrano suffered large population decreases during the early 1800s. While the missionaries are credited with developing the first stable water supply in the area by diverting water from Mill Creek into a zanja that terminated at the Asistencia de Mission San Gabriel on Barton Road, the task was completed through labor provided by the Serrano. The zanja,

known as the Mill Creek Zanja, is located in Redlands, California. It has been listed on the National Register of Historic Places (NRHP) since 1976.

1.3.9 Historic Period

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

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

The historic background of the project area begins with the Spanish colonization of Alta California. The first Spanish colonizing expedition reached southern California in 1769 with the intention of converting and civilizing the indigenous populations, as well as expanding the knowledge of and access to new resources in the region (Brigandi 1998). As a result, by the late eighteenth century, a large portion of southern California was overseen by Mission San Luis Rey (San Diego County), Mission San Juan Capistrano (Orange County), and Mission San Gabriel (Los Angeles County), who began colonizing the region and surrounding areas (Chapman 1921). Native Californians may have first come into contact with Europeans circa 1769 when the first Spanish mission was established in San Diego. In 1771, Father Francisco Garcés first searched the Californian desert for potential mission sites. Interactions between local tribes and Franciscan priests occurred by 1774 when Juan Bautista De Anza made an exploration of Alta California.

Serrano contact with the Europeans may have occurred as early as 1771 or 1772, but it was not until circa 1819 that the Spanish directly influenced the culture. The Spanish established asistencias in San Bernardino, Pala, and Santa Ysabel. Between the founding of the asistencia and secularization in 1834, most of the Serranos in the San Bernardino Mountains were removed to

the nearby missions (Beattie and Beattie 1951:366) while the Cahuilla maintained a high level of autonomy from Spain (Bean 1978).

Each mission gained power through the support of a large, subjugated Native American workforce. As the missions grew, livestock holdings increased and became increasingly vulnerable to theft. In order to protect their interests, the southern California missions began to expand inland to try and provide additional security (Beattie and Beattie 1951; Caughey 1970). In order to meet their needs, the Spaniards embarked upon a formal expedition in 1806 to find potential locations within what is now the San Bernardino Valley. As a result, by 1810, Father Francisco Dumetz of Mission San Gabriel had succeeded in establishing a religious site, or capilla, at a Cahuilla rancheria called Guachama (Beattie and Beattie 1951). San Bernardino Valley received its name from this site, which was dedicated to San Bernardino de Siena by Father Dumetz. The Guachama rancheria was located in present-day Bryn Mawr in San Bernardino County.

These early colonization efforts were followed by the establishment of estancias at Puente (circa 1816) and San Bernardino (circa 1819) near Guachama (Beattie and Beattie 1951). These efforts were soon mirrored by the Spaniards from Mission San Luis Rey, who in turn established a presence in what is now Lake Elsinore, Temecula, and Murrieta (Chapman 1921). The indigenous groups who occupied these lands were recruited by missionaries, converted, and put to work in the missions (Pourade 1961). Throughout this period, the Native American populations were decimated by introduced diseases, a drastic shift in diet resulting in poor nutrition, and social conflicts due to the introduction of an entirely new social order (Cook 1976).

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

The treatment of Native Americans grew worse during the Rancho Period. Most of the Native Americans were forced off of their land or put to work on the now privately-owned ranchos, most often as slave labor. In light of the brutal ranchos, the degree to which Native Americans had

become dependent upon the mission system is evident when, in 1838, a group of Native Americans from Mission San Luis Rey petitioned government officials in San Diego to relieve suffering at the hands of the rancheros:

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

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

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

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

General Overview of the Project Vicinity

The project is located within Lot Number 37 of the Rancho Addition to the Santa Ana Del Chino land grant. The 22,234-acre Rancho Santa Ana del Chino was granted to Antonio Maria Lugo in 1841. Shortly after taking control of the land, Antonio Lugo handed over control of the Rancho to his son-in-law, Isaac Williams, who had come to the area as a fur trapper in 1832. In 1843, Williams was able to secure an additional 13,366 acres for the rancho, known as the Rancho Addition to Santa Ana del Chino (California Genealogy n.d.).

In 1846, Williams fought in the Battle of Chino during the Mexican-American War (Lech 2014). During the battle, the Americans took refuge at Rancho Santa Ana del Chino but were surrounded by Mexican Californios, which included William's brother in-law, José del Carmen Lugo. The Americans were forced to surrender when the Lugo adobe was set on fire, and they were taken prisoner (Beattie 1940). After Williams's death in 1856, Rancho Santa Ana del Chino was split between his two daughters, Merced Rains and Francisca Carlisle, and their husbands, John Rains and Robert S. Carlisle, which resulted in a feud over the land. The Carlisles would eventually obtain full control of the rancho.

In 1881, former miner Richard Gird bought the Rancho Santa Ana del Chino and the Chino Addition from a mortgage company that had taken the title from the trust of Francesca. Gird had earned much of his wealth through mines he owned and sold in Tombstone, Arizona (Longoria 2014). Longoria (2014) states:

> Richard Gird gained money during the Arizona mining era, establishing lucrative mines in the Tombstone area, which he eventually sold for a profit of roughly $400,000 in 1879 (Los Angeles Herald, 1886). By January 1, 1881, news sources were reporting that Gird had purchased the entirety of the Chino, California ranch, well known for its agricultural potential and access to the Southern Pacific Railroad network (Los Angeles Herald, 1881). The property, previously a sheep ranch, consisted of 40,000 acres of highly fertile land originally proposed as cattle grazing pasture upon its purchase (Los Angeles Herald 1881) …

Gird eventually grew the rancho to over 46,000 acres. According to Longoria (2014):

> During the first two years of his tenure on the ranchland, Gird capitalized on his investment by drilling water wells up to 150 feet deep, prompting the discovery of a series of aquifers that produced artesian flows, raising the value of the property well past his original investment. (Los Angeles Herald 1887)

With help from the state of California, Gird created an experimental agricultural station on his land, which operated for many years. He began experimenting with various crops, such as sugar beets, to determine which types could be grown commercially. Fife and Morton (1974) indicate that the geology of the middle portion of Santa Ana, near Chino and southwest Ontario,

was conducive to an artesian well and near-surface groundwater seeps. The Santa Ana River canyon served as a natural pincer, keeping groundwater in the region longer before it flowed southwest into Orange County. Prior to extensive pumping, much of the ground at the lower end of Chino Creek, against the Chino Hills, was boggy much of the time as a "leaky" cap of alluvium lay across the saturated zone creating numerous seeps and low-pressure artesian wells.

Circa 1886, Gird built the narrow-gauge Chino Valley Railroad, which was later abandoned when the Chino Valley Sugar Beet Factory was constructed. The Southern Pacific Railroad replaced the narrow gauge with a spur linking with the main railroad line in Ontario (Brown 2005). Between 1887 and 1889, much of the Rancho was subdivided and the town of Chino was founded. The subdivision of the Rancho included hundreds of 10-acre farm lots surrounding the town. Gird envisioned farms growing crops, primarily sugar beets, to be processed either locally or shipped north to San Francisco (Longoria 2014).

The 1897 Dingley Act, which placed a tariff on imported sugar, created a massive economic boom for the U.S. sugar beet industry (San Buenaventura Research Associates 2005). To capitalize on the sugar beet industry, Gird traveled to San Francisco in 1889 to convince Henry T. Oxnard to go into the business with him. Oxnard had studied how the French processed sugar beets and was already pushing the model of local farmers producing crops for regional processing (Longoria 2014). By 1890, Oxnard had a factory in Grand Island, Nebraska (American Crystal Sugar Company 2022). Oxnard would also eventually import machinery and skilled workers from Europe who were familiar with the processing of sugar beets (Longoria 2014). After a visit to Chino, Oxnard partnered with Gird, and the Chino Valley Beet Sugar Company opened in 1891 (*Weekly Courier* 1891). That same year, Oxnard built a factory in Norfolk, Nebraska (American Crystal Sugar Company 2022).

As a result of the construction of the Chino factory, the town began to anticipate the additional services that would be required. Postal Telegraph installed a line in Chino; the Chino Ranch meat market was opened; "blacksmiths, druggists, barbers and shoemakers" were "trying to arrange for opening business"; the Perry Lumber and Mill company "decided to open a lumber yard in Chino just as quickly as stock" could be placed in the town; many applications were made for dwellings to rent; houses and business rooms were "being rearranged"; and money was already being deposited into the local banks (*Los Angeles Herald* 1890).

Despite the anticipation by local farmers and Gird to elevate the financial standing of the beet growers and Chino, "the construction of the factory had the effect of confining growers and farmers into a state of poverty and eventually bankrupting Richard Gird" (Longoria 2014). Longoria (2014) elaborates:

> The financial agreement advanced to Richard Gird by the Oxnards paid for beets below market price. As Gird began to lose funds, he borrowed money on interest from the sugar factory itself, leaving the former millionaire in debt (Los Angeles Times, 1896, p. 27, "Historical Facts"). "Thus it came about according to belief at Chino, that the Oxnards came to have the upper hand on Mr. Gird," notes the Los

> Angeles Times, "and he came to abandon his philanthropic ideas and struggle to save his own fortune" (1896, p. 27, "Historical Facts"). By 1894 – only three years after the celebrated opening of the Chino refinery – Gird sold the ranch, its associated facilities, and the factory to Claus Spreckles for a profit of $1,500,000; the purchase was described as "the largest real estate transaction in the history of Southern California" and included "the townsite of Chino, the Chino Valley Railway, the water system, some livestock, and the contract with the Chino Valley Beet Sugar Company" (San Francisco Call, 1894, p. 10). As Richard Gird left the Chino enterprise in 1894, Henry and Robert Oxnard assumed leadership of the factory with little fanfare, and with popular media describing them as manipulative, underhanded businessmen who financially gouged the sugar industry at the cost of farmers, beet harvesters, and factory workers (Barajas, 2012, pp. 35-44; Los Angeles Times 1906) …

Although Longoria notes Gird sold the Rancho to Claus Spreckles, Brown and Boyd (1922) noted that the Rancho was sold to Chauncey Phillips of San Luis Obispo in 1894 for $1,600,000. According to a Notice of Trustees Sale placed in the Los Angeles Evening Express on August 8, 1900, the Rancho was sold jointly by "Richard Gird and Chauncey H. Phillips to Henry C. Campbell and Thaddeus B. Kent" (*Los Angeles Evening Express* 1900).

Local Chino farmers were forced to adhere to agreements set forth by Oxnard, which included accepting payment for beets based upon the sugar content of the crop (Longoria 2014). However, the factory often mandated that farmers leave the crops unpicked too long, which diminished the sugar content. As such, many farmers received below market value for their crops, which often did not even pay enough for their yearly operating costs (Longoria 2014). Further, Oxnard's methods of importing Europeans with technical expertise instead of training locals to run the plant helped deepen the divide between those who managed the factory and the farmers.

Despite the struggles between the farmers and Oxnard, the factory did contribute to the growth of the townsite, and the City of Chino was incorporated in 1910 (Pomona Valley Historical Collection 2021). However, the plant closed around 1917 due to financial issues stemming from the inability of the federal government to continue subsidizing the industry during World War I, combined with a smaller-than-anticipated crop that year (Dice et al. 2006). Shortly before the closing of the Sugar Beet Factory, farmers had begun to move away from sugar beets and "other crops such as walnuts and fruits, such as apples and pears were being grown in the Chino area, allowing for the future conversion of such crops by the beet farmers" (Dice et al. 2006).

As Gird was looking for investors to help alleviate his debts, the Rancho came to the attention of Phoebe Apperson Hearst, wife of William Randolph Hearst. In 1900, Phoebe Hearst had purchased most of the Rancho forming the Chino Land and Water Company (Carbon Canyon Chronicle 2010). Hearst, along with several investors, began to promote the region; however, the Chino Land and Water Company was sold to Edwin Jessop Marshall, Jared Torrance, John S. Cravens, Isaac Milbank, and Edwin T. Earl in 1905 (*Chino Champion* 2019a and 2019b).

The incorporation of Chino, although tied to the Sugar Beet Factory, was also made possible in large part due to the marketing of the Chino Land and Water Company (Musslewhite 2005). According to Musslewhite (2005):

> The promotion centered around cheap land which could be had for 70 to 125 dollars an acre and was an early part of the famous Southern California boosterism movement in which people from around the country and world were attracted to come live the California lifestyle of sunshine, healthy living, and fresh food as far as the eye could see. Thousands of acres of land which formerly were desert were now to be made into farmland. The buyers of these land lots were crucial to the early development of the city as they constructed buildings, developed a water supply and built pipelines. Soon Chino was an area which produced alfalfa, corn, potatoes, grain, walnuts, apple, peaches, apricots and beets for sugar. (Musslewhite 2005)

The closing of the Sugar Beet Factory and diversification of crops eventually made way for the succssful transition of the region to dairy.

Although the dairy industry would eventually become profitable, during the 1930s, the city of Chino was still experiencing difficulties recovering from the loss of the Sugar Beet Factory. At the same time, the State of California began to realize that the three existing state prison facilities (San Quentin, Folsom, and the new women's prison at Tehachapi) would soon be overcrowded. So, an ambitious plan to build new prisons led the State to purchase large quantities of farmland in the Chino area. Today, the California Department of Corrections and Rehabilitation runs the California Institution for Men in Chino and the California Institution for Women off Chino-Corona Road to the southeast. Around the same time, the Chino Airport was first developed as a training base prior to World War II; "Cal Aero Field" was one of four airports developed as part of the Curtis Wright Technical Institute based at the Glendale Airport. The United States Army Air Force contracted with the school to provide primary flight training for Army Air Force cadets just before and throughout the war (Schuiling 1984; Galvin & Associates 2004; Bricker and Jertberg 1994).

The postwar period saw the expansion of the dairy industry in the region. The dairy industry flourished from the 1950s through the 1980s, with dairy-friendly zoning in the southwestern corner of San Bernardino County encouraging many ethnic Dutch families to relocate there and become the cornerstone of the industry. The city of Chino's large, highly efficient dairies made it the largest milk-producing community in the nation's largest milk-producing state. As a result of its pastoral setting, convenient location, and rural flavor, Chino became a popular site for Hollywood crews to film shows such as *Twelve O'Clock High* in the 1960s (Schuiling 1984; Galvin and Associates 2004; Bricker and Jertberg 1994).

1.4 Results of the Archaeological Records Search

BFSA conducted a records search of available archaeological records located within a one-mile radius of the project. The records search was conducted at the SCCIC at CSU Fullerton on August 29, 2025. According to the records search, a total of six cultural resources have been recorded within one mile of the project, none of which are located within the subject property. The recorded resources include four single-family residences, a segment of the Southern Pacific Railroad, and the DeAnza Park marker and trail (Table 1.4–1). The records search also indicated that a total of 27 cultural resources studies have been conducted within one mile of the project, none of which overlaps with the subject property. The full records search results are included in Appendix B.

Table 1.4–1
Archaeological Resources Located Within One Mile of the Project

Site Number(s)	Description
P-36-010330	Southern Pacific Railroad
P-36-015980	DeAnza Park marker and trail
P-36-010282; P-36-020461; P-36-020462; and P-36-033162	Single-family residence

In addition to the institutional record search, BFSA requested a Sacred Lands File search from the Native American Heritage Commission. The NAHC SLF search was returned with negative results. All correspondence is provided in Appendix C.

