

# **CULTURAL RESOURCES STUDY FOR THE 8428 BANANA AVENUE PROJECT**

**FONTANA, SAN BERNARDINO  
COUNTY, CALIFORNIA**

**APNs 0230-031-67 and -68**

**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:**

**Lilburn Corporation  
1905 Business Center Drive  
San Bernardino, California 92408**

***March 14, 2025***



---

**BFSA Environmental Services**  
A Perennial Company

## **Archaeological Database Information**

<b><i>Authors:</i></b>	Kathleen A. Krogh and Jennifer R.K. Stropes
<b><i>Consulting Firm:</i></b>	BFSA Environmental Services, a Perennial Company 14010 Poway Road, Suite A Poway, California 92064 (858) 679-8218
<b><i>Client/Project Proponent:</i></b>	Lilburn Corporation 1905 Business Center Drive San Bernardino, California 92408
<b><i>Report Date:</i></b>	March 14, 2025
<b><i>Report Title:</i></b>	Cultural Resources Study for the 8428 Banana Avenue Project, Fontana, San Bernardino County, California
<b><i>Type of Study:</i></b>	Phase I Cultural Resources Survey and Historic Structure Evaluation
<b><i>USGS Quadrangle:</i></b>	Section 10, Township 1 South, Range 6 West of the <i>Fontana</i> , <i>California</i> (7.5-minute) USGS Quadrangle.
<b><i>Acreage:</i></b>	4.69 acres
<b><i>Key Words:</i></b>	Survey; four historic structures and two standpipes at 8428 Banana Avenue recorded as Temp-1; monitoring of grading is recommended; Temp-1 not significant and preservation not recommended.



## **Table of Contents**

<b><u>Section</u></b>	<b><u>Description</u></b>	<b><u>Page</u></b>
MANAGEMENT SUMMARY/ABSTRACT .....		v
1.0 INTRODUCTION .....		1.0–1
1.1 Project Description.....		1.0–1
1.2 Environmental Setting .....		1.0–1
1.3 Cultural Setting .....		1.0–5
1.3.1 Prehistory.....		1.0–5
1.3.2 Historic Period.....		1.0–8
1.3.3 General History of the City of Fontana .....		1.0–11
1.4 Results of the Archaeological Records Search .....		1.0–16
1.5 Applicable Regulations.....		1.0–17
1.5.1 California Environmental Quality Act.....		1.0–17
2.0 RESEARCH DESIGN .....		2.0–1
3.0 ANALYSIS OF PROJECT EFFECTS .....		3.0–1
3.1 Survey Methods .....		3.0–1
3.2 Results of the Field Survey .....		3.0–1
3.3 Historic Feature Analysis.....		3.0–6
3.3.1 History of the Property: Ownership and Development .....		3.0–9
3.3.2 Description of Surveyed Resources .....		3.0–25
3.3.3 Significance Evaluation .....		3.0–40
3.4 Discussion/Summary .....		3.0–54
4.0 INTERPRETATION OF RESOURCE IMPORTANCE AND IMPACT IDENTIFICATION.....		4.0–1
4.1 Resource Importance .....		4.0–1
4.2 Impact Identification.....		4.0–1
5.0 RECOMMENDATIONS.....		5.0–1
6.0 LIST OF PREPARERS AND ORGANIZATIONS CONTACTED .....		6.0–1
7.0 CERTIFICATION .....		7.0–1
8.0 REFERENCES CITED.....		8.0–1

## **List of Appendices**

Appendix A – Resumes of Key Personnel

Appendix B – Site Forms\*

Appendix C – Archaeological Records Search Results\*

## **List of Appendices (Continued)**

Appendix D – NAHC Sacred Lands File Search Results\*

Appendix E – Confidential Maps\*

Appendix F – Historic Documents

*\*Deleted for public review and bound separately in the Confidential Appendix*

## **List of Figures**

<b><u>Figure</u></b>	<b><u>Description</u></b>	<b><u>Page</u></b>
Figure 1.1–1	General Location Map .....	1.0–2
Figure 1.1–2	Project Location Map (USGS) .....	1.0–3
Figure 1.1–3	Conceptual Site Plan.....	1.0–4
Figure 3.2–1	Cultural Resource Location Map* .....	3.0–5
Figure 3.3–1	Historic Structure Location Map .....	3.0–7
Figure 3.3–2	Building Footprint Map .....	3.0–8

*\*Deleted for public review and bound separately in the Confidential Appendix*

## **List of Plates**

<b><u>Plate</u></b>	<b><u>Description</u></b>	<b><u>Page</u></b>
Plate 3.2–1	Overview from the southeast corner of the project, facing northwest .....	3.0–2
Plate 3.2–2	Overview from the southwest corner of the project, facing northeast .....	3.0–2
Plate 3.2–3	Overview from the northwest corner of the project, facing east.....	3.0–3
Plate 3.2–4	Overview of the western portion of the project, facing southeast .....	3.0–3
Plate 3.2–5	Overview of the standpipe in the northeast corner of the project, facing northeast.....	3.0–4
Plate 3.2–6	Overview of the standpipe in the northwest corner of the project, facing south.....	3.0–4
Plate 3.3–1	Lot 231 on the Fontana Arrow Route Tract No. 2102 .....	3.0–12
Plate 3.3–2	1930 Aerial Photograph .....	3.0–13
Plate 3.3–3	1935 Aerial Photograph .....	3.0–14
Plate 3.3–4	Photograph of Philip L. Epstein.....	3.0–15
Plate 3.3–5	Photograph of Abraham Rothstein.....	3.0–16
Plate 3.3–6	1953 Aerial Photograph .....	3.0–17

### **List of Plates (continued)**

<b><u>Plate</u></b>	<b><u>Description</u></b>	<b><u>Page</u></b>
Plate 3.3–7	1959 Aerial Photograph .....	3.0–18
Plate 3.3–8	1960 Aerial Photograph .....	3.0–20
Plate 3.3–9	1966 Aerial Photograph .....	3.0–21
Plate 3.3–10	1993 Aerial Photograph .....	3.0–22
Plate 3.3–11	2006 Aerial Photograph .....	3.0–23
Plate 3.3–12	Current Aerial Photograph .....	3.0–24
Plate 3.3–13	East (Primary) Façade of the Single-Family Residence Constructed by 1930 within APN 0230-031-68, Facing West.....	3.0–27
Plate 3.3–14	South Façade of the Single-Family Residence Constructed by 1930 within APN 0230-031-68, Facing North .....	3.0–28
Plate 3.3–15	West Façade of the Single-Family Residence Constructed by 1930 within APN 0230-031-68, Facing East .....	3.0–29
Plate 3.3–16	North Façade of the Single-Family Residence Constructed by 1930 within APN 0230-031-68, Facing Southeast. ....	3.0–30
Plate 3.3–17	South Façade of the Poultry House, Facing Northwest. ....	3.0–32
Plate 3.3–18	North Façade of the Poultry House, Facing South. ....	3.0–33
Plate 3.3–19	East (Primary) Façade of the Single-Family Residence Constructed Between 1960 and 1966 within APN 0230-031-67, Facing West.....	3.0–36
Plate 3.3–20	West Façade of the Single-Family Residence Constructed Between 1960 and 1966 within APN 0230-031-67, Facing East .....	3.0–37
Plate 3.3–21	North and West Façades of the Single-Family Residence Constructed Between 1960 and 1966 within APN 0230-031-67, Facing Southeast .....	3.0–38
Plate 3.3–22	South Façade of the Single-Family Residence Constructed Between 1960 and 1966 within APN 0230-031-67, Facing Northeast.....	3.0–39
Plate 3.3–23	East Façade of the Detached Garage, Facing West .....	3.0–41
Plate 3.3–24	North Façade of the Detached Garage, Facing South.....	3.0–42
Plate 3.3–25	West Façade of the Detached Garage, Facing East .....	3.0–43
Plate 3.3–26	South Façade of the Detached Garage, Facing Northeast.....	3.0–44

### **List of Tables**

<b><u>Table</u></b>	<b><u>Description</u></b>	<b><u>Page</u></b>
Table 1.4–1	Archaeological Resources Located Within One-Half Mile of the Project .....	1.0–16

**List of Tables (continued)**

<b><u>Table</u></b>	<b><u>Description</u></b>	<b><u>Page</u></b>
Table 3.3–1	Ownership History of APN 0230-031-67 .....	3.0–10
Table 3.3–2	Ownership History of APN 0230-031-68 .....	3.0–10

## **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 8428 Banana Avenue Project. The 4.69-acre study area for the project is identified as Assessor's Parcel Numbers (APNs) 0230-031-67 and -68 and is located west of the intersection of Banana Avenue and Chagall Lane in the Fontana area in unincorporated San Bernardino County, California. The project is situated within Section 10, Township 1 South, Range 6 West, as shown on the United States Geological Survey (USGS) *Fontana, California* Quadrangle. The project includes the construction of a multi-family residential development with associated infrastructure.

As proposed, the project would demolish the two existing single-family residences as well as a detached garage, two standpipes, and a poultry house. According to the earliest aerial photographs from the area, most of the subject property was used agriculturally from as early as 1930. The property currently contains a single-family residence and poultry house constructed within APN 0230-031-68 by 1930 and a single-family residence and detached garage constructed within APN 0230-031-67 between 1960 and 1966. The two standpipes were constructed at an unknown date within APN 0230-031-68.

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 also requested from the Native American Heritage Commission (NAHC).

Survey conditions were generally good, but ground visibility was poor throughout the survey due to the presence of the buildings and overgrown vegetation. The survey resulted in the identification of two standpipes, two single-family residences, a detached garage, and a poultry house. The three buildings and poultry house were constructed between 1930 and 1966 and the two standpipes constructed at an unknown date are likely associated with the expansion of agricultural groves between 1935 and 1953. These resources meet the age threshold under the National Register (36 CFR 60.4) and the California Code of Regulations (CCR § 4852) to require evaluations of potential eligibility to the California Register of Historical Resources (CRHR). Because these resources would be impacted by development, their evaluation was needed to address potentially significant impacts to historical resources. BFSa evaluated the resources as part of this study.

While the resources meet the age threshold of 50 years to be evaluated, they were not designed by an architect of importance, do not possess any architecturally important elements, and

the owners were not historically significant to the community. Therefore, the resources do not meet the criteria to be eligible for the CRHR. Although the historic resources were evaluated as not CEQA-significant, the potential exists that unidentified cultural resources may be present that are related to the historic use of the area since at least the 1930s. Based upon this potential, archaeological 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. Should potentially significant cultural deposits be discovered, mitigation measures will be implemented to reduce the effects of the grading impacts. If prehistoric cultural resources are discovered, Native American monitoring would be required for all subsequent earthwork for the project. 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 within Appendix A.

## **1.0 INTRODUCTION**

### **1.1 Project Description**

The archaeological survey program for the 8428 Banana Avenue Project was conducted in order to comply with CEQA and County of San Bernardino environmental compliance procedures. The 4.69-acre project is located directly west of the intersection of Banana Avenue and Chagall Lane in the Fontana area of unincorporated San Bernardino County, California (APNs 0230-031-67 and -68) (Figure 1.1–1). According to the legal description, the project is situated within Lot 231 of Fontana Arrow Route Tract No. 2102 in San Bernardino. It is situated within Section 10, Township 1 South, Range 6 West, as shown on the USGS *Fontana, California* Quadrangle (Figure 1.1–2). The project includes the construction of a multi-family residential development that would require all the buildings, structures, and features within the property to be demolished (Figure 1.1–3).

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 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.

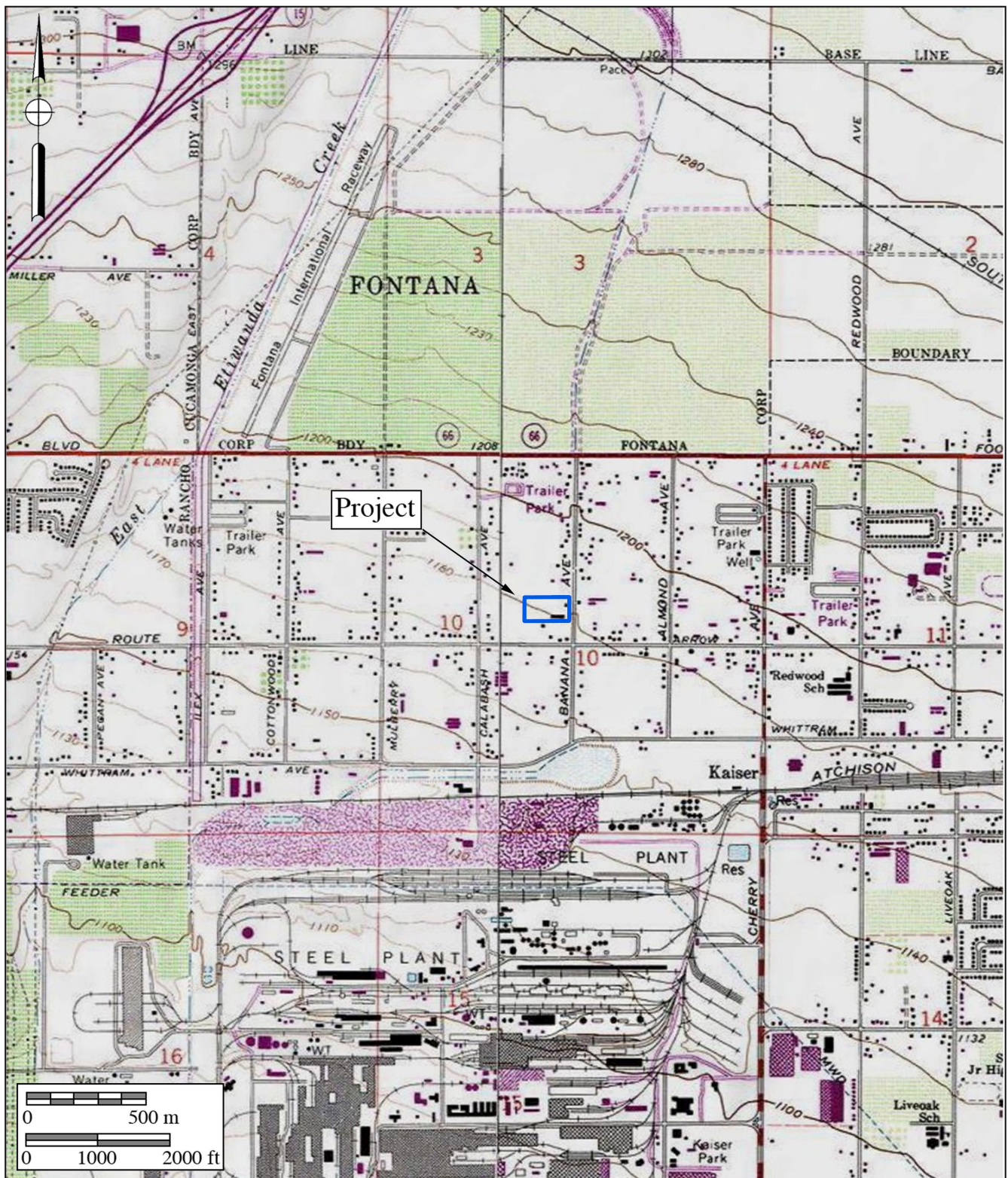
### **1.2 Environmental Setting**

The 8428 Banana Avenue Project is generally located in southwestern San Bernardino County near the city of Fontana. The subject property is part of the Chino Basin, south of the San Gabriel Mountains, north of the Jurupa Mountains, and west of the San Bernardino Mountains. The San Gabriel Mountains extend east from Newhall Pass in Los Angeles County to the Cajon Pass in San Bernardino County. These mountains are part of the Transverse Ranges with peaks exceeding 9,000 feet above mean sea level (AMSL). The project is located near the western margin of the broad Lytle Creek alluvial fan that emanates from the San Gabriel Mountains, approximately six to seven miles to the northeast as a result of uplift and dissection of the eastern San Gabriel Mountains. The main source of these sediments is from the Lytle Creek drainage (Morton and Miller 2006). Geologically, the project is underlain by late Holocene-aged, very young alluvial-fan deposits mostly composed of sand (Wirths 2025). The subject property is relatively flat, with an average elevation of approximately 1,185 feet AMSL. Soils on the property are characterized as Tujunga loamy sand, 0 to 5 percent slopes (NRCS 2019). No natural features that are often associated with prehistoric sites, such as bedrock outcrops or natural sources of water, are visible on aerial photographs or maps of the project.



**Figure 1.1–1**  
**General Location Map**  
The 8428 Banana Avenue Project  
Esri World Topographic Map

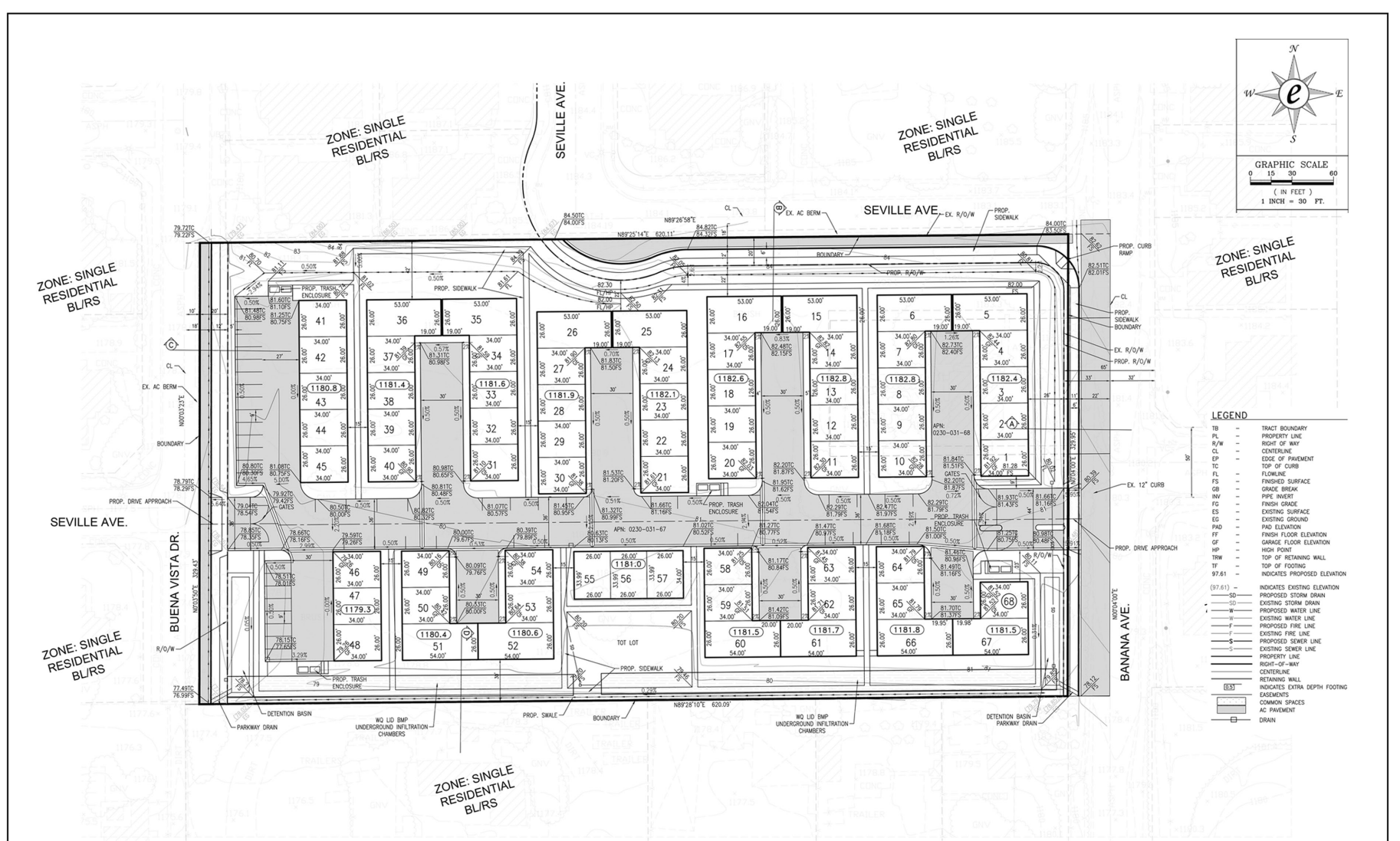




**Figure 1.1–2**  
**Project Location Map**

The 8428 Banana Avenue Project  
 USGS *Fontana* Quadrangle (7.5-minute series)





### **1.3 Cultural Setting**

#### *1.3.1 Prehistory*

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

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

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

The Paleo Indian Period is associated with the terminus of the late Pleistocene (12,000 to 10,000 YBP). The environment during the late Pleistocene was cool and moist, which allowed for glaciation in the mountains and the formation of deep, pluvial lakes in the deserts and basin lands (Moratto 1984). However, by the terminus of the late Pleistocene, the climate became warmer, which caused 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 1967, 1973; Fagan 1991). The coastal shoreline at 10,000 YBP, depending upon the particular area of the coast, was near the 30-meter isobath, or two to six kilometers further west than its present location (Masters 1983).

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

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

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

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

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

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

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

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

Cottonwood series points. Other hallmarks of the Late Prehistoric Period include extensive trade networks as far reaching as the Colorado River Basin and cremation of the dead.

**Protohistoric Period (Late Holocene: 1790 to Present)**

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 went as far as Cajon Pass and portions of Hesperia. Bean and Smith (1978) noted that it was uncertain if the Vanyume spoke a dialect of Serrano or a separate Takic-based language. However, King and Blackburn (1978) suggest that 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 around 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 within 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 as well as 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).

The Serrano and Vanyume, however, were primarily hunters and 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. The bow and arrow were used for large game, while smaller game and birds were killed with curved throwing sticks, traps, and snares. Occasionally, game was hunted communally, often during mourning ceremonies (Benedict 1924; Drucker 1937; Heizer 1978). 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.

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

from 4,000 to as many as 10,000 individuals (Bean and Shipek 1978; Kroeber 1976).

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

Serrano contact with Europeans may have occurred as early as 1771 or 1772. The Spanish established *asistencias* in San Bernardino, Pala, and Santa Ysabel. Between the founding of the *asistencia* and secularization in 1834, most of the Serrano Indians 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 more vulnerable to theft. In order to protect their interests, the southern California missions began to expand inland to try and provide additional security (Beattie and Beattie 1939; Caughey 1970). In order to meet their needs, the Spaniards embarked upon a formal expedition in 1806 to find potential locations within what is now the San Bernardino Valley. As a result, by 1810, Father Francisco Dumetz of Mission San Gabriel succeeded in establishing a religious site, or *capilla*, at a Cahuilla rancheria called Guachama (Beattie and Beattie 1939). San Bernardino Valley received its name from this site, which was dedicated to San Bernardino de Siena by Father Dumetz. The Guachama rancheria was located in present-day Bryn Mawr in San Bernardino County.

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

Mexico achieved independence from Spain in 1822 and became a federal republic in 1824. As a result, both Baja and Alta California became classified as territories (Rolle 1969). Shortly after, the Mexican Republic sought to grant large tracts of private land to its citizens to begin to encourage immigration to California and to establish its presence in the region. Part of the establishment of power and control included the desecularization of the missions circa 1832. These same missions were also located on some of the most fertile land in California and, as a result, were considered highly valuable. The resulting land grants, known as “*ranchos*,” covered expansive portions of California and by 1846, more than 600 land grants had been issued by the

Mexican government.