BFSA also reviewed the following historic sources:

- The NRHP Index
- The Office of Historic Preservation (OHP), Archaeological Determinations of Eligibility
- The OHP, Built Environment Resources Directory
- The Bureau of Land Management (BLM) General Land Office (GLO) Records
- The County of San Bernardino (County) Property Information Management System (PIMS) Database
- Historic USGS topographic maps (1897, 1933, 1944, and 1954)
- Aerial photographs (1928, 1938, 1946, 1952, 1960, 1965, 1977, 1982, 1994, 2002, 2011, 2013, 2014, and 2025)

These sources indicate that the project was developed with structures in the northwest corner (APN 1013-111-01) between 1897 and 1928. The visible structures were likely a residence with associated farming outbuildings. The 1928 to 1946 aerial photographs indicate that the

northeast (APN 1013-111-02) and southern (APN 1013-116-01) portions of the project were planted with orchards during that time, while the area surrounding the residence and outbuildings located within APN 1013-111-01 was planted with ornamental trees along the stream bed in that area. By 1952, the orchard in the northeast and southern portions of the project was replaced with dry lot farming, and Pipeline Avenue underwent a realignment at East Phillips Boulevard. The realignment resulted in the removal of a majority of the ornamental trees associated with the northwest corner buildings within APN 1013-111-01.

The 1960 aerial depicts two new structures within the northeast corner of the property (APN 1013-111-02). The County PIMS database indicates that the northernmost building on the property is a residence that was constructed in 1956. Between 1977 and 1982, the southernmost building was replaced with a larger building, additions were constructed connecting the new building with the original residence, and two new ancillary buildings were constructed to the west and south of the residence. In addition, the buildings in the northwest corner (APN-1013-111-01) had been removed, and temporary greenhouse structures were constructed within APN 1013-111-02. In 2002, an electrical facility building was constructed in the vicinity of the original northwest corner (APN 1013-111-01). Between 2011 and 2013, the southwest corner of the project (APN 1013-116-01) was developed with a nursery business and in 2013 another electrical facility building was constructed next to the previous electrical facility building in the northwest corner (APN 1013-111-01). The project remained largely unchanged between 2013 and the current survey, having been utilized primarily for dry lot farming and the nursery business.

1.5 Applicable Regulations

Resource importance is assigned to districts, sites, buildings, structures, and objects that possess exceptional value or quality illustrating or interpreting the heritage of San Bernardino County in history, architecture, archaeology, engineering, and culture. A number of criteria are used in demonstrating resource importance. Specifically, the criteria outlined in CEQA provide the guidance for making such a determination. The following sections detail the criteria that a resource must meet in order to be determined important.

1.5.1 California Environmental Quality Act

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

1) A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the CRHR (Public Resources Code [PRC] SS5024.1, Title 14 CCR. Section 4850 et seq.).
2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the PRC or identified as significant in an historical resource survey, meeting the requirements of Section 5024.1(g) of the PRC, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as

significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

3) Any object, building, structure, site, area, place, record, or manuscript, which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the CRHR (PRC SS5024.1, Title 14, Section 4852) including the following:

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

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

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

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

    a) 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 CRHR; or

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

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

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

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

(d) When an Initial Study identifies the existence of, or the probable likelihood of, Native American human remains within the project, a lead agency shall work with the appropriate Native Americans as identified by the NAHC as provided in PRC SS5097.98. The applicant may develop an agreement for treating or disposing of, with

appropriate dignity, the human remains and any items associated with Native American burials with the appropriate Native Americans as identified by the NAHC. Action implementing such an agreement is exempt from:

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

2.0 RESEARCH DESIGN

The primary goal of the research design is to attempt to understand the way in which humans have used the land and resources within the project through time, as well as to aid in the determination of resource significance. For the current project, the study area under investigation is southwestern San Bernardino County. The scope of work for the cultural resources study conducted for the Nerio Farms Project included the survey of 24.16-acre study area and the assessment of one circa 1956 historic residence. Given the area involved, the research design for this project was focused upon realistic study options. Since the main objective of the investigation was to identify the presence of and potential impacts to cultural resources, the goal is not necessarily to answer wide-reaching theories regarding the development of early southern California, but to investigate the role and importance of the identified resources. Nevertheless, the assessment of the significance of a resource must take into consideration a variety of characteristics, as well as the ability of the resource to address regional research topics and issues.

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

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

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

- Can the building/structure be associated with any significant individuals or events?
- Is the building/structure representative of a specific type, style, or method of construction?
- Is the building/structure associated with any nearby structures? Does the building/structure, when studied with the nearby buildings/structures, qualify as a contributor to a potential historic district?

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

Data Needs

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

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

3.0 ANALYSIS OF PROJECT EFFECTS

The cultural resources study of the project consisted of an institutional records search (see Section 1.4), an intensive cultural resource survey of the entire 24.16-acre study area (Sections 3.1 and 3.2), historic resource assessment (Section 3.3), and the preparation of this technical report. This study was conducted in conformance with Section 21083.2 of the California PRC and CEQA. Statutory requirements of CEQA (Section 15064.5) were followed for the identification and evaluation of resources. Specific definitions for archaeological resource type(s) used in this report are those established by the State Historic Preservation Office (SHPO 1995).

3.1 Survey Methods

3.1.1 Archival Research

Records relating to the ownership and developmental history of this project were sought to identify any associated historic persons, historic events, or architectural significance. Records research was conducted at the BFSA research library, the SCIC, and the offices of the County Recorder/County Clerk. Sanborn Fire Insurance maps were searched for at the Library of Congress. However, no Sanborn maps are available as the property location is outside the coverage areas. Appendix D contains maps of the property, including an 1876 plat map, USGS maps from 1897, 1933, 1944, 1954, and the current Assessor's parcel map.

3.1.2 Survey Methods

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

3.1.3 Historic Structure Assessment

Methods for evaluating the integrity and significance of the historic buildings included photographic documentation and a review of available building records and permits. During the survey, photographs were taken of all building elevations. The photographs were used to complete an architectural description of the buildings. The original core structure and all modifications made to the buildings since their initial construction were also recorded. The current setting of the buildings was compared to the historical setting of the property. This information was combined

with archival research in order to assess the historic integrity and evaluate the potential significance of the buildings under CEQA guidelines.

3.2 Results of the Field Survey

BFSA field archaeologists Mary Chitjian, Reina Inlow, and Sabrina Corcoran conducted the archaeological survey for the Nerio Farms Project on August 21, 2025. The archaeological survey was an intensive reconnaissance consisting of a series of survey transects across the project. The entire property was accessible, and ground surface visibility was excellent, except in areas where existing structures were located. The areas without existing structures are currently utilized for agricultural purposes and include tilled fields and dirt roads (Plates 3.2–1 and 3.2–2). The areas with existing structures include the southwest corner, the northwest corner, the northeast corner, and a portion of the center of the project. The southwest corner is currently developed with temporary structures and plants associated with the nursery business in that location (Plates 3.2–3 and 3.2–4). The northwest corner is currently developed with two electrical facility buildings for the associated power poles in the area (Plates 3.2–5 and 3.2–6). Although remnant concrete, rock, and agricultural equipment was identified in the vicinity of the previous residence in this location, no foundations or other features were located (Plates 3.2–7 and 3.2–8). The central portion currently features four greenhouse structures without sides or foundations (Plates 3.2–9 and 3.2–10). The lack of sides and foundations allowed for good ground surface visibility in and around those structures. The northeast corner of the property is currently developed with several buildings, including two residences, three auxiliary buildings, and a detached garage (Plates 3.2–11 and 3.2–12).

Archival research and review of historic aerial photography have revealed that the buildings located in the northwest, southwest, and central portions of the property are all modern in age (see Section 1.4). However, four historic resources were identified in the northeast corner of the property. Figures 3.2–1 and 3.2–2 depict the configuration of the identified cultural and historic resources within the project. The identified resources are briefly described below:

- Temp 1: A cluster of three buildings that are attached to each other by the exterior walls and share a contiguous building footprint meet the minimum age threshold to be considered historic. The San Bernadino County PIMS database indicates that the historic residence (Building A) was constructed in 1956. Historic aerial photography indicates that the two utilitarian auxiliary buildings (Building C and D) connected to the residence were constructed between 1966 and 1972. It also includes an associated utilitarian auxiliary building (Building B), which was constructed between 1956 and 1959 according to a review of historic aerial photography.



Plate 3.2–1: Overview of the project from the center of the property, facing north.



Plate 3.2–2: Overview of the project from the center of the property, facing south.



Plate 3.2–3: View of the entrance to the nursey in the southwest corner of the property, facing east.



Plate 3.2–4: Overview of the nursery in the southwest corner of the property, facing west.



Plate 3.2–5: The modern pumphouse buildings located in the northwest portion of the project, facing southeast.



Plate 3.2–6: The modern pumphouse buildings located in the northwest portion of the project, facing southwest.



Plate 3.2–7: Remnants of rock and concrete located in the northwest corner of the project, facing south.



Plate 3.2–8: Remnants of agricultural equipment located in the northwest corner of the project, facing west.



Plate 3.2–9: The modern greenhouse structures located in the central portion of the project, facing northwest.



Plate 3.2–10: The modern greenhouse structures located in the central portion of the project, facing northeast.



Plate 3.2–11: Residential and auxiliary buildings located in the northeast corner of the property, facing north.



Plate 3.2–12: Residential and auxiliary buildings located in the northeast corner of the property, facing northwest.

Figure 3.2–1
Cultural Resource Location Map

(*Deleted for Public Review; Bound Separately*)

Figure 3.2–2
Historic Resource Location Map

(*Deleted for Public Review; Bound Separately*)

The boundary of Site Temp-1 reflects the boundary of the development when the buildings were fully constructed, as visible in the 1972 aerial photograph. Based upon review of aerial photographs and the county assessor's records, the secondary residence and detached garage in the northeast corner of the property do not meet the minimum age threshold to be considered historic. Therefore, these two buildings were not evaluated as historic structures. The presence of the historic buildings on the property triggered the need for a historic resource assessment, which is provided in Section 3.3 below.

BFSA also conducted a pedestrian survey along the alignment of the proposed sewer extension. No constraints were encountered in relation to the survey, and no historic or prehistoric resources were encountered. Plate 3.2–13 depicts the setting of the proposed sewer extension alignment at the time of the survey.



Plate 3.2–13: Overview of the setting of the proposed sewer line extension from the intersection of Maple Street and Norton Avenue, facing south along Norton Avenue.

3.3 Historic Resource Analysis

The northeast portion of the project consists of a cluster of non-historic and historic buildings that were developed incrementally between the late 1950s and early 2000s. The current configuration includes two residences, four auxiliary buildings, and a garage facing Essex Avenue. Building A is an historic residence and the three auxiliary buildings, Buildings B, C, and D, are also confirmed to be of historic age (see Figure 3.2–2). The remaining buildings in this location include a secondary residence and detached garage that can be dated to the county assessor's 1977 construction record, based upon review of historic aerial photography. These buildings do not

meet the minimum age threshold to be considered historic and were not included in the historic resource evaluation

The following section provides the pertinent field results for the significance evaluation for the historic buildings located within the project. An evaluation is required as the buildings will be impacted by the proposed project. A brief history of the project is provided below in Section 3.3.1, followed by the architectural descriptions and significance evaluations of the historic buildings in Sections 3.3.2 and 3.3.3.

3.3.1 History of the Project

The Nerio Farms property has been in continuous agricultural use since the mid-twentieth century. The property was incorporated into the historical bounds of the Rancho Santa Ana del Chino, based upon review of an 1876 plat map where the property was contained within the Lot 37 addition. The original Mexican land grant of over 22,000 acres was given to Antonio María Lugo in 1841 (Plate 3.3–1 and Appendix D). Over time, the original land grant was subdivided, and the area transitioned into smaller agricultural holdings following the incorporation of the City of Chino in 1910 (California State Archives n.d.). The current San Bernardino County Assessor's Map of the property, comprised of APN 1013-111-01 and 1013-111-02, is listed in Appendix D.

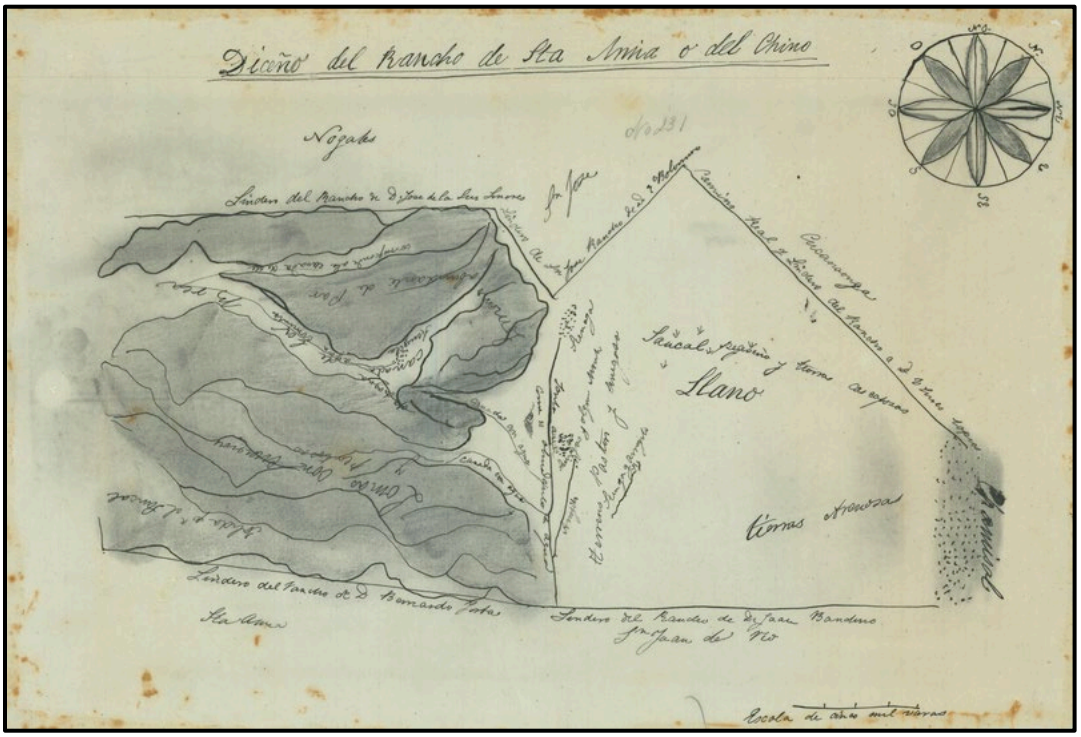


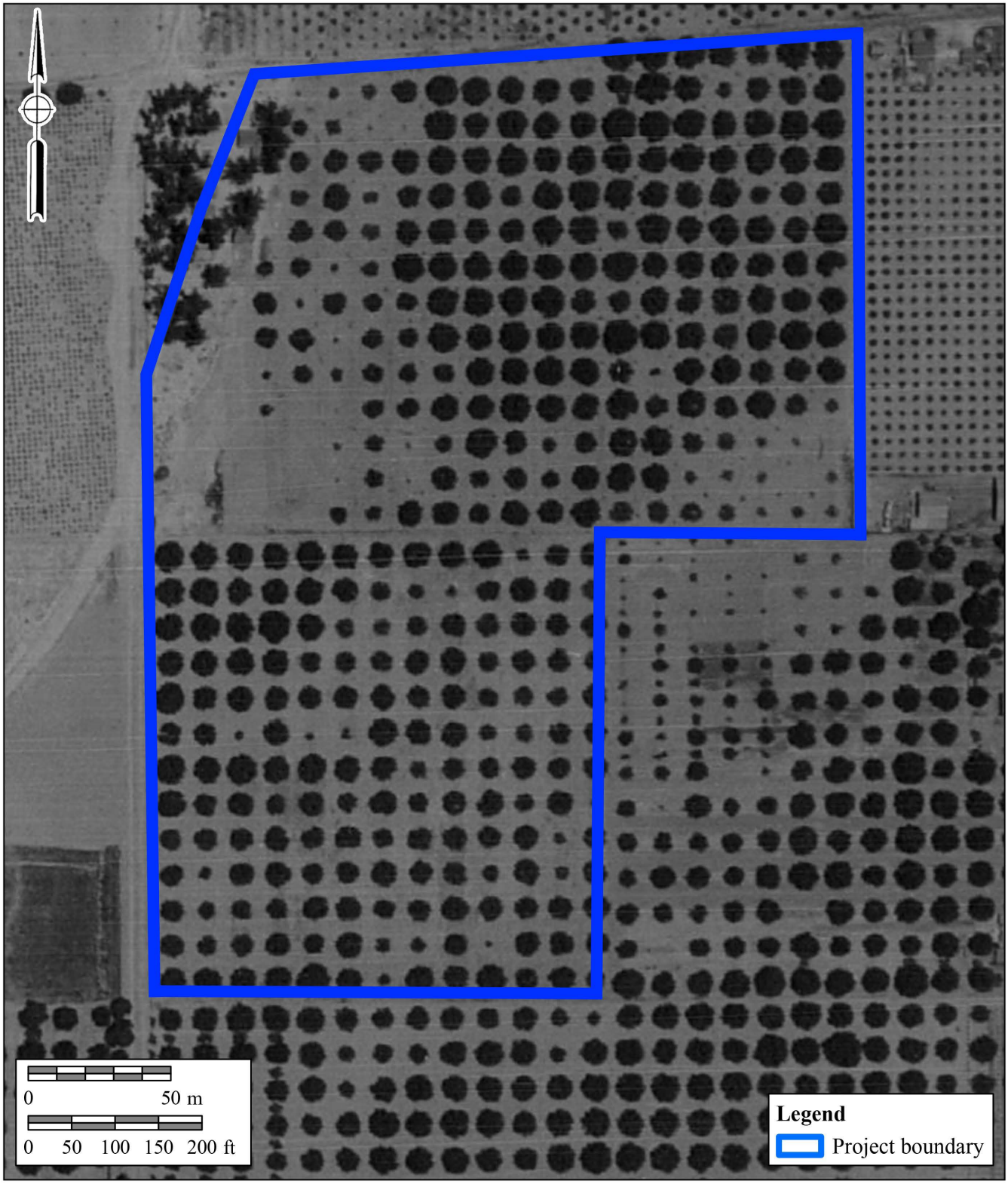
Plate 3.3–1: 1841 Map of Rancho Santa Ana del Chino Land Grant.
(*Map courtesy of California State Archives*)