Rancho Jurupa was the first rancho to be established and was issued to Juan Bandini in 1838. Although Bandini primarily resided in San Diego, Rancho Jurupa was located in what is now Riverside County (Pourade 1963). A review of Riverside County place names quickly illustrates that many of the ranchos in Riverside County lent their names to present-day locations, including Jurupa, El Rincon, La Sierra, El Sobrante de San Jacinto, La Laguna (Lake Elsinore), Santa Rosa, Temecula, Pauba, San Jacinto Nuevo y Potrero, and San Jacinto Viejo (Gunther 1984). As was typical of many ranchos, these were all located in the valley environments within western Riverside County.

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

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

Native American culture had been disrupted to the point where they could no longer rely upon prehistoric subsistence and social patterns. Not only does this illustrate how dependent the Native Americans had become upon the missionaries, but it also indicates a marked contrast in the way the Spanish treated the Native Americans compared to the Mexican and United States ranchers. Spanish colonialism (missions) is based upon utilizing human resources while integrating them into their society. The 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).

### *1.3.3 General History of the City of Fontana*

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

Pope passed away in 1878 amid water rights conflicts between grant owners (himself) and settlers surrounding his Fontana-area lands. As a result of the water rights conflict, in which the United States Supreme Court sided with the grant owners, the Lytle Creek Water Company was formed in 1881. The purpose of the Lytle Creek Water Company was to:

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

The Semi-Tropic Land and Water Company was incorporated in 1887. That year, the company platted the settlement of Rosena, but no structures were erected. By 1888, the company

had acquired “something more than twenty-eight thousand five hundred acres of land, embracing the channel of Lytle creek for ten miles” (Hall 1888). In the early 1900s:

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

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

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

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

Kaiser Steel was founded in Fontana in the 1940s and became one of the main producers of steel west of the Mississippi River. The facility was financed and built by the wartime government agency known as the Defense Plant Corporation (DPC) and was one of two steel plants in the west (Graves 2010). To provide for his workers’ health needs, Henry J. Kaiser constructed the Fontana Kaiser Permanente medical facility, which is now the largest managed care organization in the United States. According to Cornford (1995):

For hundreds of Dustbowl refugees from the Southwest, still working in the orchards at the beginning of World War Two, Kaiser Steel was the happy ending to the Grapes of Wrath. Construction of the mill drained the San Bernardino Valley

of workers, creating an agricultural labor shortage that was not relieved until the coming of the braceros in 1943. Kaiser originally believed that he could apply his Richmond methods to shaping the Fontana workforce: leaving the construction crews in place and “training them in ten days to make steel” under the guidance of experts hired from the East. But he underestimated the craft knowledge and folklore, communicated only through hereditary communities of steelworkers, that were essential to making steel. Urgent appeals, therefore, were circulated through the steel valleys of Pennsylvania, Ohio, and West Virginia, recruiting draft-exempt steel specialists for Fontana.

The impact of five thousand steelworkers and their families on local rusticity was predictably shattering. The available housing stock in Fontana and western San Bernardino County (also coveted by incoming military families) was quickly saturated. With few zoning ordinances to control the anarchy, temporary and substandard shelters of every kind sprouted up in Fontana and neighboring districts like Rialto, Bloomington, and Cucamonga. Most of the original blast furnace crew was housed in a gerrybuilt trailer park known affectionately as “Kaiserville.” Later arrivals were often forced to live out of their cars. The old Fontana Farms colonists came under great pressure to sell to developers and speculators. Others converted their chicken coops to shacks and rented them to single workers—a primitive housing form that was still common through the 1950s.

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

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

Wallis (2018) elaborates:

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

Following the war:

... the [Kaiser] Health Plan in Fontana went public, and with the strong support of labor unions like the Retail Clerks International Union and the International Longshoremen and Warehousemen Union it began to grow throughout the region.

The first facility outside of Fontana was established in Harbor City in 1950 when the entire West Coast ILWU signed up for the plan. (Cushing 2013)

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

After the turbulent, sometimes violent, transitions of the 1940s, Fontana settled down into the routines of a young milltown. The Korean War boom enlarged the Kaiser workforce by almost 50 per cent and stimulated a new immigration from the

East that reinforced the social weight of traditional steelworker families. The company devoted new resources to organizing the leisure time of its employees, while the union took a more active role in the community. The complex craft subcultures of the plant intersected with ethnic self-organization to generate competing cliques and differential pathways for mobility. At the same time, the familiar sociology of plant-community interaction was overlaid by lifestyles peculiar to Fontana's Millerian heritage and its location on the borders of metropolitan Los Angeles and the Mojave Desert. Although locals continued to joke that Fontana was just Aliquippa with sunshine, it was evolving into a sui generis working-class community. (Cornford 1995)

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

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

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

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

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

### 1.4 Results of the Archaeological Records Search

BFSA requested an archaeological records search for a half-mile radius around the project from the SCCIC at CSU Fullerton on February 27, 2025 (Appendix C). According to the records search results, eight resources have been recorded within one-half mile of the project, none of which are located within the subject property. All of the recorded resources consist of historic sites. These resources include three single-family properties, the Kaiser Steel Mill, a segment of Foothill Boulevard/U.S. Highway 66, the West Fontana Flood Control Channel, and a foundation with associated landscaping and wall (Table 1.4–1).

**Table 1.4–1**

Archaeological Resources Located Within One-Half Mile of the Project

Site(s)	Description
SBR-2910H	Historic Foothill Boulevard/U.S. Highway 66
SBR-4131H	Historic Kaiser Steel Mill
P-36-013624, P-36-013625, P-36-020311, and P-36-020312	Historic single-family property
SBR-12,735H	Historic foundation, landscaping, and wall
P-36-029538	Historic West Fontana Flood Control Channel

The records search also identified 15 cultural resources studies previously conducted within one-half mile of the project, none of which overlap the subject property.

In addition, BFSA reviewed the following historic sources:

- The NRHP Index
- The Office of Historic Preservation (OHP), Archaeological Determinations of Eligibility
- The OHP, Built Environment Resources Directory
- Bureau of Land Management (BLM) General Land Office (GLO) records
- 1896, 1898, 1901, 1942, and 1954 *San Bernardino, California* 15-minute USGS topographic maps
- 1943, 1953, and 1967 *Fontana, California* 7.5-minute USGS topographic maps
- 1938 to 2025 historic aerial photographs

These sources indicated the presence of two residences, a detached garage, and a poultry house constructed over 50 years ago. As well as two standpipes constructed at an unknown date. Historic aerial images demonstrate that as early as 1930, a long, rectangular poultry house and a single-family residence were present within the eastern half of the subject property within APN 0230-031-68. Both structures are also present in the 1953 and 1967 topographic maps. Between 1960

and 1966, an additional single-family residence and a detached garage were constructed in APN 0230-031-67 directly north of the 1930-era residence. All of the buildings are associated with the address 8428 Banana Avenue. While the construction of the single-family residence and poultry house in APN 0230-031-68 predates the earliest aerial photograph from 1930, it can be inferred that the subject property was used agriculturally from at least 1930 until the mid-twentieth century, after which the west half of the property became vacant, and the east half of the property was used solely for residential purposes.

BFSA also requested a SLF search from the NAHC, which was negative for the presence of any recorded Native American sacred sites or locations of religious or ceremonial importance within one mile of the project. All correspondence is provided in Appendix D.

## **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 an 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 on 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 8428 Banana Avenue Project included the survey of a 4.69-acre study area and the assessment of two single-family residences, a detached garage, and a poultry house constructed between 1930 and 1966 and two standpipes constructed at an unknown date. 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 resources, the research process was focused upon the built environment and those individuals associated with the ownership, design, and construction of the resources. Although historic structure evaluations are limited in terms of the amount of information available, several specific research questions were developed that could be used to guide the initial investigations of any observed historic resources:

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

- with the nearby structures, qualify as a contributor to a potential historic district?
- Was the building designed or constructed by a significant architect, designer, builder, or contractor?

### **Data Needs**

At the survey level, the principal research objective is a generalized investigation of changing settlement patterns in both the prehistoric and historic periods within the study area. The overall goal is to understand settlement and resource procurement patterns of the project area occupants. Further, the overall goal of the historic structure assessment is to understand the construction and use of the building within its 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;
- 3) To place each cultural resource identified within a regional perspective;
- 4) To identify persons or events associated with any buildings and their construction; and
- 5) To provide recommendations for the treatment of each cultural and historic resource identified.

### **3.0 ANALYSIS OF PROJECT EFFECTS**

The cultural resources study of the project consisted of an institutional records search, archival research, an intensive cultural resource survey of the entire 4.69-acre study area, 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**

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 five meters apart while visually inspecting the ground surface. All potentially sensitive areas where cultural resources might be located were closely inspected. Photographs documenting survey areas and overall survey conditions were taken frequently.

#### **3.2 Results of the Field Survey**

BFSA archaeologist John Baber conducted the archaeological survey for the 8428 Banana Avenue Project on February 19, 2025. The archaeological survey was an intensive reconnaissance consisting of a series of survey transects across the project. While the entire project was accessible, ground surface visibility was poor due to the presence of buildings and overgrown vegetation (Plates 3.2–1 to 3.2–4). Two standpipes were identified, one within the northeast corner of the property and the other within the southwest corner of the property (Plates 3.2–5 and 3.2–6). Additionally, two residences, a detached garage, and a poultry house were observed on the eastern half of the property. One of the single-family residences and the long, rectangular poultry house were constructed within APN 0230-031-68 by 1930. While the standpipes, also located within APN 0230-031-68, were constructed at an unknown date. Between 1960 and 1966, an additional single-family residence and a detached garage were constructed north of the 1930s-era residence in APN 0230-031-67. The two standpipes, two single-family residences, detached garage, and poultry house were recorded as Site Temp-1 (Figure 3.2–1).



**Plate 3.2-1: Overview from the southeast corner of the project, facing northwest.**



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



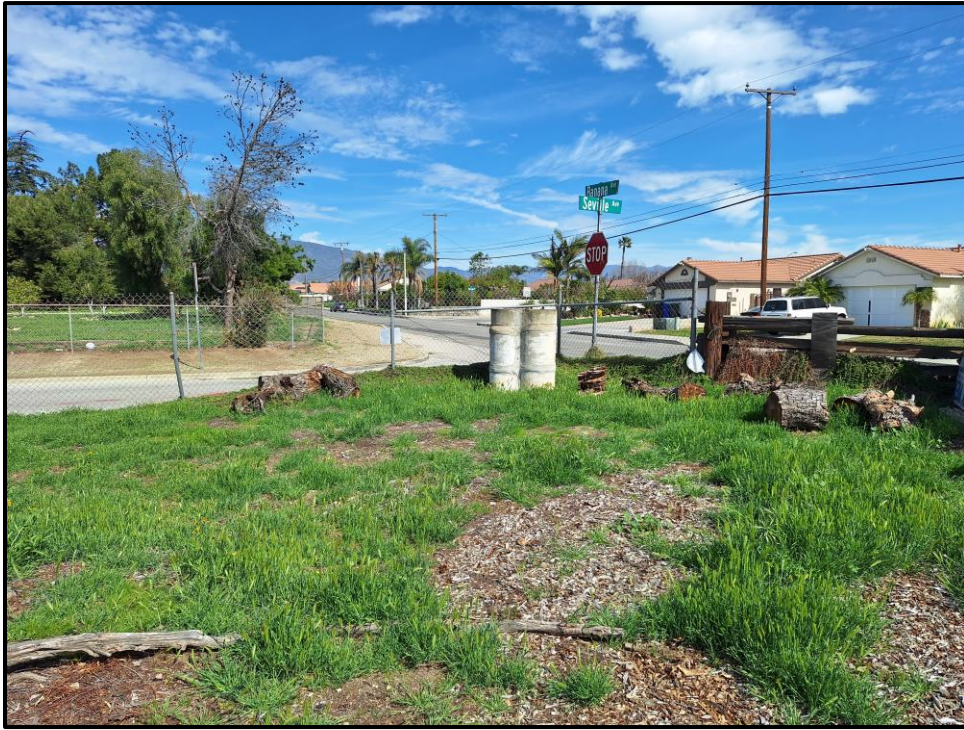


**Plate 3.2-3: Overview from the northwest corner of the project, facing east.**



**Plate 3.2-4: Overview of the western portion of the project, facing southeast.**





**Plate 3.2–5: Overview of the standpipe in the northeast corner of the project, facing northeast.**



**Plate 3.2–6: Overview of the standpipe in the northwest corner of the project, facing south.**

**Figure 3.2-1**  
**Cultural Resource Location Map**  
*(Deleted for Public Review; Bound Separately)*



### **3.3 Historic Feature Analysis**

Within the boundaries of the subject property the following historic structures were identified: two standpipes, two residences, a detached garage, and a poultry house. The standpipes, residence, and poultry house located within APN 0230-031-68 and the residence and detached garage located within APN 0230-031-67 have been assigned the temporary site number Temp-1 (Figure 3.3–1 and 3.3–2). Department of Parks and Recreation (DPR) forms were submitted to the SCCIC, and once processed, the SCCIC will assign the resources permanent site numbers. The following section provides the pertinent field results for the significance evaluation for the resources located within the 8428 Banana Avenue Project.