The *Chino Valley Champion* newspaper has documented the area's agricultural uses. In the mid-twentieth century, the southeastern areas of Chino were heavily used for farming, particularly for dairying, corn, vegetables, and nursery crops (*Chino Valley Champion* 2018, 2021). In oral history columns such as "Chino Memories," residents recalled large family farms and nurseries along what is now Phillips Boulevard. This area became a hub for dairies and row crop agriculture, and agricultural properties in the area were utilized for both field crops and nurseries, often operated by first- or second-generation immigrant farmers (*Chino Valley Champion* 2021).

The Nerio Farms property was historically part of this broader pattern of agricultural development that took place throughout the Chino Valley during the 1920s and 1930s. Aerial photography from 1938 shows the property under cultivation with rows of fruit trees used for commercial agriculture. Though most of the tree crops were removed by 1946, the land remained cultivated for agricultural use through the late 1950s (Plates 3.3–2 to 3.3–4). However, the ownership history of the property during the historic period is not clear, due to gaps in the San Bernadino County Assessor's records.

Based upon local business directories, Nerio Farms, Inc. operated on the property as a field-crop business registered to Katsuji Nerio since 1970 (Kompass 2024). This business registration indicated the date of the farm's incorporation or its formal registration as a commercial agricultural operation. The ownership history provided by the San Bernadino County Assessor's records indicates that the property was in the ownership of the Kuwahara family from 1963 until acquisition by Nerio Farms Inc. in 1998. At this time, the property was held in joint-tenancy with Yasuko Hirabayashi and the Kuwahara family trust. The California Department of Food and Agriculture *Directory of Licensed Nurseries* lists a local horticultural business called Lopez Nursery that also operated on the property (California Department of Food & Agriculture 2025a). Based upon local business listings, it began operations in this location in 1997 and relocated by 2018 (Dun & Bradstreet 2025; MapQuest n.d.; California Department of Food & Agriculture 2025b).

An article from California State University recounts the journey of the Nerio family, Japanese Americans who were interned during World War II and later became successful farmers in Southern California (Matsunaga 2003). Koichi Nerio emigrated from Japan in 1918 and married his wife, Toyo, in 1923. Despite losing their farm during the war, the family continued their agricultural pursuits in Westminster (Matsunaga 2003). While the article does not explicitly mention Nerio Farms, the presence of family members of the same surname in Chino and the family's history of farming in the region suggests a connection between the Nerio family and Nerio Farms.



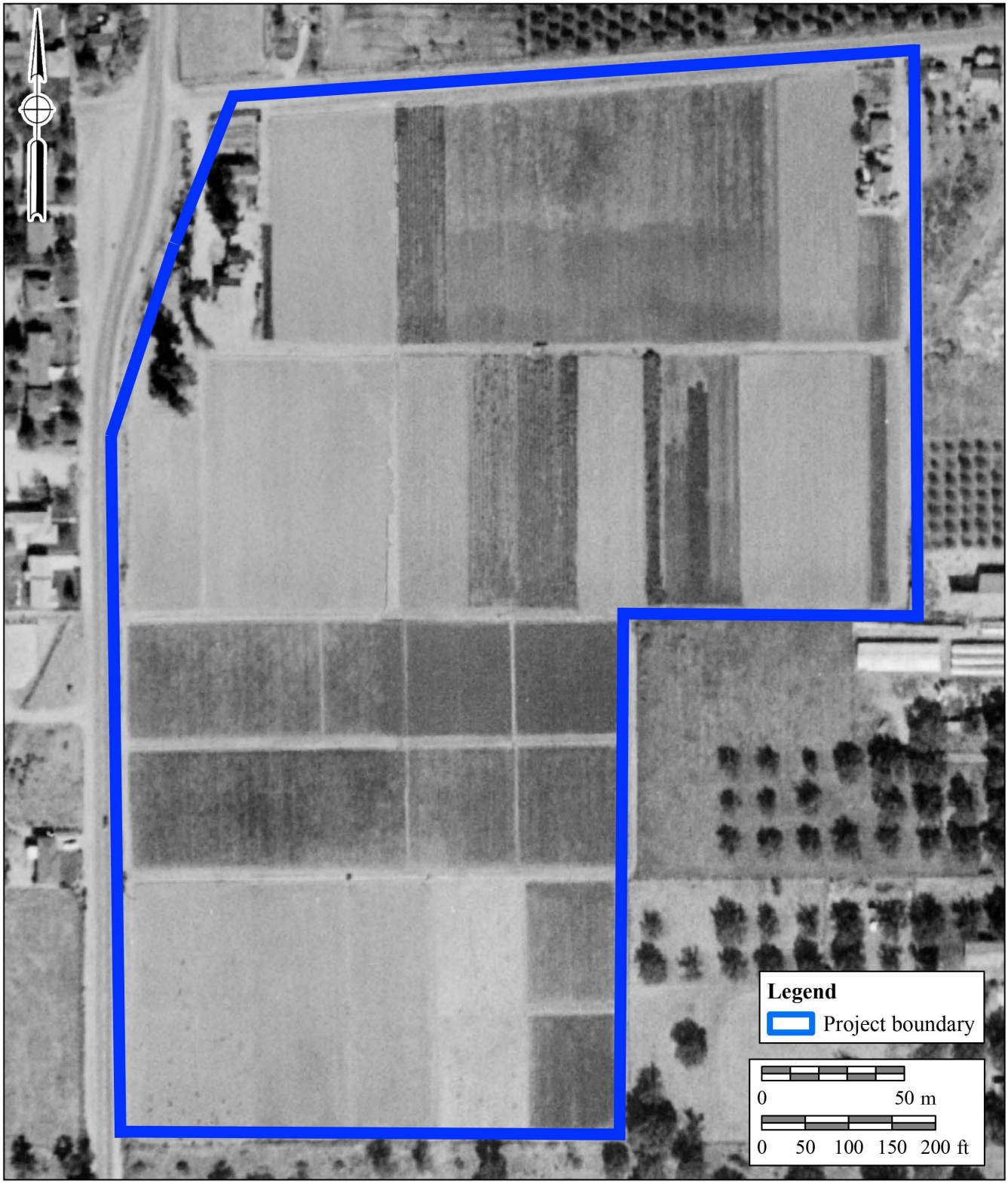
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Plate 3.3–2
1938 Aerial
The Nerio Farms Project



BFSA Environmental Services
A Perennial Company

Plate 3.3–3
1946 Aerial
The Nerio Farms Project



BFSA Environmental Services
A Perennial Company

Plate 3.3–4

1959 Aerial

The Nerio Farms Project

This connection is further supported by the business listings and available census records. The San Berardino County Assessor's records indicate Katsuji and Fujie Nerio were co-owners of a family trust of the northeast parcel of the Nerio Farms property, with the historic residence located at 4257 East Phillips Boulevard. Fujie Nerio's obituary in 2016 states that she was Katsuji's mother and that she was born in Okayama-ken, Japan (Fukui Mortuary 2004). Based upon real-estate listings, the property transferred to ownership under Katsuji in 2010 (Homes.com 2025). However, Fuji Nerio was co-owner of the parcel with Goichi Nerio from 1982 to 1998. Goichi and Kouji Nerio were listed as the occupants of the residence located at 4257 East Phillips Boulevard in available city directory records (Ancestry.com 2005). Makiko Nerio and Fujie Nerio were also listed as occupants at 11417 Essex Avenue in direct proximity to the northeast portion of the Nerio Farms Project (Ancestry.com 2005; City of Pomona n.d.; City of Chino n.d.)

Today, Nerio Farms Inc. is listed in business directories as an active small-scale agricultural company, with under ten employees and a continuing focus on field crops (Kompass 2024). Despite surrounding urbanization trends in this area of Chino, the Nerio Farms property has remained in operation for over five decades, under the ownership or management of the Nerio family.

Utilitarian Industrial Buildings

At least one extant historic auxiliary building located within the Nerio Farms Project, Building D, was built in the Utilitarian Industrial style to serve a specific function. Though other auxiliary buildings exhibit features of utilitarian design, they are not strong representations of the style. The style is defined as:

> Utilitarian buildings are those which have designs dictated by function and practicality rather than aesthetics; they are not defined by use or typology. They are commonly prefabricated or otherwise standardized. Utilitarian building history originated in the United States (US) during the California Gold Rush, which caused a need for temporary, easily constructable housing. By the start of the 20th century, steel manufacturers were marketing steel prefabricated buildings, typically to the agricultural and oil industries… (Smith 2023)

Due to the lack of direct association between the designs of utilitarian buildings and national events, as well as their lack of identifiable features for the assessment of integrity, utilitarian buildings cannot be adequately assessed for integrity and cannot be categorized into historic periods (Smith 2023).

3.3.2 Description of Surveyed Resources

Prior to the construction of the historic buildings, the surrounding landscape was used for commercial agriculture. Aerial photography indicates agricultural cultivation on the property since the late 1930s. Based upon historic aerial photography from 1959, the surrounding setting

remained largely agricultural through the period of initial development. At this time, a driveway was constructed that later developed into Essex Avenue, providing access to the northeast parcel of the Nerio Farms property (see Plate 3.3–4).

Building A is an historic residence constructed in 1956 based upon the county assessor's records (Plates 3.3–5 and 3.3–6). The residence does not embody a recognizable architectural type or style. It is located immediately west of Essex Avenue, and the façade is oriented north. It is a wood-framed construction with a square building footprint. It sits on concrete foundations. Smooth stucco is applied to the exterior and it features a low-profile pyramid roof with exposed rafters. The roof is clad in asphalt shingles. There are two cylindrical roof vents that extend above the roofline near the center of the east and west elevations.

The façade is defined by a non-original porch addition constructed between 1972 and 1980 based upon aerial photographs. The roof of the porch is integrated with the original roof and supported by wood posts with wood cross-braces. A metal exterior door with a metal security screen is situated just off-center on the façade. Two single, glass 1/1 and 2/2 windows with horizontal panes flank the entrance. The windows have masonry sills and non-original screens. The east elevation of Building A has two single, glass 1/1 windows with masonry sills. These windows are also covered with non-original screens. The west elevation of Building A is obscured by vegetation, and it has no distinctive architectural features. The south elevation is attached to the auxiliary building described below as Building D.

Subsequent development in this area of the property occurred between 1966 and 1972, when two taller auxiliary buildings, Buildings C and D, were constructed and connected to Building A (Plates 3.3–7 and 3.3–8). These auxiliary buildings are joined by a covered breezeway integrated into Building D and they are a half story taller than the surrounding buildings.

Building C, the southernmost of the two, is a utilitarian auxiliary building that is clad in corrugated metal siding (Plate 3.3–9). This building is oriented facing Essex Avenue. It exhibits design characteristics of a Utilitarian Industrial style building including the use of corrugated metal exterior siding and roofing materials, as well as a simple uniform footprint. The use of this auxiliary building for housing agricultural equipment serves the utilitarian purpose of its design.

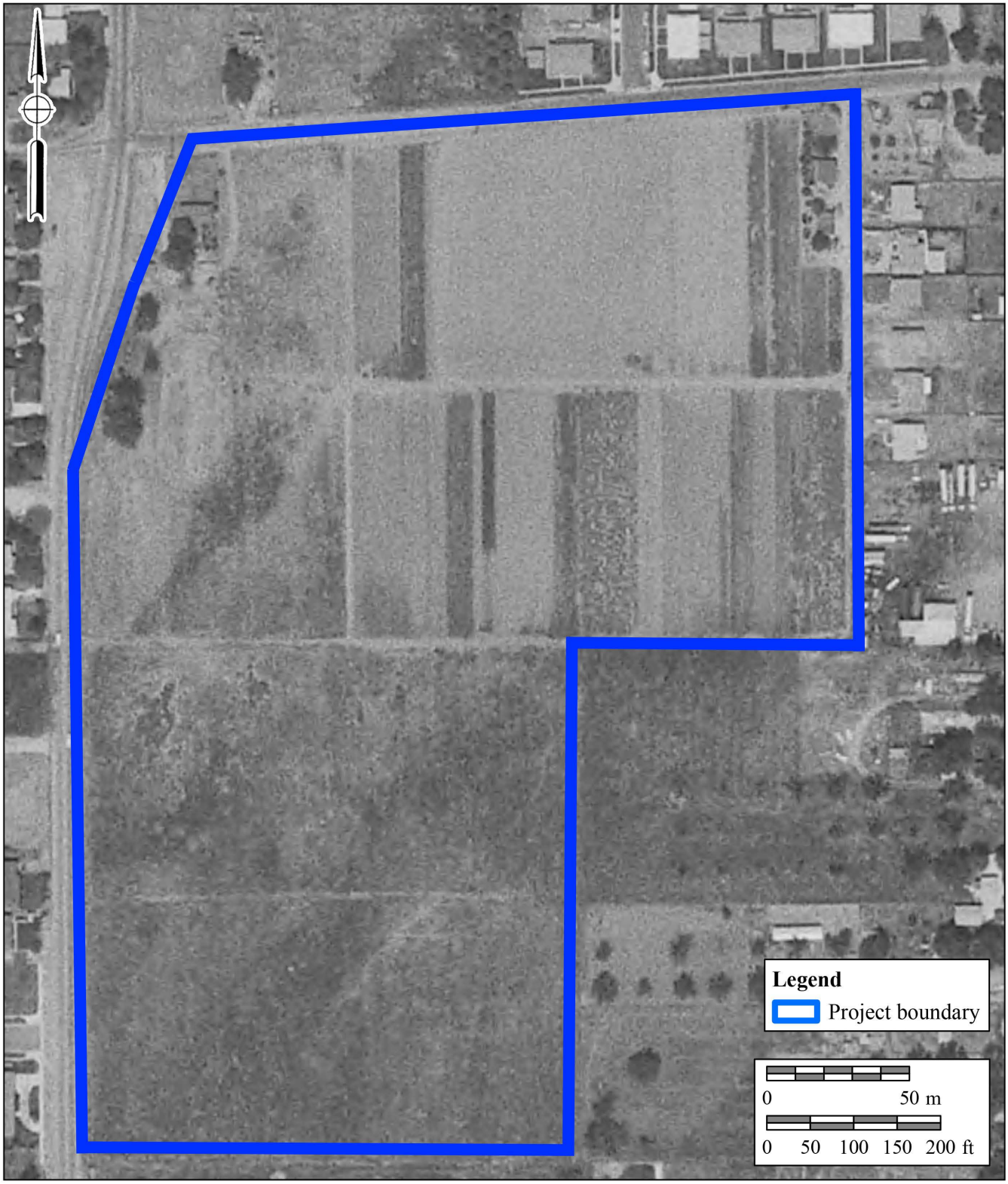
It rests on poured concrete foundations. The shed roof is clad in corrugated sheet metal, and it has exposed wood rafters. The façade features a two-bay entrance composed of sliding corrugated metal doors. The application of the exterior siding is non-contiguous on the sliding door, which indicates there may have been a non-original material alteration. There are no defining architectural features on the remaining elevations. The north elevation of Building C is attached to Building D, which was also constructed circa 1972.