The southernmost single-family residence located in APN 0230-031-68 was constructed on the property as early as 1930 and exhibits elements of the Ranch architectural style. The long, rectangular poultry house is located south of this residence in APN 0230-031-68 and was also constructed on the property by 1930. The two standpipes were constructed at an unknown date in the northwest and northeast corners of APN 0230-031-68. The single-family residence and detached garage located in APN 0230-031-67 were both constructed on the property between 1960 and 1966, exhibiting elements of the Ranch architectural style. The standpipes, three buildings, and the poultry house are all associated with the address 8428 Banana Avenue. Descriptions and significance evaluations of the historical resources are provided below.



**Figure 3.3–1**  
**Historic Feature Location Map**  
The 8428 Banana Avenue Project





**Figure 3.3-2**  
**Building Footprint Map**  
The 8428 Banana Avenue Project

### *3.3.1 History of the Property: Ownership and Development*

A review of the San Bernardino County Property Information Management System and the San Bernardino Lot Book records indicates that before being divided into separate parcels and assigned to Lot 231 by San Bernardino County, the subject property was part of a large swath of land owned by the Fontana Land Company (Tables 3.3–1 and 3.3–2). As discussed in Section 1.3.3, in 1905, A.B. Miller formed the Fontana Development Company and purchased 17,000 acres of land within the Fontana region (Freeman 2023). The following year, Miller purchased the remaining assets of the Semi-Land Topic and Water Company and created the Fontana Land Company. During the next several decades, land owned by the Fontana Land Company was subdivided and marketed to the public.

The subject property is located in the southeast quarter of the northwest quarter of Section 10, Township 1 South, Range 6 West. The 1922 to 1927 San Bernardino County Lot Book demonstrates that from as early as 1922 the Fontana Land Company owned the northwest quarter of Section 10. In 1927, the northwest quarter of Section 10 was subdivided and incorporated into the Fontana Arrow Route Tract as Section 231 of Tract No. 2102 (Plate 3.3–1). In 1927, Charles T. and Mary Brohammer purchased the subject property from the Fontana Land Company and were the first individual owners of the property following its subdivision. The 1928-1930 California Voter Registration for San Bernardino County lists Chas. T. Brohammer as a rancher living on Banana Street (Ancestry.com 2017b). However, the Brohammers did not own the subject property for long. The 1929 to 1934 San Bernardino County Lot Book indicates that Walter and Adella Goff purchased the property from the Brohammers in 1928. This is confirmed by Los Angeles City Directories that list Charles T. and Mary Brohammer as residents in neighboring Los Angeles County from 1930 to 1943 where Charles worked as a locksmith until his death in 1943 (Ancestry.com 2025b).

The Goffs likewise did not own the subject property for very long. According to the 1929 to 1934 San Bernardino County Lot Book, Dennis (D.H.) Calley purchased the property in 1929. The 1935 to 1939 and 1940 to 1945 Lot Books also demonstrate that Calley remained the owner of the property until 1945. Historic aerial photographs demonstrate that as early as 1930, the long, rectangular poultry house within the southern portion of the property and the southernmost single-family residence were already constructed within the eastern half of the subject property in what is now APN 0230-031-68 (Plate 3.3–2). As such, it is possible these two structures were built when either the Brohammers, Goffs, or Calley owned the subject property. Subsequent aerial photographs illustrate that the majority of the property was used for agricultural purposes. By 1935, several orchard trees of an unknown type had been planted throughout the property (Plate 3.3–3).

**Table 3.3-1**  
**Ownership History of APN 0230-031-67**

<b>Owner</b>	<b>Year Range</b>
Fontana Fruit Company	1922-1927
NW ¼ of Section 10 divided and incorporated into Tract #2102 Fontana Arrow Route	
Charles T & Mary Brohammer	1927-1928
Walter and Adella Goff	1928-1929
D.H. Calley	1929-1945
Florence M. Hicks	1945
Phillip L. and Judith Epstein	1945-1954
Judith Epstein	1954-1965
Lot 231 divided into two separate parcels (APN 0230-031-67 and -08) in 1966	
Judith and Abraham Rothstein	1966-1973
Abraham Rothstein	1973-2012
Gary M. Epstein	2012-2023
Asad-Shalabi LLC	2023- Present

**Table 3.3-2**  
**Ownership History of APN 0230-031-68**

<b>Owner</b>	<b>Year Range</b>
Fontana Fruit Company	1922-1927
NW ¼ of Section 10 divided and incorporated into Tract #2102 Fontana Arrow Route	
Charles T & Mary Brohammer	1927-1928
Walter and Adella Goff	1928-1929
D.H. Calley	1929-1945

Owner	Year Range
Florence M. Hicks	1945
Phillip L. and Judith Epstein	1945-1954
Judith Epstein	1954-1965
Lot 231 divided into two separate parcels (APN 0230-031-67 and -08) in 1966	
Judith Epstein	1965-1992
Abraham Rothstein, Gary M. Epstein, and Gordon Epstein	1992-2023
Asad-Shalabi LLC	2023- Present



# TRACT NO. 2102

## FONTANA ARROW ROUTE TRACT

SCALE: 1 IN. = 300 FT.

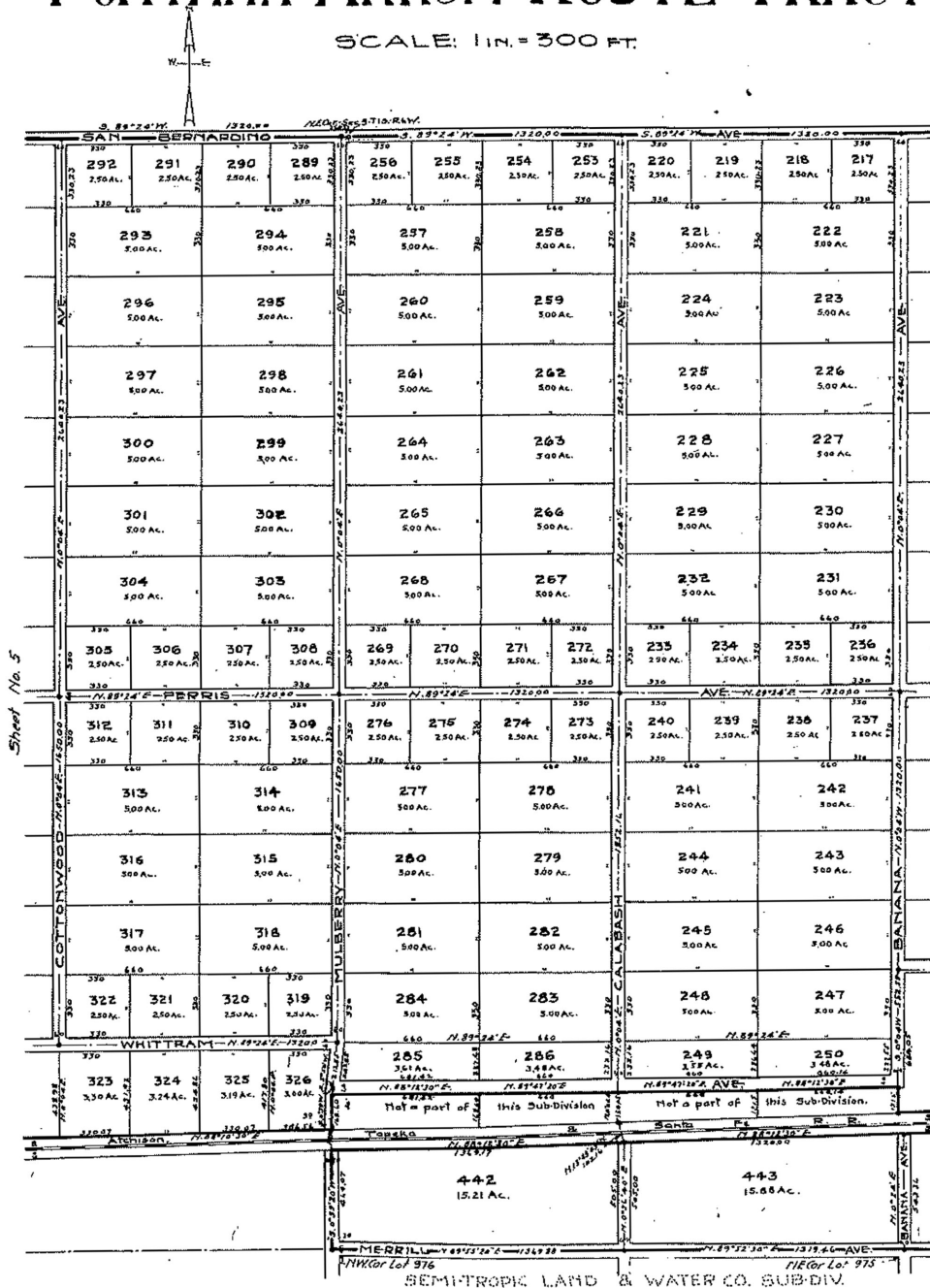


Plate 3.3-1

Lot 231 on the Fontana Arrow Route Tract No. 2102

The 8428 Banana Avenue Project





Plate 3.3–3 1935 Aerial Photograph

Calley was born in Ashland, Grafton County, New Hampshire on October 16, 1880 (Ancestry.com 2012). On December 1, 1905, Calley married Edith Lives in Ashland, New Hampshire (Ancestry.com 2013). They had two children together, Wayland Leslie Calley and Herbert Calley. During the early twentieth century, D.H. and Edith Calley moved from New Hampshire to Los Angeles County. World War I Draft Registration Cards demonstrate that D.H. and Edith Calley were living in Los Angeles County between 1917 and 1918 (Ancestry.com 2005). Further, the 1920 census indicates that D.H. and Edith Calley and their two sons lived on Magnolia Avenue in Burbank, California and that D.H. Calley worked in the ranch industry as a poultry man (Ancestry.com 2010a).

The 1930 census shows that by 1930 D.H. and Edith Calley were no longer living together (Ancestry.com 2002). Edith Calley continued to live with her sons at their residence in Magnolia Avenue, while D.H. Calley had relocated to East Flower Street in Burbank, California where he was listed as a caretaker and lodger. This corresponds to the same time when D.H. Calley purchased the subject property in 1929. The 1934, 1938, and 1944 California Voter Registration records indicate that Calley resided at 188 North Banana Avenue during this time period and worked as a rancher (Ancestry.com 2025a). Although this address number is different from the current address, a 1933 directory in the *San Bernardino County Sun* (1933) lists Calley at “Tr 2102 Fontana Arrow Route Lot 231 4.78 Ac,” confirming that he resided within the subject property. The 1940 census demonstrates that Calley continued working as a rancher and owned the house at Banana Avenue where he was the single resident (Ancestry.com 2012). The poultry house within the southern portion of the property most likely reflects Calley’s use of the property for his occupation as a rancher in the poultry industry. Additionally, the above information confirms that Calley resided at the single-family residence constructed on the project by 1930. The 1946 to 1951 San Bernardino Lot Book demonstrates that Calley sold the property in 1945 to Florence M. Hicks. However, the same year Philip L. and Judith Epstein purchased the property from Hicks. This is confirmed by Lot Book records and the California Voter Registrations records that indicate Mrs. Florence M. Hicks resided at North Calabash Avenue in 1946 and at 160 North Banana Avenue in 1948 and 1950 (Ancestry.com 2017b).