Plate 3.3–5: North façade of Building A, facing south.



Plate 3.3–6: The east elevation of Building A showing the porch addition to the north elevation, facing southwest.

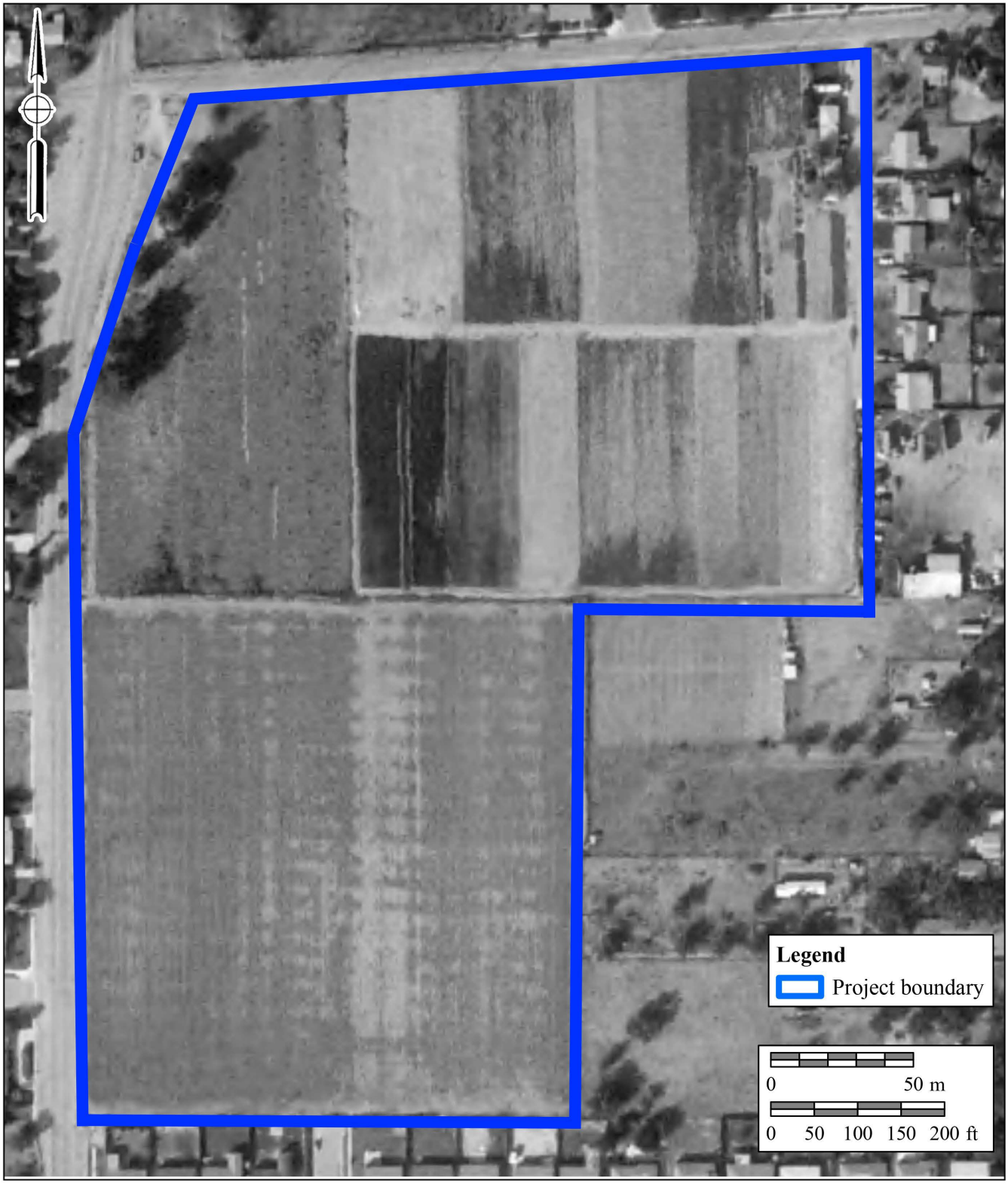


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Plate 3.3–7

1966 Aerial

The Nerio Farms Project



BFSA Environmental Services
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Plate 3.3–8

1972 Aerial

The Nerio Farms Project



Plate 3.3–9: The façade oblique of Building C, facing northwest.

Building D is a wood-framed auxiliary building clad in vertical wood plank exterior siding and the roof is attached directly to Building A at the north elevation (Plates 3.3–10, 3.3–11, and 3.3–12). It is also oriented facing Essex Avenue. The design of this building serves to connect Buildings D and A while providing access to the rear elevation by an integrated breezeway. While Building D appears to serve a utilitarian purpose, the design of the building does not fit an historic type nor exhibit an architectural style.



Plate 3.2–10: The south portion of the façade of Building D showing the integrated breezeway, facing west.



Plate 3.2–11: The façade oblique of Building D with the porch addition, facing southwest.

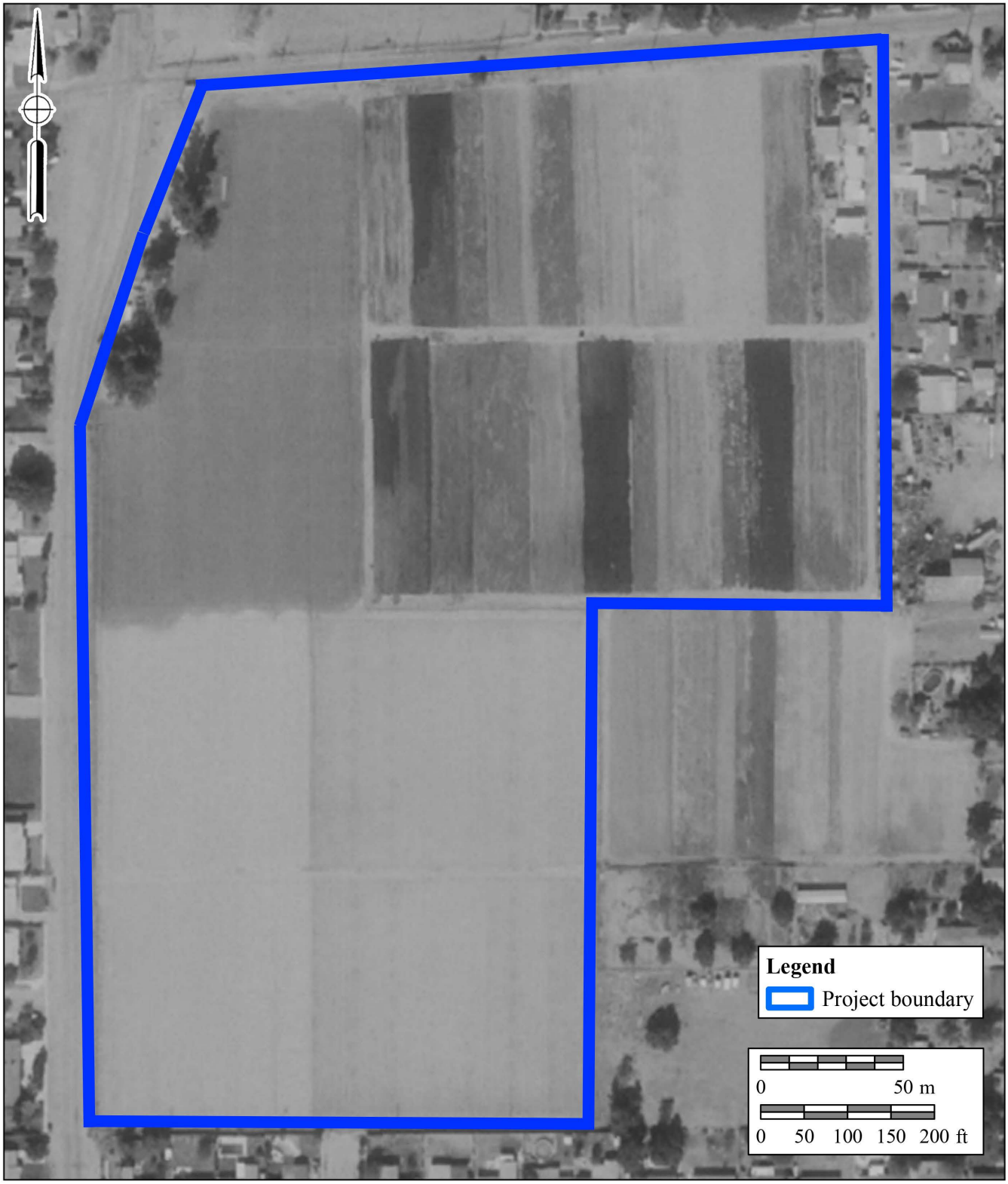


Plate 3.2–12: The west elevation of Building D showing the integrated breezeway, facing northeast.

Building D has a rectilinear footprint and sits on poured concrete foundations. The roof is clad in sheet metal except where it is attached to Building A along the north elevation. The centrally located integrated breezeway is one-story tall whereas the rest of Building D is two stories tall. The breezeway is two-rooms wide and one-room deep. The partially enclosed façade features a single, fixed, 6-light window north of the breezeway and a non-original sliding, 2-light, vinyl window to the south. The portion of the façade south of the breezeway features an original full width shed roof porch extension clad in sheet metal and supported by wood posts. The remainder of the façade features a non-original porch addition with a shed roof composed of corrugated sheet metal with exposed wood rafters supported by metal posts. This addition further sheltered the breezeway between Buildings C and D, and it was constructed between 1972 and 1980, based upon review of aerial photography. The original wood plank exterior siding was removed from the north portion of the façade at an unknown date. The west elevation is open at the location of the integrated breezeway, and it is supported by a wood post near the center. The remainder of this elevation is comprised of sliding corrugated metal exterior doors. The exterior wall above the breezeway has non-original vertical wood planks and the remainder of the original exterior siding has been removed. As previously mentioned, the south elevation of Building D is attached to Building C. At the time of construction, a small one-room projection was located at the rear of Building D in the 1972 aerial photograph (see Plate 3.3–8).

As a result of the new construction in the late 1970s, the rear projection at Building D was removed when a one-story secondary residence with a side-gabled roof was constructed immediately west of the earlier structures (Plates 3.3–13 and 3.3–14). The detached, wood-framed garage was also constructed south of the driveway by 1980 (Plate 3.3–15). The garage was expanded to three bays in subsequent years of development, and an additional access drive was formalized immediately south of Building B as a result. There were no other notable changes to historic buildings in this location outside the historic period. These alterations and expansions that post-date 1980 are considered non-historic but have contributed to the facility's ongoing use and current configuration.

Building B is an historic utilitarian auxiliary building constructed circa 1959 (Plate 3.3–16). It is located immediately south of Building C and fronts Essex Avenue. The building exhibits material qualities of the Utilitarian Industrial style with the use of corrugated metal exterior siding and roofing materials, as well as a simple uniform footprint and design based on functional use. However, it exhibits open bays on multiple façades that provide vehicular access for farming vehicles, and the agricultural setting serves as the basis for its design. Because the design of the building is based upon this function, it is more like a garage or carport, and it is not a strong representation of the Utilitarian Industrial style.



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Plate 3.3–13

1980 Aerial

The Nerio Farms Project



Plate 3.2–14: The non-historic secondary dwelling, facing northwest.



Plate 3.2–15: The non-historic garage, facing southwest.

Building B is a one-story wood-framed construction with corrugated metal siding on poured concrete foundations. The shed roof is clad in corrugated sheet metal and has exposed wood rafters. The façade is defined by an open bay at the northeast corner supported by a metal post. There is a small, wood-framed shed addition at the southeast corner of the façade that was constructed by 1980 based upon aerial photography (see Plate 3.3–15). It is half the height of the exterior wall of Building B. The addition has vertical wood plank exterior siding and a shed roof clad in sheet metal. It appears to serve as a storage unit. The south elevation of Building B is defined by an open bay for vehicular access. There are no defining architectural features on the west elevation. The north elevation is also open and supported by wood posts, but it is largely obscured by the proximity of Building C.

Modifications made to Building A include:

- Circa 1956: Original construction of the square-plan, stucco-clad building with a low-profile pyramid roof.
- 1966–1972: Construction of Building D, a connecting structure with a covered breezeway attached directly to the south elevation of Building A.
- 1972–1980: Construction of a shed-roof porch addition on the north elevation.
- 1980–present: Window screens added to façade and east elevation.

Modifications made to Building B include:

- 1956 to 1959: Original construction of a utilitarian auxiliary building located directly south of Building A.
- Circa 1980: Non-original wood-framed shed addition to the façade.

Modifications made to Building C include:

- 1966 to 1972: Original construction as a fully enclosed Utilitarian Industrial building clad in corrugated sheet metal.
- 1972 to present: Potential replacement of exterior materials were indicated by non-contiguous application to the façade.

Modifications made to Building D include:

- 1966 to 1972: Original construction as a wood-framed building clad in vertical wood planks, connecting Building A to Building C.
- 1966 to 1972: Construction of a one-room rear projection at the west elevation.
- Circa 1980: Removal of the rear projection.
- 1972 to 1980: Non-original porch addition to the facade.
- 1980 to present: Removal of the wood plank exterior siding from façade and west elevation. Window screens added to façade.



Plate 3.3–16: The façade oblique of Building B, facing northwest.

3.3.3 Significance Evaluation

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

Integrity Evaluation

When evaluating a historic resource, integrity is the authenticity of the resource's physical identity clearly indicated by the retention of characteristics that existed during its period of construction. It is important to note that integrity is not the same as condition. Integrity directly relates to the presence or absence of historic materials and character-defining features, while condition relates to the relative state of physical deterioration of the resource. In most instances, integrity is more relevant to the significance of a resource than condition; however, if a resource is in such poor condition that original materials and features may no longer be salvageable, then the resource's integrity may be adversely impacted. For the buildings at the Nerio Farms Project, the seven aspects of integrity were used for the evaluation, as recommended in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):

1. **Integrity of Location** *[refers to] the place where the historic property was constructed or the place where the historic event occurred* (Andrus and Shrimpton 2002). Integrity of location was assessed by reviewing historical records and aerial photographs in order to determine if the structures had always existed at their present locations or if they had been moved, rebuilt, or their footprints significantly altered. All historic buildings and auxiliary buildings are located within the northeast portion of the property. Buildings A and B were constructed between 1956 and 1959, while Buildings C and D were constructed between 1966 and 1972. There is no evidence that any of the historic-age buildings have been relocated since construction. Therefore, Buildings A to D retain integrity of location.

2. **Integrity of Design** *[refers to] the combination of elements that create the form, plan, space, structure, and style of a property* (Andrus and Shrimpton 2002). Integrity of design was assessed by evaluating the spatial arrangement of the buildings and any architectural features present. Building A was constructed in 1956 as a wood-framed, stucco-clad residence with a square footprint and a low-profile pyramid roof with exposed rafters. Between 1966 and 1972, it was connected to Building C. Between 1972 and 1980, a shed-roof porch addition was constructed on the north elevation of Building A.

   Building B was constructed circa 1959 as a one-story, wood-framed auxiliary building clad in corrugated metal with open bays on the east and south elevations. While Building C was constructed directly adjacent to the north of Building B, between 1966 and 1972, the original form and open-bay configuration of Building B remain visible. A non-original shed addition was constructed near the southeast corner of the façade by 1980.

   Building C was constructed between 1966 and 1972 as a utilitarian auxiliary building clad in corrugated metal siding and attached to Building D. While some changes are indicated in the exterior siding materials, it retains its original massing and function.

   Building D, also constructed between 1966 and 1972, was built as a wood-framed, wood-clad building connecting Building A to Building C. A one-room rear projection at the west elevation was removed around 1980. Modifications include the removal of the original exterior siding on the façade, the replacement of original windows, and a wood-framed porch addition to the façade constructed between 1972 and 1980.

   Buildings B and C have diminished integrity of design due to limited architectural features and alterations with non-historic materials. The footprint of Building B was also altered by the non-historic shed addition to the façade. Combined with changes to exterior features like the windows and exterior siding, the extensive modifications to the building footprints of Buildings A and D from sequential additions

constructed during the historic period broadly diminished the integrity of design. Lastly, the historic footprint of Building A has been altered through sequential construction of the buildings that are attached. Therefore, Buildings A to D of the Nerio Farms property do not retain integrity of design.

3. **Integrity of Setting** *[refers to] the physical environment of a historic property. Setting includes elements such as topographic features, open space, viewshed, landscape, vegetation, and artificial features* (Andrus and Shrimpton 2002). Integrity of setting was assessed by inspecting the elements of the property, which include topographic features, open space, views, landscape, vegetation, man-made features, and relationships between buildings or structures and other features. Buildings A to D are located within the northeast portion of the property along Essex Avenue. The overall landscape remains consistent with the mid-century agricultural context and the open character of the property continues to reflect its historic setting. Though the building footprints have been altered through the sequential construction of the buildings connected at multiple elevations, their construction occurred predominantly during the historic period. However, the construction of modern buildings between 1977 and 1980, including the detached garage and non-historic secondary residence, has substantially altered the spatial character and setting of the immediate area. Due to these changes to the historic character of the immediate setting, Buildings A to D do not retain integrity of setting.

4. **Integrity of Materials** *[refers to] the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property* (Andrus and Shrimpton 2002). Building A retains some of its original materials, including its smooth stucco cladding, glass windows, and low-profile pyramid roof. However, several modifications have introduced non-original materials that have diminished the building's material integrity. Building C was attached at the south elevation and between 1972 and 1980, a shed-roof porch addition was constructed on the north elevation. These additions introduced new framing and roofing materials that were not present in the original construction. Lastly, non-original screens have been installed over the windows, obscuring their visibility. Although the building's general form and structural system remain intact, these cumulative changes have altered the overall material appearance of the resource.

   Building B also retains elements of its original construction, including its wood framing and corrugated metal siding, as well as the open bays on the east and south elevations. However, a non-original addition was attached to the façade by 1980 and obscured the original materials.

   Building C, constructed between 1966 and 1972, retains its original corrugated metal cladding and enclosed form. However, the building has aged considerably since

its 1959 construction, and while no specific material replacements have been documented, the possibility of siding or structural repairs over time cannot be ruled out. The indication of material repairs to the façade is evident by the non-contiguous application of the exterior siding on the sliding doors.

Building D was originally constructed between 1966 and 1972. A small one-room projection was located at the rear elevation soon after construction, then removed around 1980. Between 1972 and 1980, a non-original porch extension was attached to the façade. The wood plank exterior siding on the façade and east elevations were removed and window screens were added to the façade by the time of the field survey. Additionally, at least one window on the façade is non-original as indicated by the vinyl materials.

Although Buildings A to D retain some original cladding materials, the introduction of new materials through successive additions, alterations, and removals has cumulatively diminished their physical integrity. Furthermore, Utilitarian Industrial structures generally do not feature applied architectural detail, and therefore, those details present in the original design are often more important than they might be for styles with multiple design elements. Therefore, Buildings A to D do not retain integrity of materials.

5. **Integrity of Workmanship** *[refers to] the physical evidence of the labor and skill of a particular culture or people during any given period in history (Andrus and Shrimpton 2002).* Integrity of workmanship was assessed by evaluating the quality of the architectural features present in the buildings and structures.

Though Building A was historically a residence and embodies characteristics of mid-century construction, including the low-profile pyramid roof form and horizontal glass windowpanes, the original workmanship demonstrated by its construction was average. It was also broadly diminished by extensive material changes and additions to multiple elevations including the porch addition to the north elevation and installation of window screens that obscure the historic materials.

Buildings B and C were constructed using basic wood-framing techniques typical of mid-twentieth century utilitarian auxiliary buildings. Due to a lack of identifiable architectural features and their utilitarian function these buildings lack distinctive detailing, ornamentation, or stylistic elements that would reflect a specific craft tradition or notable design practice. Their original workmanship was minimal, and subsequent modifications have diminished the representation of the historic period of construction.

Building D does not exhibit an architectural style or an historic type. It is clad in vertical wood planks and exhibits with asymmetrical massing with an integrated breezeway. It features a non-original porch addition to the façade, and it has been

modified with non-historic materials including non-original exterior siding and non-original window replacement.

Overall, the buildings do not possess elements or details that would make them representative of the labor or skill of a particular culture or people. Therefore, Building A does not retain integrity of workmanship and, as auxiliary buildings designed for functional use, Buildings B to D never retained integrity of workmanship.

6. **Integrity of Feeling** *[refers to] a property's expression of the aesthetic or historic sense of a particular period of time* (Andrus and Shrimpton 2002). Integrity of feeling was assessed by evaluating whether or not the resources' features, in combination with their setting, conveyed a historic sense of the property during the period of construction. The surrounding agricultural setting has not changed since the period of construction, and the buildings remain in their original locations. However, the auxiliary buildings embodying characteristics of the Utilitarian Industrial style never possessed an aesthetic or historic sense of a particular period of time (Smith 2023). In addition, modifications made to the buildings have replaced original materials and introduced modern materials, which broadly impacted the representation of the mid-century period of construction. Lastly, the construction of modern buildings in direct proximity to the historic resources between 1977 and 1980, including the detached garage and non-historic secondary residence, resulted in a direct affect to the existing architecture and layout of the resources. The non-historic construction broadly impacted the historic character of the immediate setting. Therefore, Buildings A to D do not retain integrity of feeling.

7. **Integrity of Association** *[refers to] the direct link between an important historic event or person and a historic property* (Andrus and Shrimpton 2002). Integrity of association was assessed by evaluating the resources' data or information and their ability to answer any research questions relevant to the history of the general area or the state of California here is no evidence that Buildings A to D were directly associated with historically significant persons or events. The property evolved as part of a gradual commercial agricultural development and does not reflect any known historic themes at the local, state, or national level. No associations with influential individuals, companies, or historically significant activities were identified through historical research. While Buildings B and C may be recognized as auxiliary utilitarian buildings, and Building C was constructed in the Utilitarian Industrial style, they do not exhibit outstanding design or workmanship to embody a strong representation of this architectural style. Buildings A and C also do not exhibit an architectural style or represent a recognizable historic type. The substantial material changes and additions to Buildings A and C also diminished the representation of the mid-century period of construction. Therefore, Buildings A to D do not retain integrity of association.

Of the seven aspects of integrity, Buildings A to D retain integrity of location. Based upon the assessment, none of the buildings were found to retain integrity of setting, materials, workmanship, feeling, or association due to the cumulative impacts of additions, alterations, and material replacement. The Nerio Farm buildings were also not constructed using unique or innovative methods of construction and do not have connections to significant persons or events.

CRHR Evaluation

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

- **CRHR Criterion 1:**

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

It was discovered through historical research that no significant events could be associated with the property. Because Buildings A to D could not be associated with any specific historic event, they are not eligible for designation under CRHR Criterion 1.

- **CRHR Criterion 2:**

It is associated with the lives of persons important in our past.

Historical research revealed that none of the buildings are associated with any persons important in our past. Because Buildings A to D could not be associated with the lives of any important persons in our past, they are not eligible for designation under CRHR Criterion 2.

- **CRHR Criterion 3:**

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

All four of the historic buildings were constructed between 1956 and 1972. Buildings C is an auxiliary building in the Utilitarian Industrial style, though it is not a particularly strong example of it. As the County of San Bernardino does not have a historic context statement that addresses the Utilitarian Industrial style, the most relevant context statement can be found in the Barrio Logan Historical Resources Survey (Smith et al. 2011):

> Utilitarian Industrial style refers to buildings whose architecture is significantly determined by the use of the building. For instance, a Utilitarian Industrial-style manufacturing facility may have a particular roof

> built to accommodate the interior crane. Utilitarian style structures are of various sizes, roof styles and clad in different materials (often corrugated metal or masonry), but what distinguishes them is that the builder has made no attempt to impose any detailing or ornamentation besides those that are deemed necessary for the business of the building. Utilitarian buildings include factories, warehouses, and storage sites and usually are industrial structures (Bradley 1999). Most industrial buildings built from the mid-20th century to the present are utilitarian.

Building C can be associated with the Utilitarian Industrial style based upon its design and materials. However, the agricultural setting is atypical for this association. Furthermore, as Utilitarian Industrial buildings "are those which have designs dictated by function and practicality rather than aesthetics; they are not defined by use or typology. They are commonly prefabricated or otherwise standardized" (Smith 2023). In addition, due to "their lack of identifiable features for the assessment of integrity, utilitarian buildings cannot be adequately assessed for integrity and cannot be categorized into historic periods" (Smith 2023).

While Buildings B and D can best be defined as having been constructed for utilitarian use, they do not embody distinctive characteristics of a style, type, or method of construction and are not a valuable example of the use of indigenous materials or craftsmanship. Building A is an historic residence that does not embody an architectural type or style.

Buildings A to D retain little historic integrity due to modifications made over time, which altered their overall appearance or function. Additionally, the architects and builders are unknown, and the buildings cannot be identified as representing the work of any skilled master craftsmen or designer. As such, the buildings do not embody distinctive characteristics of a historic type, period, region, or method of construction. Therefore, Buildings A to D are not eligible for designation under CRHR Criterion 3.

- **CRHR Criterion 4:**

It has yielded, or may be likely to yield, information important in prehistory or history.

The research conducted for this study revealed that Buildings A to D were built between 1956 and 1972. As the buildings are not associated with any significant persons or events and were not constructed using unique or innovative methods of construction, they likely cannot yield any additional information about the local history or the state of California. Therefore, the property is not eligible for designation under CRHR Criterion 4.

Findings and Conclusions

Buildings A to D of the Nerio Farms Project, comprising Site Temp-1, were evaluated as not historically or architecturally significant under CEQA criteria due to a lack of association with any significant persons or events. The buildings either do not exhibit any architectural type and style, or they are not a strong representation of a recognized style such as the Utilitarian Industrial style. Because the Nerio Farm buildings comprising Site Temp-1 are not eligible for listing on the CRHR, no mitigation measures are required for any future alterations or planned demolition of the buildings or structures.

3.4 Discussion/Summary

During the field survey, four buildings were identified that meet the age threshold to require a historic structure evaluation to determine eligibility for the CRHR. Building A, connected to auxiliary buildings C and D, and Building B were recorded as Site Temp-1. No other cultural resources were observed during the survey. As part of this study, the resources contained within Site Temp-1 were evaluated as not historically or architecturally significant under any CEQA criteria. These resources do not bear an association with any significant persons or events significant to local, state or regional history and the majority of the buildings are not representative or significant examples of historic architecture nor the Utilitarian Industrial style. Although the resources generally reflect some characteristics of mid-century construction, each has undergone substantial modifications—including non-original additions, replacement of original materials, and alteration of defining architectural features—that have collectively resulted in a loss of integrity of design, materials, workmanship, and feeling. As a result, the resources no longer convey the historic period of construction. The overall changes to the historic setting with the construction of non-historic buildings in direct proximity to the resources was substantial. Because the Nerio Farm buildings are not eligible for listing in the CRHR and do not qualify as historical resources under CEQA, no mitigation measures are required for any future alterations or proposed demolition activities at these properties.

4.0 INTERPRETATION OF RESOURCE IMPORTANCE AND IMPACT IDENTIFICATION

4.1 Resource Importance

The cultural resources survey of the Nerio Farms Project identified building (Site Temp-1), which meets the age threshold to require a historic structure evaluation to determine eligibility to the CRHR. The conclusion of the current assessment is that the building is not CEQA-significant or eligible for listing on the CRHR. Site Temp-1 has been thoroughly recorded, and no additional information can be derived from further analysis.

4.2 Impact Identification

The proposed development of the Nerio Farms Project will include the demolition of all the buildings and structures on the property. However, their removal as part of the development of the property will not constitute an adverse impact because they have been evaluated as not CEQA-significant and not eligible for listing on the CRHR. The potential does still exist, however, that prehistoric deposits may be present, given the proximity of the project to San Antonio Creek. In addition, there is the potential to encounter historic deposits related to the use of this location since the 1920s. To mitigate potential impacts to unrecorded cultural resources, monitoring of grading into all previously undisturbed native soil by an archaeologist is recommended. In addition to the results of the survey, which have indicated that the potential exists to encounter prehistoric resources, as a result of the ongoing consultation process conducted between the County of San Bernardino and the appropriate Native American governments as required by AB52, the project has been conditioned with the requirement for archaeological and Native American monitoring during all ground-disturbing activities associated with the project and offsite improvements. The recommended monitoring program is presented in Section 5.0.

5.0 RECOMMENDATIONS

The proposed development will impact the buildings recorded as Site Temp-1; however, as this resource is evaluated as ineligible for listing on the CRHR according to CEQA criteria, impacts have been determined to be not significant. Therefore, resource-specific mitigation measures will not be required as a condition of approval for the project. However, the property is situated in an area of high prehistoric cultural resource sensitivity, given its close proximity to San Antonio Creek. In addition, the potential exists for the discovery of buried historic cultural resources associated with the development of the property as early as the 1920s. The current status of the property appears to have affected the potential to discover any surface scatters of artifacts, given the long history of agricultural activity in the area, and cultural materials that may have been on-site could have been masked by those activities.

Given that the prior agricultural uses within the project might have masked archaeological deposits, and based upon the limited visibility during the survey, there is a potential that buried archaeological deposits are present within the project boundaries. Based upon this potential, monitoring of grading is recommended to prevent the inadvertent destruction of any potentially important cultural deposits that were not observed or detected during the current cultural resources study. In addition, as a result of the ongoing AB52 consultation process, the County of San Bernardino has conditioned the Nerio Farms Project with the requirement for archaeological and Native American monitoring during all ground-disturbing activities associated with the project and offsite improvements. The proposed monitoring tasks are detailed below.

During Grading

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

B. Discovery Notification Process
    1. In the event of an archaeological discovery, either historic or prehistoric, the archaeological monitor shall direct the contractor to temporarily divert all soil-disturbing activities, including but not limited to, digging, trenching, excavating, or grading activities in the area of discovery and

in the area reasonably suspected to overlay adjacent resources and immediately notify the Native American monitor and client, as appropriate.

2. The archaeological monitor shall immediately notify the PI (unless monitor is the PI) of the discovery.

C. Determination of Significance

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

    I. The PI shall immediately notify the County of San Bernardino to discuss the significance determination and shall also submit a letter indicating whether additional mitigation is required.