Philip L. Epstein was born January 12, 1912, in Grant Rapids, Michigan (Plate 3.3–4). Epstein’s father, Frank Epstein, was an immigrant from Poland and his mother, Ida Epstein, was an immigrant from Latvia. The 1930 census indicates that by this period Epstein and his family had relocated to Los Angeles, California, where he lived on Pomeroy Avenue with his parents and four siblings (Ancestry.com 2002). In 1930, Epstein attended Abraham Lincoln High School and subsequently attended Los Angeles Junior College in 1933 (Ancestry.com 2010b). His wife Judith was born Judith Kellman on September 22, 1916, in New York, New York to Russian immigrants



**Plate 3.3–4: Photograph of Philip L. Epstein.**  
(Photograph courtesy of Ancestry.com 2010b)

Samuel Kellman and Gertrude Cutler (Ancestry.com 2006). The 1930 census indicates that at this time Kellman was living with her parents in Bronx, New York. Epstein and Kellman were married in California on March 23, 1938 (Ancestry.com 2017a). The 1940 census demonstrates that at this time both Philip and Judith Epstein were living in Los Angeles, California on Pomeroy Avenue (Ancestry.com 2012). At the time, Philip Epstein worked as a draftsman for the government. Additionally, the 1940 census notes that the couple's residence in 1935 was Oakland, California.

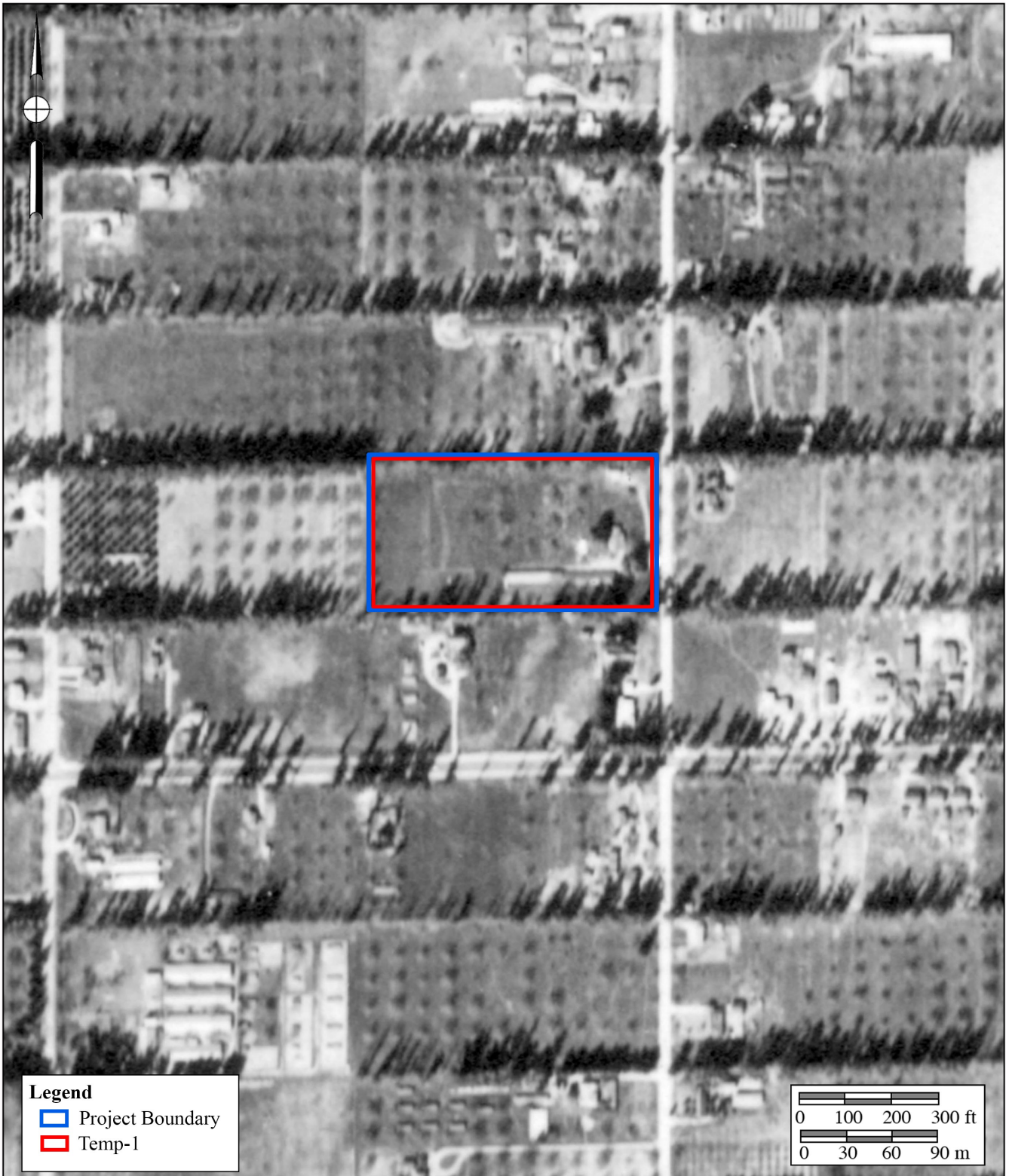
The Lot Book records indicate that by 1945, the Epstein's had moved from Los Angeles and purchased the subject property. The 1950 census demonstrates that by 1950, the Epstein's were living in Fontana, where Philip Epstein worked as a chicken farmer for his own business (Ancestry.com 2022). Philip and Judith Epstein's two sons, Gary M. and Gordon L. Epstein, lived with them as well. On December 28, 1950, Philip Epstein passed away at Mt. Sinai Hospital in Los Angeles (*San Bernardino County Sun* 1950). The *San Bernardino County Sun* (1950) noted that Epstein was a resident at 188 North Banana Avenue for several years and had served as the secretary of the local farmers group while he lived in Fontana.



**Plate 3.3–5: Photograph of  
Abraham Rothstein.  
(Photograph courtesy of  
Ancestry.com 2010b)**

After the passing of her husband Philip Epstein, Judith Epstein continued to reside at 188 North Banana Avenue as shown by the 1952 California Voter Registrations records (Ancestry.com 2017b). The 1953 historic aerial photograph also demonstrates that at this time a northern addition was constructed on the 1930s-era single-family residence (Plate 3.3–6). The San Bernardino County Lot Book records indicate that Judith Epstein was the sole owner of the property from 1954 to 1965. In 1957, Judith was remarried to Abraham (Abe) Rothstein in Clark County, Nevada and became Judith Rothstein (Ancestry.com 2007a; Plate 3.3–5). Abe Rothstein was born in Hartford, Connecticut on October 22, 1922, to Moldovan immigrants Nathan Rothstein and Mollie Malvina Veltman. Historic aerial photographs illustrate the construction of western and southern additions to the 1930s-era single-family residence by 1959 (Plate 3.3–7). California Voter Registrations records from 1960 and 1962 demonstrate that Abe and Judith Rothstein were both residents at 8428 Banana Avenue, indicating that the

address of the property had changed from 188 North Banana Avenue to 8428 Banana Avenue (Ancestry.com 2017b).







Judith and Abe Rothstein are listed in the 1966-1984 California Divorce Index twice as getting divorced in 1966 and 1969 (Ancestry.com 2007b). This corresponds with several other changes that occurred within the subject property. In 1966, Lot 231 was divided into APNs 0230-031-67 and -68. Under the name Judith Epstein, Judith retained ownership of APN 0230-031-68. This parcel included the 1930s-era single-family residence and poultry house. Both Judith and Abe Rothstein became co-owners of APN 0230-031-67. Sometime between 1960 and 1966, two additional buildings were constructed north of the 1930s-era single-family residence within APN 0230-031-67 (Plates 3.3–8 and 3.3–9). These buildings consist of an additional single-family residence and a detached garage that are still extant within the property.

On December 27, 1984, Judith Rothstein died and was noted to be survived by her husband Abe Rothstein and her two sons Gary and Gordon Epstein (*San Bernardino County Sun* 1985). Following Judith's death, Abe Rothstein continued to live at 8428 Banana Avenue and was an avid reader and subscriber of the *San Bernardino County Sun* as shown by the numerous times he was interviewed, and his comments were published in the newspaper during the late twentieth century. Rothstein remained the primary owner of APN 0230-031-67. Following the death of Judith Rothstein, APN 0230-031-68 was divided evenly between Abe and Judith Rothstein's two surviving sons, Gary and Gordon Epstein. Based upon historic aerial photographs, between 1990 and 1993, a pool was constructed within the backyard of APN 0230-031-67 and the eastern half of the poultry house was removed (Plate 3.3–10). Aerial photographs demonstrate that by 2006, the northern addition of the 1930s-era structure had been removed (Plate 3.3–11). It is possible the northern addition had been removed earlier; however, trees adjacent to the residence hinder visibility of the northern addition for much of the later twentieth century. Additionally, by 2013 the pool in APN 0230-031-67 had been filled. After Rothstein's death in 2012, Gary Epstein and later the Gary and Marsha Epstein Revocable Trust became the sole owners of APN 0230-031-67 until it was sold to Asad-Shalabi, LLC in 2023. Similarly, APN 0230-031-68 was acquired by Asad-Shalabi, LLC in 2023 (Plate 3.3–12).