    II. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval from the County of San Bernardino to implement that program. In the event that prehistoric deposits are discovered, the ADRP should also be reviewed by the Native American consultant/monitor. Impacts to significant resources must be mitigated before ground-disturbing activities in the area of discovery will be allowed to resume.

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

D. Discovery of Human Remains

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

    I. Notification

        a. The archaeological monitor shall notify the PI, if the monitor is not qualified as a PI, and the Native American monitor.

b. The PI shall notify the Coroner's Division of the San Bernardino County Sheriff's Department after consultation with the County of San Bernardino, either in person or via telephone.

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

III. If Human Remains **ARE** determined to be Native American
   a. The medical examiner will notify the NAHC within 24 hours. By law, **ONLY** the medical examiner can make this call.
   b. The NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
   c. The MLD will contact the PI within 24 hours or sooner after the sheriff-coroner has completed coordination to begin the consultation process in accordance with CEQA Section 15064.5(e), the California PRC, and the State Health and Safety Code.
   d. The MLD will have 48 hours to make recommendations to the property owner or representative for the treatment or disposition with proper dignity of the human remains and associated grave goods.
   e. Disposition of Native American human remains will be determined between the MLD and the PI, and, if:

      i. The NAHC is unable to identify the MLD; OR

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

IV. If Human Remains are **NOT** Native American
a. The PI shall contact the sheriff-coroner and notify them of the historic-era context of the burial.
b. The sheriff-coroner will determine the appropriate course of action with the PI and county staff (PRC 5097.98).
c. If the remains are of historic origin, they shall be appropriately removed and conveyed to the County of San Bernardino. The decision for internment of the human remains shall be made in consultation with County, the applicant/landowner, and any known descendant group.

Post-Construction

A. Preparation and Submittal of Draft Monitoring Report
1. The PI shall submit to the County of San Bernardino a draft monitoring report (even if negative) prepared in accordance with the agency guidelines, which describes the results, analysis, and conclusions of all

phases of the archaeological monitoring program (with appropriate graphics).

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

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

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

C. Curation of Artifacts
    1. To be determined.

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

6.0 LIST OF PREPARERS AND ORGANIZATIONS CONTACTED

The archaeological survey program for the Nerio Farms Project was directed by Principal Investigator Tracy A. Stropes. The archaeological fieldwork was conducted by field archaeologists Mary Chitjian, Reina Inlow, and Sabrina Corcoan. The report text as well as the report graphics were prepared by Jillian L.H. Conroy and Mary Fenwick Grovenstein. Technical editing and report production were conducted by Payton Swanson. The archaeological records search was conducted at the SCCIC at CSU Fullerton.

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1891 Chino Valley Beet Sugar Company. 20 June:5. San Bernardino, California.

APPENDIX A

Resumes of Key Personnel

Tracy A. Stropes, MA, RPA

Vice President of Cultural Resources/ Principal Archaeologist
BFSA Environmental Services, a Perennial Company
14010 Poway Road • Suite A •
Phone: (858) 484-0915 • Email: tstropes@bfsa.perennialenv.com

Education

Master of Arts, Anthropology, San Diego State University, California **2007**

Bachelor of Science, Anthropology, University of California, Riverside **2000**

Professional Memberships

Register of Professional Archaeologists
Society for California Archaeology
Archaeological Institute of America
Association of Oregon Archaeologists

Experience

Vice President of Cultural Resources/Principal Archaeologist **March 2009–Present**
BFSA Environmental Services, a Perennial Company
Poway, California

Tracy A. Stropes has over 33 years of experience in cultural resource management, with experience in project management, report authorship, lithic analysis, laboratory management, Native American consultation, and technical report editing for numerous projects throughout the western United States. Mr. Stropes has conducted cultural resource surveys, archaeological site testing and evaluations for National Register eligibility and CEQA compliance, mitigation of resources through data recovery for archaeological sites, budget and report preparation, and direction of crews of all sizes for projects ranging in duration from a single-day site visit to multiple years. Mr. Stropes is a Registered Professional Archaeologist (RPA) and is on the list of archaeological consultants qualified to conduct archaeological investigations in the city and county of San Diego, county of Riverside, State of Oregon, State of Arizona, and on Arizona and California BLM lands. He has served as project archaeologist for hundreds of projects and composed data recovery and preservation programs for sites throughout the western United States for both CEQA- and NEPA-level compliance.

Archaeological Principal Investigator **June 2008–February 2009**
TRC Solutions **Irvine, California**

Cultural resource segment of Natural Sciences and Permitting Division; management of archaeological investigations for private companies and local, state, and federal agencies, personnel management, field and laboratory supervision, lithic analysis, Native American consultation and reporting, NRHP and CEQA site evaluations, and authoring/coauthoring cultural resource management reports.

Principal Investigator and Project Archaeologist **June 2006–May 2008**
Archaeological Resource Analysts **Oceanside, California**

As a sub consultant, served as Principal Investigator and Project Archaeologist for several projects for SRS Inc., including field direction, project and personnel management, lab analysis, and authorship of company reports.

Project Archaeologist **September 1996–June 2006**
Gallegos & Associates **Carlsbad, California**

Project management, laboratory management, lithic analysis, field direction, Native American consultation, report authorship/technical editing, and composition of several data recovery/preservation programs for both CEQA and NEPA level compliance.

Project Archaeologist **September 1993–September 1996**
Macko Inc. **Santa Ana, California**

Project management, laboratory management, lithic analysis, field supervision, and report authorship/technical editing.

Archaeological Field Technician **January 1993–September 1993**
Chambers Group Inc. **Irvine, California**

Archaeological excavation, surveying, monitoring, wet screen facilities management, and project logistics.

Archaeological Field Technician **May 1992–September 1992**
John Minch and Associates **San Juan Capistrano, California**

Archaeological excavation, surveying, monitoring, wet screen facilities management, and project logistics.

Selected Reports/Papers

Principal Author

2023 A Section 106 (NHPA) Historic Resource Study for the Oak Creek Canyon Project, City of Wildomar, Riverside County, California. Prepared for Ambient Pacific OCC, LLC.

2023 A Section 106 (NHPA) Historic Resource Study for The Questhaven 76 Project, San Diego County, California (APNs 223-070-007, 223-070-008, and 223-080-046). Prepared for ColRich.

2023 A Phase I Cultural Resources Survey for the Bermuda Dunes Self Storage Project, PAR220053, Riverside County, California. Prepared for FAMA Dairy.

2023 A Cultural Resources Study for 4846 Pacifica Drive, City of San Diego. Prepared for Colliers International.

2023 A Section 106 (NHPA) Historical Resources Study for the Maison's Sierra Project, City of Lancaster, California (Tract No. 27099). Prepared for Ravello Holdings, Inc.

2023 Cultural Resource Survey and Evaluation Program for the Omni Hotel Driving Range/Parking Lot Project, City of Carlsbad, California. Prepared for TRT Holdings, Inc.

2022 A Class III Historic Resources Study for the Anna Avenue Project for Section 106 Compliance, City of San Diego, California. Prepared for John Smith Earthworks, Inc.

2022 A Section 106 (NHPA) Historic Resource Study for the Grand Avenue Project, Riverside County, California (APN 379-060-005). Prepared for TriPointe Homes

2022 A Section 106 (NHPA) Historic Resources Study for the Boulder Springs North Project, Riverside County, California (TTMs 31243, 31244, and 31245; APNs 321-020-027, -028, -029, and -030 and 321-130-047 and -048). Prepared for KB Home.

2022 A Section 106 (NHPA) Historical Resources Study for the Alpine Rancho Palo Verde Project, San Diego County, California (SPL-219-00698-CJA). Prepared for Schindler Real Estate Services, Inc.

2022 A Section 106 (NHPA) Historic Resource Study for the Cumming Ranch Project, San Diego County, California (APNs 282-010-08, -30, -34, and -43; 283-011-06; 283-021-01 and -02; 283-022-02; 283-041-25 and -26; and 283-051-01). Prepared for 805 Properties.

2021 A Section 106 (NHPA) Historic Resources Study for the Gatchell Road Project, San Diego County, California (Project No. 100203). Prepared for the National Park Service.

2021 A Section 106 (NHPA) Historic Resources Study for Site CA-SDI-11,934/H, San Diego County, California (APN 532-520-15). Prepared for the National Park Service.

2021 A Section 106 (NHPA) Historical Resources Study for the Renaissance Ranch Project, Riverside County, California (SPL-2004-01431-JPL). Prepared for Richland Developers, Inc.

2021 A Phase I Cultural Resource Survey for the Coppel Remodel & Addition Project, La Jolla, California. Prepared for Marengo Morton Architects, Inc.

2021 A Section 106 (NHPA) Historic Resources Study for CAB-20-1, San Diego County, California (APN 532-520-15). Prepared for the National Park Service.

2021 Cultural Resources Study for 7951 Paseo Del Ocaso, La Jolla, California. Prepared for Aidlin Darling Design.

2021 Cultural Resources Study for the Secret Hills Ranch Project, San Diego County, California (PDS2020-LDGRMJ-30253, APN 520-060-18)

2021 Cultural Resources Study for the UCLA Cedar Suites and Willow Creek Staff Housing Project, Lake Arrowhead, San Bernardino County, California. Prepared for T&B Planning, Inc.

2021 A Section 106 (NHPA) Historic Resources Study for CA-SDI-13,884, San Diego County, California (APN 532-520-13). Prepared for the National Park Service.

2021 A Cultural Resources Study for the UCLA Glamping Facility Project, Lake Arrowhead, San Bernardino County, California. Prepared for UCLA Capital Programs.

2021 Archaeological Test Results for 2596 Chalcedony Street, San Diego, California. Prepared for Colliers International.

2021 Cultural Resources Study for the 12247 Elliott Avenue Project, Los Angeles County, California. Prepared for EPD Solutions.

2021 A Section 106 (NHPA) Historic Resources Study for the Roquet Ranch Project, City of Colton, San Bernardino County, California (Tentative Tract Map No. 19983; APNs 116-701-101, -102, 116-702-101, -105, -121, -122, -123, and 116-703-118). Prepared for Sunmeadows, LLC.

2020 A Section 106 (NHPA) Historical Resources Study for the Ocean Breeze Ranch Project, Bonsall, San Diego County, California (SPL-2020-00176). Prepared for Ocean Breeze Ranch, LLC.

2020 Cultural Resource Monitoring Report for the Encinitas Beach Hotel Project, Encinitas, California. Prepared for JMI Realty, LLC

2020 A Section 106 (NHPA) Historic Resources Study for the Pacifica Estates Project, Fallbrook, San Diego County, California. Prepared for Jose Islas.

2020 A Section 106 (NHPA) Historic Resources Study for the Hidden Valley Ranch Project, SPL-2004-01124, City of Poway, California. Prepared for Barbara Malone.

2020 A Section 106 (NHPA) Historic Resource Study for The Farms in Poway Project, Poway, San Diego County, California (APNs 273-110-070, -080, and -180). Prepared for Kevin McNamara.

2020 A Phase I and II Cultural Resources Assessment for the Hansen Lot Split Project, TPM 37655, Riverside County, California. Prepared for Forest Hansen.

2020 Cultural Resources Study for the West Coast Cold Storage Project, City of Jurupa Valley, County of Riverside (APNs 178-140-010 and -018). Prepared for

2020 Cultural Resources Study for the 340 East Bradley Avenue Project, San Diego County, California (PDS2021-LDGRMJ-30346). Prepared for A N1-Mart, LLC.

2019 Archaeological Monitoring Report for the Atwell Phase 1A Project (formerly Butterfield Specific Plan), City of Banning, Riverside County, California. Prepared for Pardee Homes.

2019 A Cultural Resource Assessment for the Glen Circle Project, Poway, California. Prepared for MDD Homes.

2019 Cultural Resources Survey for the Highlands at Warner Springs and Off-Site Fire Access Road Project, Warner Springs, San Diego County, California. Prepared for Warner Springs Estates, LLC.

2019 A Cultural Resources Assessment for the 8801 East Marginal Way Project, City of Tukwila, King County, Washington. Prepared for CenterPoint Properties Trust.

2019 Cultural Resource Monitoring Report for the 7980 Park Village Road Emergency Repair Project, San Diego, California. Prepared for Orion Construction Corporation.

2019 Mitigation Monitoring and Reporting Program for the Harmony Grove Village, San Diego County, California. Prepared for Lennar – San Diego Division.

2019 Cultural Resource Monitoring Report for the Price-Cohen Residence Project, 2045 Lowry Place, La Jolla, California 92037. Prepared for Lena Price and Thomas Cohen.

2019 A Section 106 (NHPA) Historic Resources Study for the Melrose Drive Widening Project, City of Oceanside, California. Prepared for California West Communities.

2019 A Cultural Resources Study for the Majestic Chino Heritage Project, City of Chino, San Bernardino County, California. Prepared for T&B Planning, Inc.

2019 Cultural Resources Study for the Ocean Breeze Ranch Project, Bonsall, San Diego County, California. Prepared for Ocean Breeze Ranch, LLC.

2019 Mitigation Monitoring and Reporting Program for the Arthofer Residence Project, 1890 Viking Way, La Jolla, California. Prepared for Frank and Sharon Arthofer.

2019 A Phase I and II Cultural Resources Assessment for the Greentree Ranch Project, Riverside County, California. Prepared for T&B Planning, Inc.

2018 A Section 106 (NHPA) Historic Resources Study for the Escondido Country Club Project, SPL-2018-00135-CJA, City of Escondido, California. Prepared for New Urban West, Inc.

2018 A Phase I Cultural Resources Study for the North County Plaza Project, Carlsbad, California. Prepared for Planning Systems, Inc.

2018 Cultural Resources Addendum Report for the Ivey Palms Project, Thousand Palms, Riverside, California. Prepared for T&B Planning, Inc.

2017 Cultural Resource Monitoring Report for the Altman Residence Project, 9696 La Jolla Farms Road, La Jolla, California 92037. Prepared for Steve and Lisa Altman.

2017 Cultural Resources Study for the Escondido Country Club Project, City of Escondido, California. Prepared for New Urban West, Inc.

2017 A Class III Archaeological Study for the Tract 28859 Project for Section 106 Compliance. Prepared for Menifee 28859, LLC.

2016 A Section 106 (NHPA) Historic Resources Study for the Lake Ranch Project, TR 36730, Riverside County, California.

2016 Mitigation Monitoring and Reporting Program for the Imperial Beach Bikeway Village Project, 536 13th Street and 535 Florence Street, Imperial Beach, California. Prepared for Bikeway Village, LLC.

2015 Cultural Resource Data Recovery and Mitigation Monitoring Program for Site SDI-10,237 Locus F, Everly Subdivision Project, El Cajon, California. Prepared for Shea Homes.

2015 A Class III Historic Resource Study for the Miramar Clearwell Improvements Project, San Diego, California. Prepared for Global Environmental Permitting, Inc.

2015 A Class III Historic Resource Study for the College Boulevard Project, Carlsbad, California. Prepared for Bent West, LLC.

2015 A Class III Archaeological Study for the Parkside Project for Section 106 Compliance, Riverside County, California. Prepared for Lennar Corporation.

2015 A Cultural Resource Assessment for the Zhao Residence Project, Poway, California (275-240-66). Prepared for Pacific Sotheby's International Realty.

2014 Phase I Cultural Resources Survey for the Utah Trail Project, County of San Bernardino, California (APNs 621-281-22 through 621-281-25). Prepared for Ecos Energy, LLC.

2014 Phase I Archaeological Assessment for the Sky Canyon Project (PP25309), Riverside County, California. Prepared for Rocky Snider California Project Management Office.

2014 Phase I Cultural Resources Survey for the Shoshone Valley Road Project, County of San Bernardino, California (APNs 613-233-01, -02, -03, -04, -27, -28, -29, and -30). Prepared for Ecos Energy, LLC.