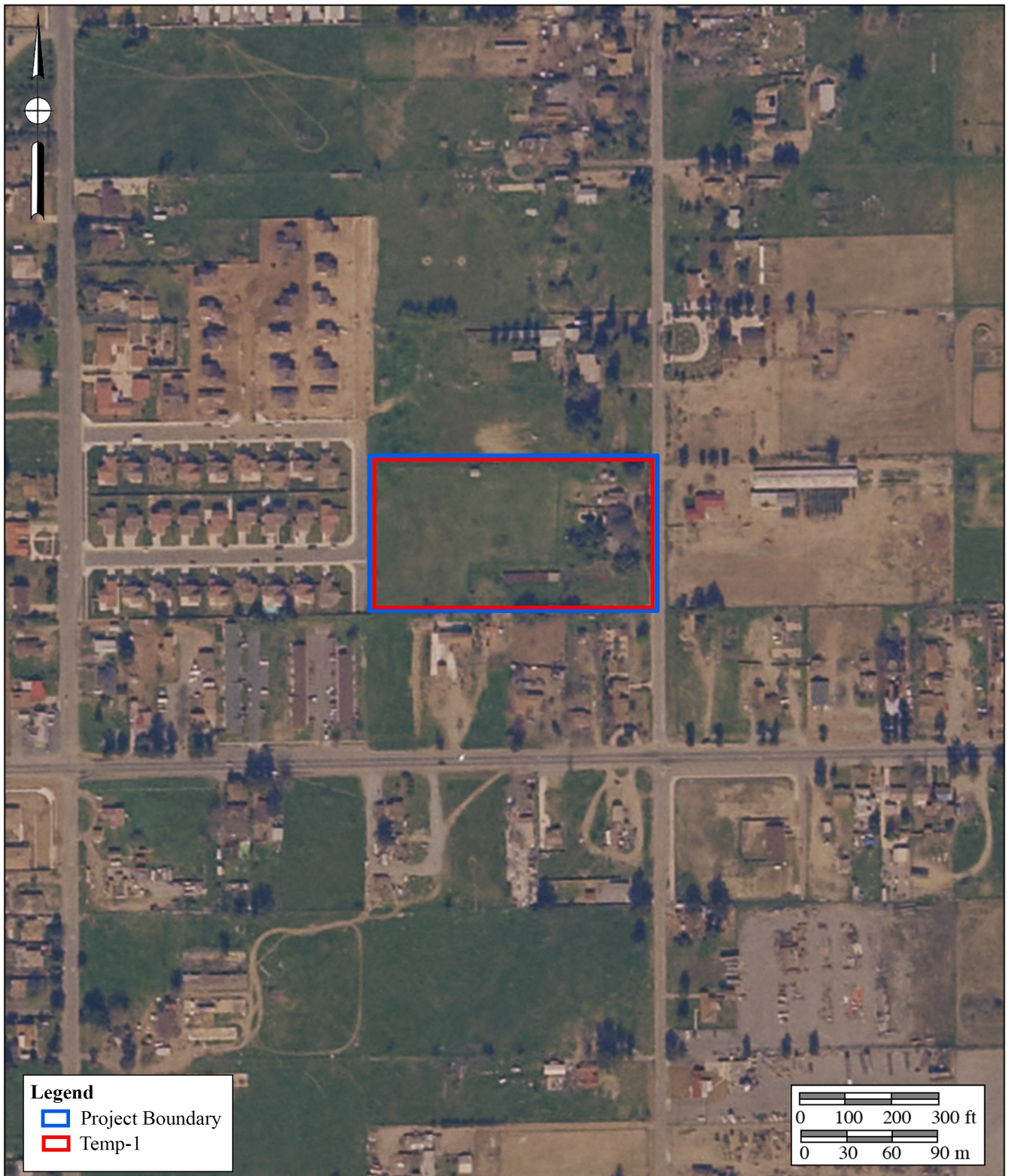




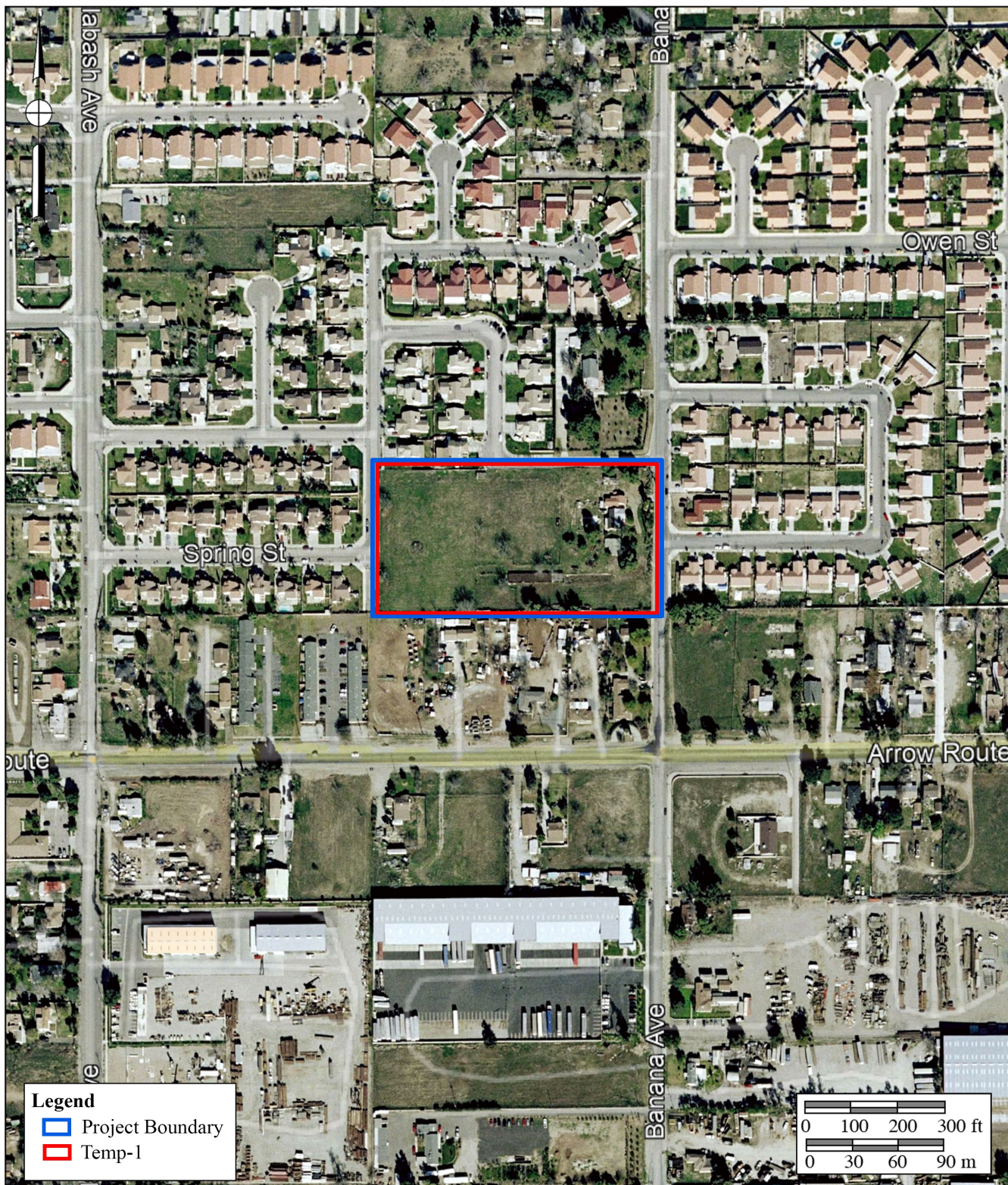




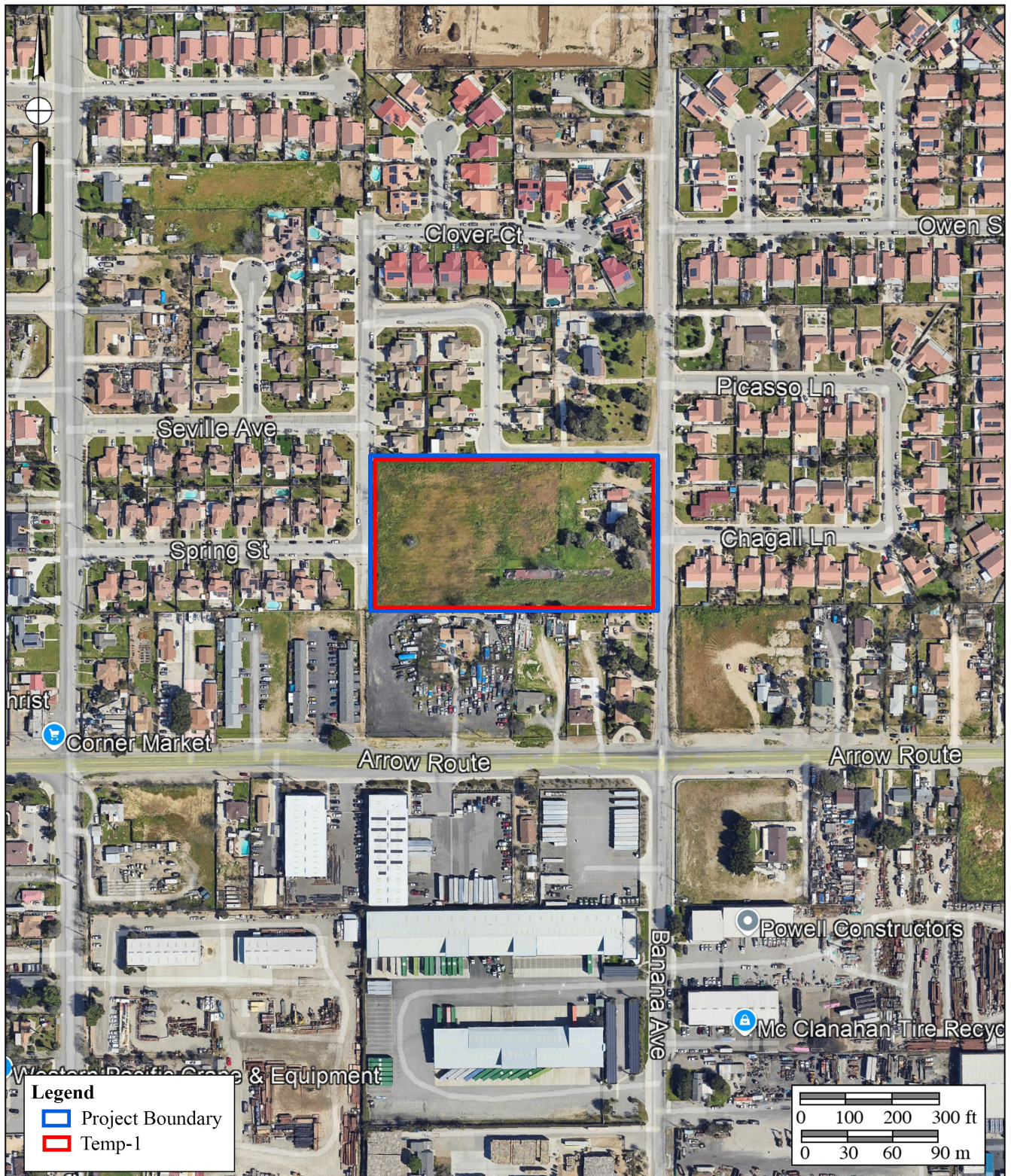














### 3.3.2 Description of Surveyed Resources

#### **APN 0230-031-68**

##### **Single-Family Residence**

Although the Assessor's records do not indicate the construction year for the single-family residence located within APN 0230-031-68, historic aerial photographs demonstrate that the building has been present on the property since 1930. The building was most likely constructed between 1927 and 1930 after Charles T. and Mary Brohammer purchased the property from Fontana Land Company in 1927. Because there were three sets of property owners during this three-year period (Charles T. and Mary Brohammer, Walter and Adella Goff, and D.H. Calley), it is possible that any of these individuals were the first to live in the residence. Nevertheless, Calley, who owned the property between 1929 and 1945, most likely was the first main occupant of the residence. The building exhibits elements of the early Ranch style that became popular in the 1930s. Currently, the residence is in very poor condition.

The single-family residence is located in the southeast portion of the property. The 1930 historic aerial photograph demonstrates that access to the residence was originally provided by a dirt road branching off of Banana Avenue, creating a circular driveway that was situated between the single-family residence and the southwest poultry house. Currently, this dirt driveway does not exist, and a fence blocks direct access to the single-family residence from Banana Avenue.

The single-story residence features a rectangular plan with both a gable and shed roofs. The residence measures approximately 36x36 feet. The residence was constructed using standard frame construction on a concrete foundation. Both the gable and shed roofs are covered with rolled roofing material. Inferiorly located wood boarding is exposed within a large portion of the gable roof's east side. The east gable roof extends beyond the east façade and front porch. This side of the roof is in poor condition as the central portion of the eaves have started to cave in. The shed roof is located on the west side of the residence and covers the western addition constructed between 1953 and 1959. Also, between 1953 and 1959, a southern addition was constructed that extended the gable roof south. Both the main residence and the southern addition gable roofs feature overhanging eaves with exposed rafters. The original structure exhibits a horizontal wooden clapboard exterior while the southern addition features a brick exterior, and the western addition is clad in rustic horizontal wood siding.

The primary (east) façade faces Banana Avenue (Plate 3.3–13). The eastern end of the property is separated from the street by a wood fence. The front entry is recessed under the extended gable roof that is supported by six irregularly spaced wood beams to create a front porch area. Due to the large amount of objects currently being stored underneath the front porch, the survey was unable to capture the entire façade. However, behind the stored materials it is evident that the east façade features two distinct sections comprised of the southern brick addition and the original wooden residence. The original wood residence features a horizontal white wood clapboard exterior. Within the center of the original portion of the residence, is a breezeway; however, due to the significant amount of objects being stored in front of the opening, the

breezeway is not clearly visible. To the south of the entrance is a wood-framed window. Because of the materials blocking the visibility of the window, it is possible the window is either fixed or an awning style. On the north side of the entry way door, a wood-framed window opening is currently boarded up. The second section of the east façade is composed of the residence's southern addition. This addition was constructed between 1953 and 1959. The exterior of the southern addition is made of gray brick. Within the top half of the east façade, the southern addition features a four-pane, wood-framed window that is covered by fixed screens.

The south façade consists of the southern addition added to the residence between 1953 and 1959 (Plate 3.3–14). The top portion of the façade's intersecting gable is clad in wooden horizontal clapboard. The center of the intersecting gable features a wood-framed window opening that is covered by a screen. Below, the intersecting gable, the façade is primarily comprised of the gray brick exterior. Within the center of the top half of the brick exterior, a fixed multi-pane, wood-framed window covered only by screens is present. Portions of the screen have been torn and some of the wood framing has been removed. To the east of the window, a wood-framed wood door with a screen-covered opening is present.

The west façade also features three distinct sections (Plate 3.3–15). This includes the northernmost west addition, a central portion exhibiting the original structure, and the southernmost south addition. The west addition comprises the northern half of the west façade and features the shed roof attached to the original gable roof. This west addition extends approximately 8 feet west from the original structure and was constructed between 1953 and 1959. The west addition exhibits rustic horizontal wood siding and two sets of windows, a double-sliding wood-framed window and a wood-framed, multi-pane window with only one glass pane remaining. The central section featuring the original structure is currently obstructed from view; however, the original white wooden horizontal clapboard exterior and a wood-framed awning window with a five-pane transom are visible. The final section features the southern addition, which extends approximately nine feet south from the original structure. Like the central portion of the west façade, the west façade of the southern addition is also obstructed by stored materials, and the only distinguishing feature visible consists of the multi-pane, wood-framed window that is only partially covered by damaged screens.

The north façade is comprised of two sections, the façade of the original structure and the façade of the west addition (Plate 3.3–16). Both facades feature a horizontal wood clapboard exterior composed of two different materials. The gable roof of the original structure contrasts from the shed roof extending over the west addition. The center of the original structure features a wood door that appears to be original. Between 1948 and 1953, a northern addition was built against the north façade; however, this addition was removed from the residence by 2006.



**BFS Environmental Services**  
A Perennial Company

### **Plate 3.3–13**

**East (Primary) Façade of the Single-Family Residence  
Constructed by 1930 within APN 0230-031-68, Facing West**

The 8428 Banana Avenue Project









**BFSA Environmental Services**  
A Perennial Company

**Plate 3.3–15**  
**West Façade of the Single-Family Residence**  
**Constructed by 1930 within APN 0230-031-68, Facing East**  
The 8428 Banana Avenue Project





**BFS Environmental Services**  
A Perennial Company

**Plate 3.3-16**  
**North Façade of the Single-Family Residence**  
**Constructed by 1930 within APN 0230-031-68, Facing Southeast**

The 8428 Banana Avenue Project

### Poultry House

The poultry house is located southeast of the single-family residence and can first be seen in the 1930 aerial photograph. Like the single-family residence, the poultry house was most likely constructed between 1927 and 1930. While the poultry house and single-family residence can potentially be tied to all three sets of owners during this three-year period (Charles T. and Mary Brohammer, Walter and Adella Goff, and D.H. Calley), the structure can directly be associated with Calley who lived on the property from 1930 to 1945 and who was a rancher in the poultry industry. Additionally, the structure can be tied to Philip L. Epstein, the owner of the property after Calley who was also a rancher in the poultry industry, while living at 8428 Banana Avenue.

The rectangular-planned structure has a concrete foundation and a standard frame. Currently, the poultry house measures approximately 125x20 feet. However, historic aerial photographs illustrate that the structure was originally twice its length. The east half of the structure was removed in the 1990s. At present, remnants of the east half of the poultry house are still present within the property. The poultry house is covered with wood siding and contains large openings on its south façade (Plate 3.3–17). The poultry house features a shed-style roof supported by wooden beams and covered in corrugated metal sheets (Plate 3.3–18). The corrugated metal sheets on the west end of the structure have been removed and the poultry house overall is in very poor condition, as much of the wood siding and wood framework are deteriorated.

### Standpipes

Two cement standpipes are present within the parcel, one located within the northwest corner and the other located within the northeast corner of the subject property. The construction date of the features is unknown. The standpipe in the northwest corner is comprised of two individual pipes connected to one another extending approximately two feet from the ground. The standpipe in the northeast corner of the project is approximately four feet tall and is wider in diameter than the northwestern standpipe.

Both features are situated within the areas that previously contained the agricultural groves. The standpipes can be tied to the general agricultural history of the property and are likely associated with the expansion of the agricultural groves identified on the aerial photographs between 1935 and 1953. However, the specific features identified are not clearly visible on any of the historic aerials and are not clearly temporally diagnostic to any specific historic date of use.





**BFS Environmental Services**  
A Perennial Company

### **Plate 3.3-17**

**South Façade of the Poultry House, Facing Northwest**

The 8428 Banana Avenue Project





**BFS Environmental Services**  
A Perennial Company

**Plate 3.3–18**  
**North Façade of the Poultry House, Facing South**  
The 8428 Banana Avenue Project



**APN 0230-031-67****Single-Family Residence**

The second single-family residence located on the property is situated north of the 1930s-era residence and south of the detached garage within APN 0230-031-67. Assessor's records do not indicate the exact construction date for the residence. However, based upon historic aerial photographs, the single-family residence was constructed between 1960 and 1966. This time period corresponds to when Abe and Judith Rothstein were residents at 8428 Banana Avenue and when the property was divided into two separate parcels in 1966. The single-family residence exhibits elements of a later Ranch architectural style.

The single-family residence features an east-facing primary façade that is accessed via an asphalt driveway entering off of Banana Avenue. The driveway also provides access to the detached garage north of the residence. The detached garage is connected to the single-family residence via an open-air, wooden, crosshatched pergola. The single-story residence features an "L"-shaped footprint with a moderately pitched, cross-gable roof composed of composite shingles. The building measures approximately 48x50 feet. The gable roof features overhanging boxed eaves and extends approximately two feet from the remainder of the building within the southern portion of the west façade. The residence was constructed using a standard frame construction on a concrete foundation. The walls are clad in stucco.

The primary (east) façade of the residence faces Banana Avenue (Plate 3.3–19). The east façade includes two distinct sections, including the northern "ell" portion of the building, which extends approximately five feet east from the remainder of the building. The entire façade is clad in a light-orange-colored stucco. The south half of the east façade contains the primary entrance to the building. The entrance is situated on an elevated concrete front porch recessed under the roof that is accessed via concrete steps. A brick veneer accents the bottom of the concrete foundation while two decorative white metal beams support the extended roof. The southern portion of the east façade features a non-original, single-hung, multi-pane, vinyl window flanked by louvered shutters on either side and a wood door set behind a metal security door. The north portion of the east façade, or the extended "ell," features two non-original, multi-pane, vinyl single-hung windows, one of which is flanked by louvered shutters. The top portion of the "ell" features an intersecting gable composed of white clapboard siding.

The west façade of the residence faces the western portion of the property, and the remnants of the pool constructed within the property during the 1990s and filled by 2013 (Plate 3.3–20). The south portion of the façade features the extended roof and the remnants of an enclosed back porch. Attached to the extended roof are corrugated metal sheets extending the roofline even further over a patio with a concrete foundation. The historic aerial photographs demonstrate that this extended back porch has been present since 1966, so it was either constructed at the same time as the original building or shortly thereafter. Wood beams support the extended roof; however, many of the beams have fallen causing the corrugated metal sheets to collapse. Remaining screens and stored materials block most of the view of the southern portion of the façade. Nevertheless,

two adjacent single-sliding windows are visible through the debris. Within the north portion of the façade, that is not covered by the patio three windows are featured, one wood-framed single-hung window and two non-original, multi-pane single-hung vinyl windows with snap-on muntins.

The north façade is entirely clad in stucco and is connected to the detached garage to the north via the wooden, crosshatched pergola (Plate 3.3–21). The façade features two non-original, single-hung vinyl windows of different sizes and a white wood door. The top half of the door is currently covered by a thin wood board. Concrete steps connected to a white metal railing provide access to the door. An additional railing has been attached to the façade to provide extra support walking up the steps. Above the door, a deteriorating wood overhang is connected to the stucco-clad exterior to provide shading over the door and steps. In addition to these features, an attic vent is located within the top portion of the east façade.

The south façade of the building is partially obstructed by fencing, trees, and storage (Plate 3.3–22). The extended western roof covers the enclosed back porch that is supported by the wood beams and protected by screens and a decorative lattice-work trellis. The center of the south façade features a battered brick chimney that tapers towards the top and extends several feet above the roofline. Within the portion of the façade that extends outward to form the “ell,” a multi-pane, single-hung vinyl window is featured.





**BFS Environmental Services**  
A Perennial Company

**Plate 3.3-19**  
**East (Primary) Façade of the Single-Family Residence**  
**Constructed Between 1960 and 1966 within APN 0230-031-67, Facing West**

The 8428 Banana Avenue Project





**BFS Environmental Services**  
A Perennial Company

**Plate 3.3–20**  
**West Façade of the Single-Family Residence**  
**Constructed Between 1960 and 1966 within APN 0230-031-67, Facing East**

The 8428 Banana Avenue Project





**BFS Environmental Services**  
A Perennial Company

### **Plate 3.3–21**

**North and West Façades of the Single-Family Residence  
Constructed Between 1960 and 1966 within APN 0230-031-67, Facing Southeast**

The 8428 Banana Avenue Project





**BFS Environmental Services**  
A Perennial Company

### **Plate 3.3-22**

**South Façade of the Single-Family Residence**

**Constructed Between 1960 and 1966 within APN 0230-031-67, Facing Northeast**

The 8428 Banana Avenue Project



### Detached Garage

The detached garage is located north of the 1960s-era residence and was constructed between 1960 and 1966. Most likely, the detached garage was constructed at the same time as the single-family residence located to the direct south. The detached garage features an “L”-shaped footprint with a concrete foundation and a standard wood frame measuring approximately 25x45 feet. The building is clad in the same light-orange stucco as the residence and features a moderately-pitched cross-hipped gable roof covered with red Spanish tiles. The roof features overhanging boxed eaves. The east façade features a composite garage door (Plate 3.3–23). A decorative brick and wood feature flanking both ends of a pathway running between the detached garage and the southerly located single-family residence is attached to the southeast corner of the building. The north façade features two non-original windows; one horizontal-sliding aluminum-framed window and one single-hung vinyl window (Plate 3.3–24). The central portion of the north façade features a shed roofed addition with rolled roofing material that contrasts from the remaining Spanish tiled roof. The addition appears to have been built soon after the initial construction of the building as later aerial photographs demonstrate the presence of this part of the garage. The west façade features a large non-original, aluminum-framed, three lite slider window (Plate 3.3–25). The south façade exhibits one wood-framed single-hung window flanked by wood louvered shutters (Plate 3.3–26).

Modifications made to the resources at 8428 Banana Avenue include:

- The construction of a northern addition to the 1930s-era single-family residence (APN 0230-031-68) between 1948 and 1953 and the removal of the northern addition by 2006.
- The construction of western and southern additions to the 1930s-era single-family residence (APN 0230-031-68) between 1953 and 1959.
- The removal of the east half of the poultry house in the 1990s.
- The addition of aluminum and vinyl windows to the 1960s-era single-family residence (APN 0230-031-67) on the north, south, east, and west façades.
- The addition of aluminum and vinyl windows to the north façade of the detached garage.
- A central addition to the north façade of the detached garage, most likely constructed soon after the original construction date.