2014 Phase I Cultural Resources Survey for the Nuevo 055 Project, Community of Nuevo, County of Riverside. Prepared for Ecos Energy, LLC.

2014 A Phase I Cultural Resource Study for the Bourgeoios Project, Poway, California. Prepared for Bill Yen & Associates, Inc.

2014 A Cultural Resources Survey for the Aliso Canyon Major Subdivision Project, Rancho Santa Fe, San Diego County, California. Prepared for Zephyr Partners.

2014 Cultural Resource Monitoring Report for the Sewer Group 723 Project, San Diego, California. Prepared for
Ortiz Corporation.

2013 A Phase I Cultural Resource Study for the Rogers Tierra Bonita Project, Poway, California. Prepared for John D. Fitch & Associates.

2013 A Cultural Resource Assessment Update for the Girard Townhome Project, TR 35477, Riverside County, California. Prepared for G8 Development, Inc.

2013 Phase I Archaeological Assessment for the Ridge Park Project, City of Temecula, California. Prepared for Ambient Communities.

2013 A Phase I and Phase II Cultural Resource Study for the Citrus Heights/Fairway Drive Project, Riverside County, California. Prepared for CV Communities.

2013 Phase I Archaeological Assessment for the Bixby Highgrove Project (TTM 36437), Riverside County, California. Prepared for T&B Planning, Inc.

2013 A Class III Cultural Resources Study for the Ramona Ranch Affordable Housing Project for Section 106 Compliance, San Diego County, California. Prepared for AMCAL Multi-Housing, Inc.

2013 Phase I Archaeological Assessment for the Yates Road Project (TTM 36437), Riverside County, California. Prepared for CV Communities, LLC.

2013 A Cultural Resources Survey and Evaluation Program for the Warner Ranch Project, San Diego County, California. Prepared for HP Warner Ranch, LP.

2013 A Phase I Cultural Resource Assessment for TPM 36585, Riverside County, California. Prepared for GF Real Estate Services.

2013 A Class III Cultural Resources Study for TR 31597 and TR 32627, Riverside County, California. Prepared for Standard Pacific Homes.

2013 Phase I Cultural Resources Survey for the Sunny Cal Project, City of Beaumont, County of Riverside. Prepared for CV Communities, LLC.

2013 A Class III Cultural Resources Study for The Sierra Bella Project for Section 106 Compliance, Riverside County, California. Prepared for Forestar Corona, LLC.

2013 A Class III Cultural Resources Study for the Moosa Creek Mitigation Bank Project. Prepared for a Creek LLC.

2013 Archaeological Survey of the Rohmiller Residence for a Bulletin 560 Permit Application, 2350 Calle De La Garza, La Jolla, California 92037 (APN 346-180-22). Prepared for Architect Mark D. Lyon, Inc.

2013 Cultural Resources Survey and Evaluation Program for the Oak Creek Project, City of Escondido, California. Prepared for New Urban West, Inc.

2013 Phase I Cultural Resources Survey for the Hope Harbor Project, Riverside County, California. Prepared for Medhat Rofael.

2013 Archaeological Survey of the Liske Residence, La Jolla, California. Prepared for ECEGC Inc.

2013 An Updated Phase I Cultural Resources Assessment for Tentative Tract Maps Nos. 36484 and 36485, Audie Murphy Ranch. Prepared for Brookfield Residential.

2013 A Phase I Cultural Resources Study For the 401 West Ash Street Project San Diego, California. Prepared for PierPoint Legacy Holdings, LLC.

2013 Cultural Resource Test Plan for the Ten on Columbia Project, San Diego, California. Prepared for InDev, Inc.

2013 Phase I Cultural Resources Survey for the Washington Avenue Project, City of Murrieta, California. Prepared for Coastal Land Solutions.

2012 Phase I Cultural Resources Survey for the Wildomar 23 Project, Riverside County, California. Prepared for Lennar.

2012 A Class III Cultural Resources Study for the USGS Creepmeter Project. Prepared for Bureau of Land Management, El Centro Office.

2012 Mitigation Monitoring Report for the for the Johnston Residence Project, La Jolla, California. Prepared for Heather Johnston.

2012 A Phase I Cultural Resource Study for the Howell Residence Project, Poway, California. Prepared for Cal Howell.

2012 Cultural Resource Monitoring Report for the Sewer and Water Group 799 Project. Prepared for Burtech Pipeline.

2012 A Phase I Cultural Resources Study For the Villa Hermosa Project San Diego, California. Prepared for David Chow.

2012 A Phase I Cultural Resource Study for the Payan Property Project, San Diego, California. Prepared for Landmark Engineering.

2012 A Phase I Cultural Resource Study for the El Camino Real Widening Project, Carlsbad, California. Prepared for Planning Systems.

2012 A Phase I Cultural Resource Study for the Encore Trust Project, La Jolla, California. Prepared for Metcalf Development and Consulting.

2012 A Phase I Cultural Resource Study for the Andres Residence Project, La Jolla, California. Prepared for Engineering Design Group.

2012 Phase I Cultural Resources Survey for the Diamond Springs Project, Riverside County, California. Prepared for Benjamin J. Stables III, B 3 Consulting.

2012 A Phase I Cultural Resource Study for the ActivCare at Mission Bay Project, San Diego, California. Prepared for ActivCare Living, Inc.

2012 Mitigation Monitoring Report for the Water Group 790 Project, City of San Diego, California. Prepared for Orion Construction Corporation.

2012 Results of the Mitigation Monitoring Program for the Mission Brewery Villas Project, City of San Diego, California. Prepared for Eilar Associates, Inc.

2012 Cultural Resource Monitoring Report for the Gatto Residence Project, La Jolla, California. Prepared for Marengo Morton Architects Inc.

2012 Cultural Resource Monitoring Report for the Sunset Cliffs Trunk Sewer Project, City of San Diego, California. Prepared for KTA Construction.

2012 Mitigation Monitoring Report for the Sewer Group 682M Project, City of San Diego, California. Prepared for BRH Garver.

2012 Cultural Resource Monitoring Report for the Pelberg Residence Project, City of San Diego, California. Prepared for Linda and Art Pelberg.

2012 Cultural Resource Monitoring Report for the Rose Creek Bikeway Bridge Project, City of San Diego, California. Prepared for Flatiron West, Inc.

2011 Mitigation Monitoring Report for the South Mission Valley Trunk Sewer Project, City of San Diego, California. Prepared for HPS Mechanical, Inc.

2011 A Class III Cultural Resources Study for the La Dama de Oro Project, San Bernardino County, California. Prepared for Mohave Gold Mining & Exploration, Inc.

2011 Mitigation Monitoring Report for the Jacobs Health Care Facility Project, City of San Diego, California. Prepared for Jacobs Health Care, LLC.

2011 A Phase I Cultural Resources Study For the Rowland Auto Dismantling Project, City of San Diego, California. Prepared for David Rowland.

2011 A Phase I Cultural Resource Study for the Dye Residence Project, La Jolla, California. Prepared for Eric Dye.

2011 Phase I Cultural Resources Survey for the Santa Rosa Academy Project, Riverside County, California. Prepared for Santa Rosa Academy Charter School c/o Bradley Burke Competitive Edge Development, LLC.

2011 Cultural Resource Data Recovery Study for SDI-4606 Locus B for Saint Gabriel's Catholic Church, Poway, California. Prepared for Saint Gabriel's Catholic Church.

2011 A Phase I Cultural Resource Study for the Nooren Residence Project, La Jolla, California. Prepared for Jack Nooren.

2011 Mitigation Monitoring Report for the Sewer and Water Group 768 Project, City of San Diego, California. Prepared for Ortiz Corporation.

2011 Cultural Resource Test for the 10th Avenue Parking Lot Project, City of San Diego, California. Prepared for 11th and B Investment Associates, LLC.

2011 A Cultural Resources Study for the Ampudia Lot Project, City of San Diego, California. Prepared for Venture Pacific Commercial Services, Inc.

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Contributing Author

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APPENDIX B

Archaeological Records Search Results

(Deleted for Public Review; Bound Separately)

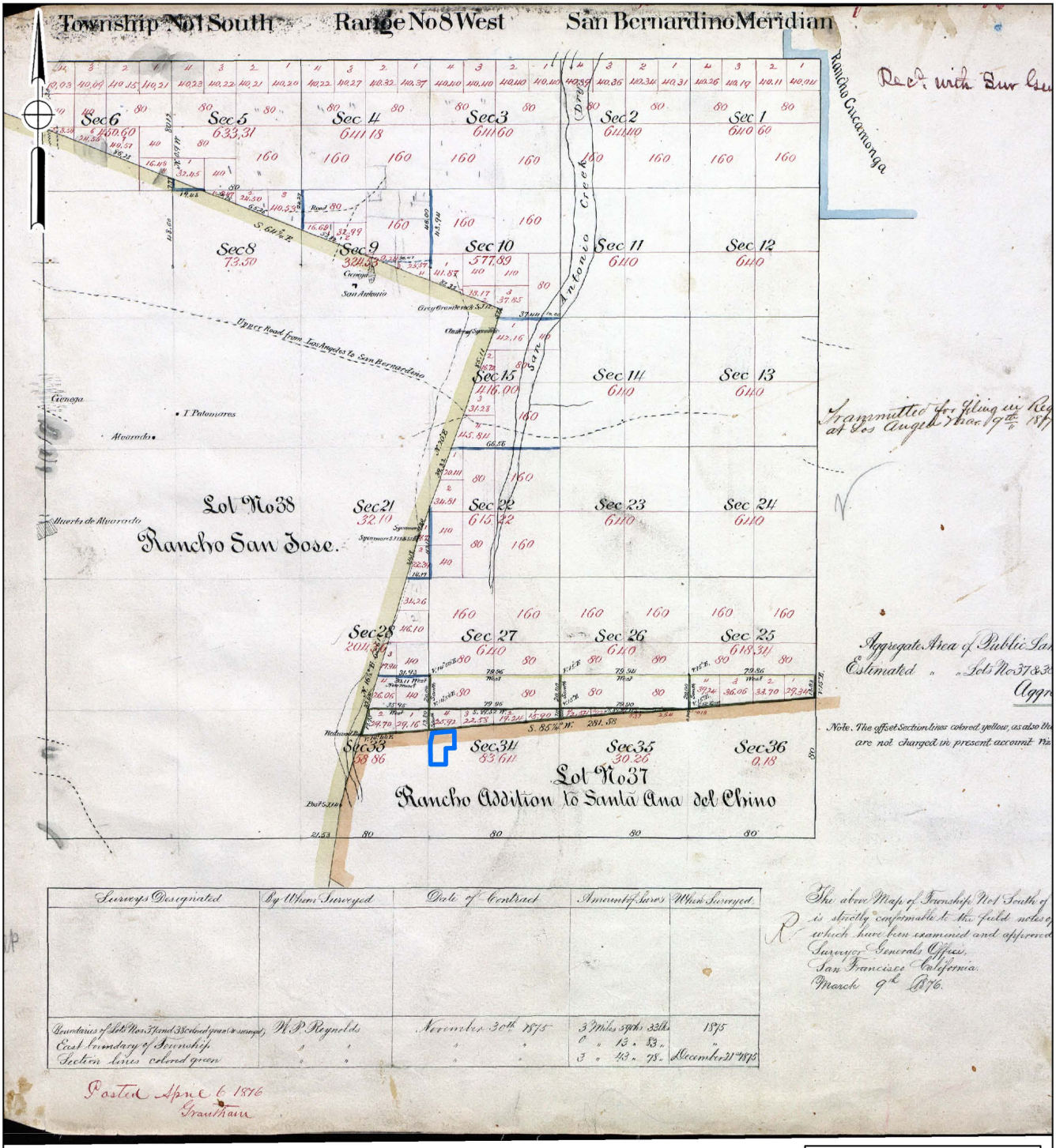
APPENDIX C

NAHC Sacred Lands File Search Results

(Deleted for Public Review; Bound Separately)

APPENDIX D

Historic Maps



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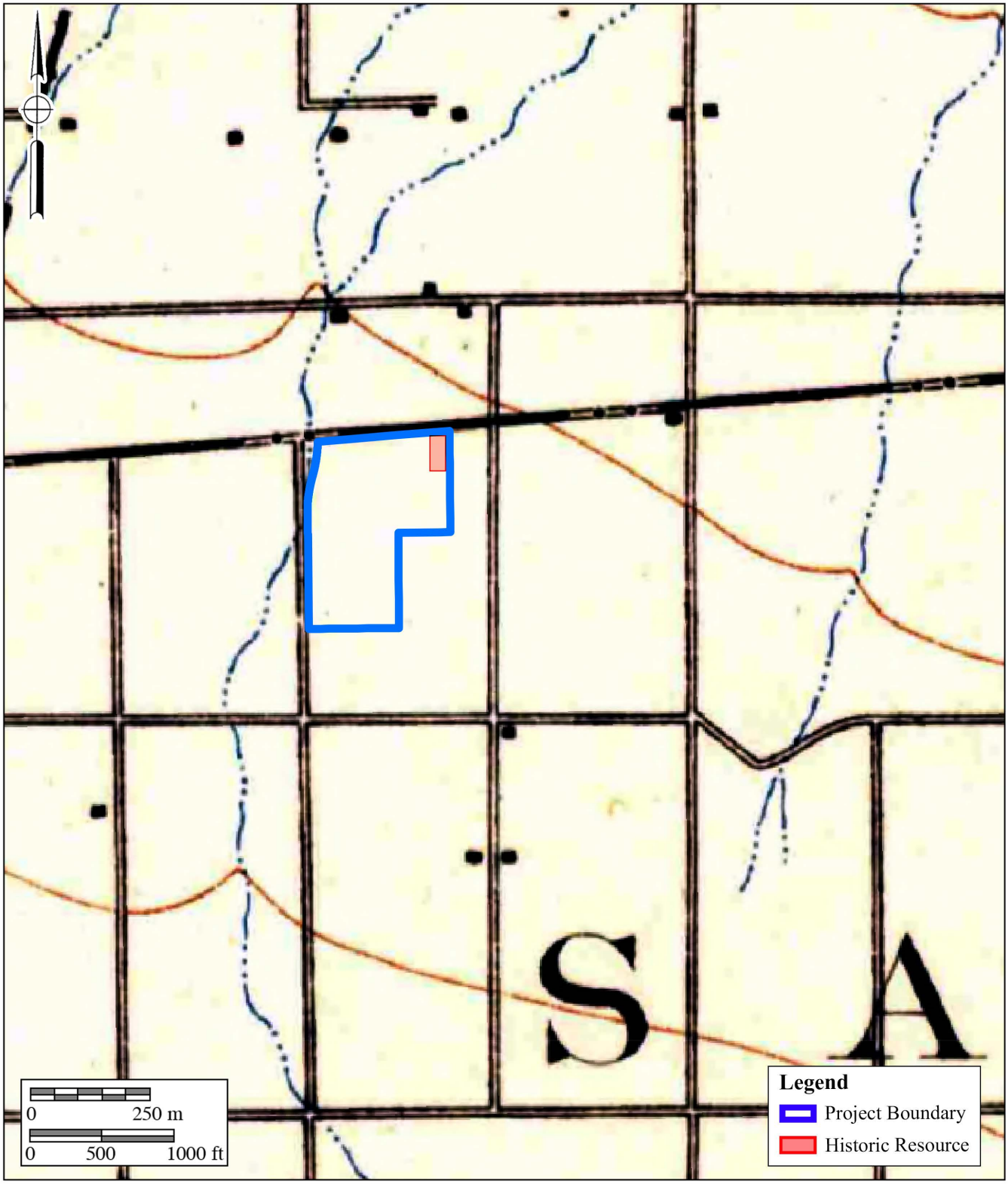
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Project Boundary

BFSA Environmental Services
A Perennial Company

1876 Survey Plat Map

The Nerio Farms Project

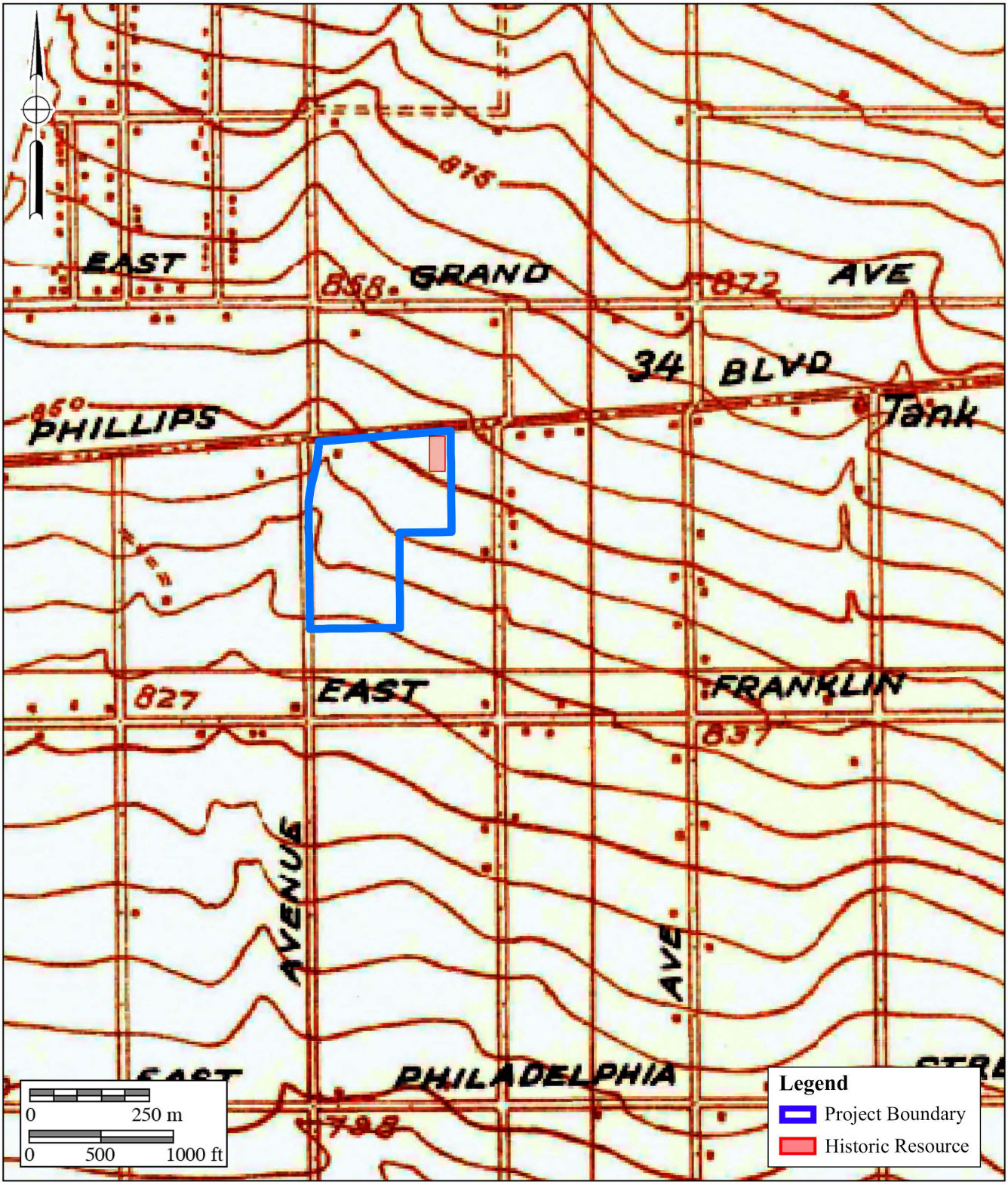


BFSA Environmental Services
A Perennial Company

1897 USGS Map

The Nerio Farms Project

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



BFSA Environmental Services
A Perennial Company

1933 USGS Map

The Nerio Farms Project

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

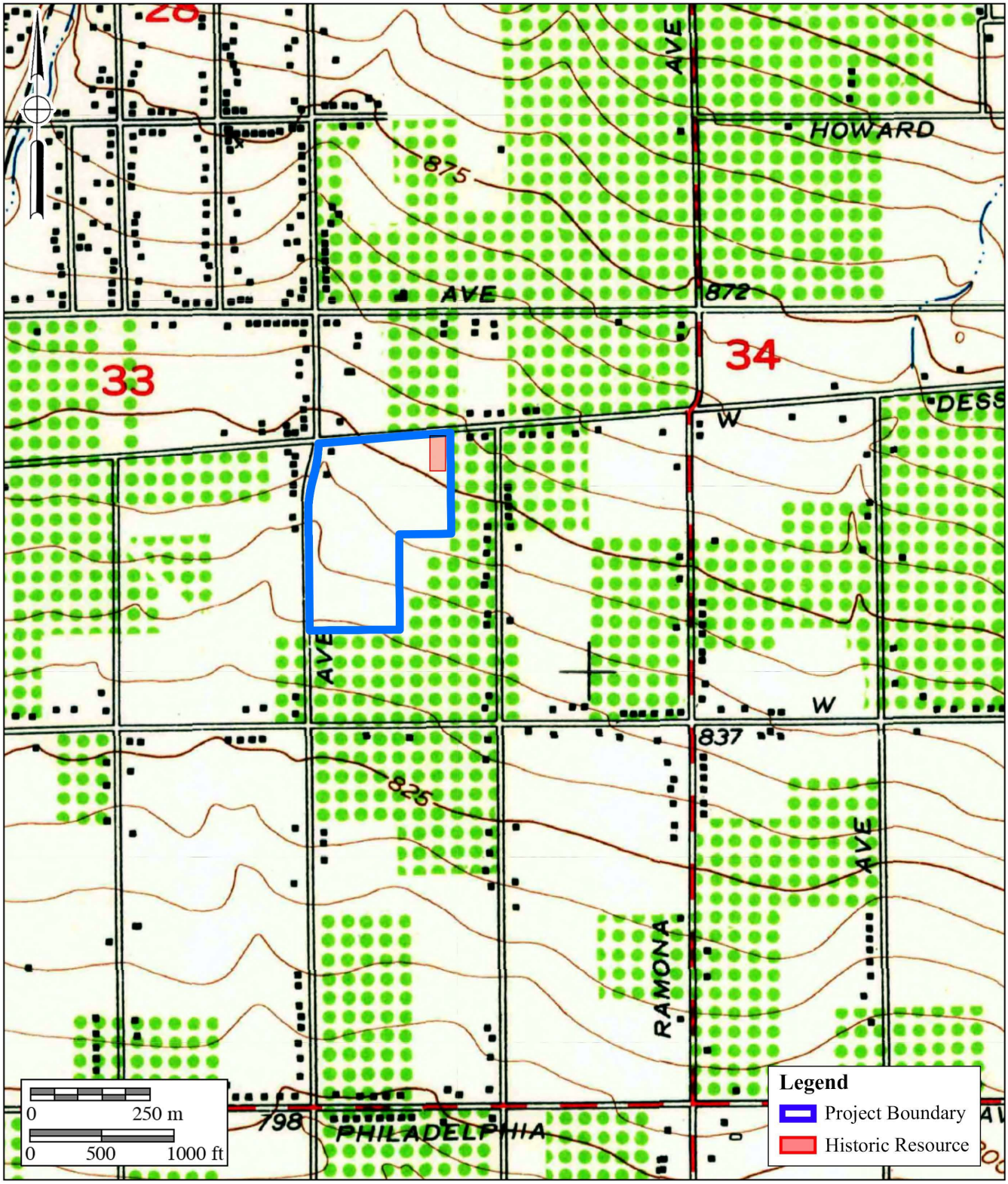


BFSA Environmental Services
A Perennial Company

1944 USGS Map

The Nerio Farms Project

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

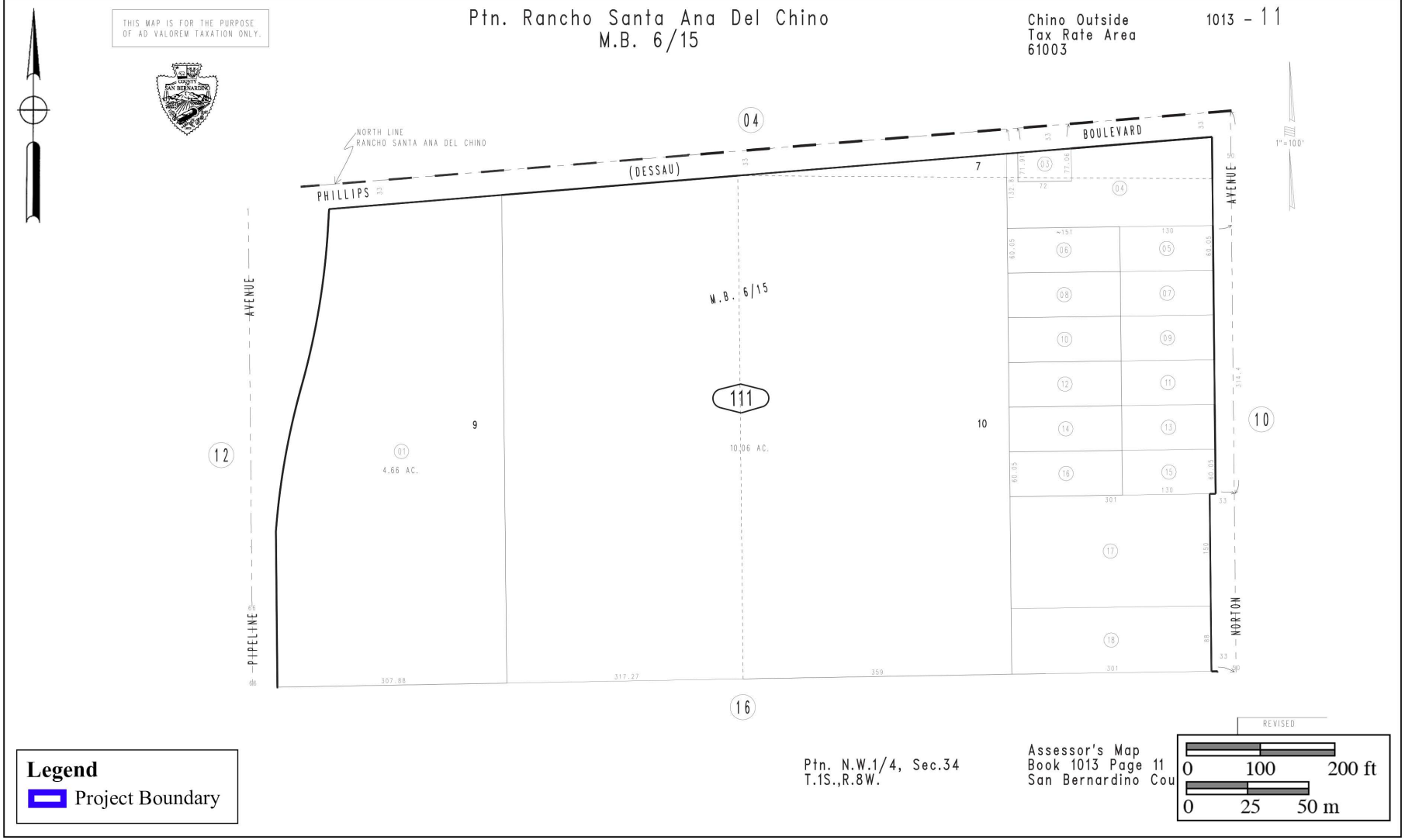


BFSA Environmental Services
A Perennial Company

1954 USGS Map

The Nerio Farms Project

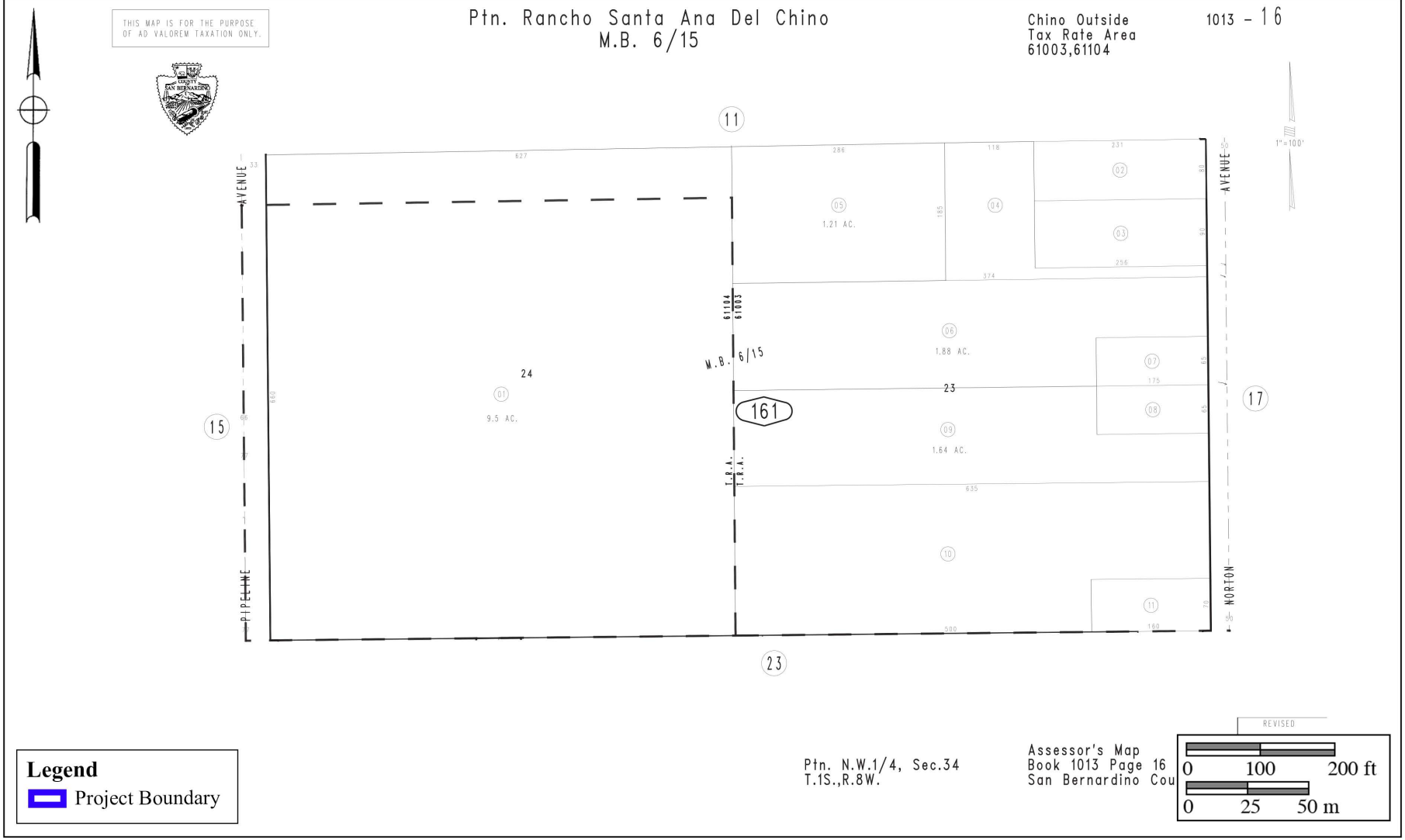
USGS *San Bernardino* Topographic Quadrangle (15-minute series)



BFSA Environmental Services
A Perennial Company

Current Assessor's Parcel Map APN 1013-11

The Nerio Farms Project



BFSA Environmental Services
A Perennial Company

Current Assessor's Parcel Map APN 1013-16

The Nerio Farms Project

APPENDIX E

Confidential Maps

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