### *3.3.3 Significance Evaluation*

CEQA guidelines (Section 15064.5) address archaeological and historical resources, noting that physical changes that would demolish or materially alter in an adverse manner those characteristics that convey the historical significance of the resource and justify its listing on inventories of historical resources are typically considered significant impacts. Because demolition of the buildings, structure, and features at 8428 Banana Avenue would require approval from the County of San Bernardino as part of the proposed project, CEQA eligibility criteria were used to evaluate the historic resources within the property as potentially significant.



**BFS Environmental Services**  
A Perennial Company

**Plate 3.3–23**  
**East Façade of the Detached Garage, Facing West**  
The 8428 Banana Avenue Project









**BFS Environmental Services**  
A Perennial Company

### **Plate 3.3–25**

**West Façade of the Detached Garage, Facing East**

The 8428 Banana Avenue Project





**BFS Environmental Services**  
A Perennial Company

**Plate 3.3–26**

**South Façade of the Detached Garage, Facing Northeast**

The 8428 Banana Avenue Project

### **Integrity Evaluation**

When evaluating a historical 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 8428 Banana Avenue resources, 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 resources had always existed at their present locations or if they had been moved, rebuilt, or their footprints significantly altered. Historical research revealed that the single-family residence, standpipes, and poultry house within APN 0230-031-68 were constructed in their current locations by 1930. The single-family residence and detached garage within APN 0230-031-67 were constructed in their current locations between 1960 and 1966. Therefore, the resources 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 resources and any architectural features present.

a. **APN 0230-031-68**

- i. **Single-Family Residence:** The single-family residence was constructed in the property by 1930 by an unknown builder and exhibits elements of the early Ranch architectural style. Modifications made to the residence since its original construction include the western and southern additions that were built between 1953 and 1959. Additionally, a northern addition was constructed between 1948 and 1953 that was subsequently removed by 2006. As these modifications resulted in the alteration of the form, plan, space, and structure of the

building, they also negatively impacted the building's original architectural style. Therefore, the residence does not retain integrity of design.

- ii. Poultry House: The poultry house can first be seen in the 1930 aerial photograph. The poultry house was constructed as a utilitarian structure with no specific architectural design elements by an unknown builder. The modifications made to the poultry house since its original construction include the removal of the eastern half of the structure. As these modifications resulted in the alteration of the form, plan, space, and structure of the poultry house, it does not retain integrity of design.
- iii. Standpipes: The standpipes were constructed at an unknown date. The standpipes are utilitarian features that were constructed with no specific architectural design elements by an unknown builder. Since their construction with the property, the standpipes have been detached from their source and are no longer functioning. As such, the features reflect a modification of plan and no longer retain integrity of design.

b. APN 0230-031-67

- i. Single-Family Residence: The single-family residence constructed between 1960 and 1966 by an unknown builder and exhibits elements from the Ranch architectural style. Research did not find any indication of changes applied that would alter the overall form, plan, space, structure, or style of the detached garage since its initial construction. Therefore, the 1960s-era single-family residence retains integrity of design.
- ii. Detached Garage: The detached garage was constructed between 1960 and 1966 and was likely built at the same time as the 1960s-era single-family residence. The detached garage was constructed as a utilitarian building with no specific architectural design elements by an unknown builder. Research did not find any indication of changes applied that would alter the overall form, plan, space, structure, or style of the detached garage since its initial construction. Therefore, the detached garage retains integrity of design.

3. **Integrity of Setting** *[refers to] the physical environment of a historic property. Setting includes elements such as topographic features, open space, viewshed, landscape, vegetation, and artificial features* (Andrus and Shrimpton 2002). Integrity of setting was assessed by inspecting the elements of the property, which include topographic

features, open space, views, landscape, vegetation, man-made features, and relationships between buildings and other features. The earliest aerial photographs from the area date back to 1930, when the area surrounding the 8428 Banana Avenue property consisted of subdivided parcels reflecting both residential and agricultural use. Between 1985 and 1994, the rural setting of the community began to change as residential tract homes replaced the mixed-use agricultural and residential landscape that predominated the area before. Subsequent aerial photographs illustrate that the region transitioned to a predominantly residential and commercial environment during the following decades. Because the area is no longer recognizable as agricultural and no longer contains the same mixed-use rural landscape, vegetation, or general built environment, the 8428 Banana Avenue property does 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). Integrity of materials was assessed by determining the presence or absence of original building materials, as well as the possible introduction of materials that may have altered the architectural design of the resources.

a. **APN 0230-031-68**

- i. **Single-Family Residence:** The single-family residence was constructed on the property by 1930 by an unknown builder and exhibits elements of the early Ranch architectural style. Modifications made to the residence since its original construction include the western and southern additions that were built between 1953 and 1959. Additionally, a northern addition was constructed between 1948 and 1953 that was subsequently removed by 2006. As these modifications resulted in a significant increase in the buildings' footprint through the addition of new additions and materials, the building is no longer representative of an early Ranch style residence and more of a Contemporary Ranch style residence with a rambling footprint. In addition, the original wood windows were removed, which are a character-defining feature of the Ranch style. The residence has undergone extensive original material replacements and as such does not retain integrity of materials.
- ii. **Poultry House:** The poultry house can first be seen in the 1930 aerial photograph. The poultry house was constructed as a utilitarian structure with no specific architectural design elements by an unknown builder.



The modifications made to the poultry house since its original construction include the removal of the east half of the structure. As these modifications resulted in the removal of at least half of the structure's original materials, the poultry house no longer retains integrity of materials.

- iii. Standpipes: The standpipes were constructed within the property at an unknown date by an unknown builder. Research did not find any indication of the modification of the original materials and as such the feature retains integrity of material.

b. **APN 0230-031-67**

- i. Single-Family Residence: The single-family residence constructed between 1960 and 1966 by an unknown builder and exhibits elements from the Ranch architectural style. McAlester (2015) mentions that this style “originated in Southern California in the mid-1930s.” The period of significance for the Ranch style is defined as between 1935 and 1975, which includes construction of the residence between 1960 and 1966. Modifications made to the residence include the replacement of original windows with aluminum and vinyl windows on the north, south, east, and west façades. These modifications resulted in the loss of original building materials and the building thus no longer retains integrity of materials.
- ii. Detached Garage: The detached garage was constructed between 1960 and 1966 and was likely built at the same time as the 1960s-era single-family residence. The detached garage is a utilitarian with no specific architectural design elements. Modifications made to the garage include the installation of aluminum and vinyl windows on the building's north façade. These modifications resulted in the loss of original building materials and as such the detached garage thus no longer retains 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 resources.

a. **APN 0230-031-68**

- i. Single-Family Residence: The residence was constructed on the property by 1930 by an unknown builder. The original workmanship demonstrated by the construction of the single-family residence was average. Since its construction, the building has undergone modifications that negatively influenced the initial workmanship, and it is currently in very poor condition. In addition, the building does not possess elements or details that would make it representative of the labor or skill of a particular culture or people. Therefore, the residence does not retain integrity of workmanship.
- ii. Poultry House: The poultry house was constructed on the property by 1930 by unknown builders. The original workmanship demonstrated by the construction was poor to average. Currently, the structure is in very poor condition and is deteriorating. Since the poultry house's construction, the east half of the structure has been completely removed. Additionally, the structure does not possess elements or details that would make them representative of the labor or skill of a particular culture or people. Therefore, the poultry house does not retain integrity of workmanship.
- iii. Standpipes: The standpipes were constructed within the northwest and northeast corners of property at an unknown date and by an unknown builder. The original workmanship demonstrated by the construction of the standpipes was average. The features do not possess elements or details that would make them representative of the labor or skill of a particular culture or people. Therefore, the standpipes do not retain integrity of workmanship.

b. **APN 0230-031-67**

- i. Single-Family Residence: The residence was constructed between 1960 and 1966 by unknown builders and exhibits elements of the Ranch style. Since its construction, the building has not undergone modifications that would negatively influence the initial workmanship. However, the building does not possess elements or details that would make it representative of the labor or skill of a particular culture or people. Therefore, the residence does not possess integrity of workmanship.
- ii. Detached Garage: The detached garage was constructed between 1960 and 1966 by unknown builders. Since its construction, the building has

not undergone modifications that would negatively influence the initial workmanship. However, the building does not possess elements or details that would make it representative of the labor or skill of a particular culture or people. Therefore, the detached garage does not possess integrity of workmanship.

6. **Integrity of Feeling** *[refers to] a property's expression of the aesthetic or historic sense of a particular period of time* (Andrus and Shrimpton 2002). Integrity of feeling was assessed by evaluating whether or not the resources' features, in combination with their setting, conveyed a historic sense of the property during the period of construction. As noted previously, the integrity of setting for the buildings, poultry house, and standpipes has been lost due to the transformation of the surrounding neighborhood into a residential area. Therefore, none of the resources retain integrity of feeling.
7. **Integrity of Association** *[refers to] the direct link between an important historic event or person and a historic property* (Andrus and Shrimpton 2002). Integrity of association was assessed by evaluating the resources' data or information and their ability to answer any research questions relevant to the history of the Fontana area, county of San Bernardino, or the state of California. Historical research indicates that the 8428 Banana Avenue resources are not associated with any significant persons or events. The single-family residences have always been used as such. None of the individuals who owned or lived at the property were found to be significant and no known important events occurred at the property. Therefore, the resources have never possessed integrity of association.

Of the seven aspects of integrity, the single-family residence and poultry house constructed by 1930 within APN 0230-031-68 were determined to only retain integrity of location. The single-family residence and detached garage constructed between 1960 and 1966 were determined to retain integrity of location and design. The standpipes retained integrity of location and materials. None of the resources have ever possessed integrity of workmanship or association and none retain integrity of setting or feeling.

### **CRHR Evaluation**

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

- **CRHR Criterion 1:**

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



It was discovered through historical research that no significant events could be associated with the 8428 Banana Avenue resources. Because the property could not be associated with any specific historic event, the buildings, poultry house, and standpipes 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 8428 Banana Avenue resources are associated with any persons important in our past. Because the property could not be associated with the lives of any important persons in our past, the buildings, poultry house, and standpipes 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.*

- a. **APN 0230-031-68**

- i. Single-Family Residence: The single-family residence was constructed within the property by 1930 by an unknown builder and exhibits elements of the Ranch architectural style. McAlester (2015) mentions that the Ranch style “originated in Southern California in the mid-1930s.” The period of significance for the Ranch style is defined as 1935 to 1975. Construction of the residence by 1930 falls outside of the period of significance for the Ranch style.

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

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

The 1930s-era single-family residence possesses three of the eight features listed above: broad, one-story shape; built low to the ground; and front entry located off-center and sheltered under the main roof of house. The residence does not feature an attached garage or a picture window.

In addition to the identifying features listed above, McAlester (2015) also distinguishes between four principal subtypes of the Ranch architectural style, including Hipped Roof, Cross-Hipped Roof, Side-Gabled Roof, and Cross-Gabled Roof. However, 1930s-era residence is best classified as a Side-Gabled Roof. McAlester (2015:598) states:

... about 40 percent of one-story Ranch houses have a broad side-gabled form, with a long roof ridge parallel to the street, and a single, prominent, front-facing gable extension. Occasionally, a second such gable is present.

Although the residence possesses three out of the eight characteristics of the Ranch style, this style is extremely common in southern California and, as such, examples of the style that are eligible for listing on the CRHR should retain a high degree of integrity. As the residence no longer possesses integrity of setting, design, materials, workmanship, feeling, or association, the building does not embody distinctive characteristics of a Ranch style residence and does not rise to a level beyond the ordinary. Therefore, the residence is not eligible for designation under CRHR Criterion 3.

- ii. Poultry House: The poultry house was constructed by 1930 as a utilitarian structure by unknown builders. This structure was constructed with no specific architectural design elements. It was not designed or built by an important creative individual and does not possess high artistic values. As such, the structure is not eligible for designation under CRHR Criterion 3.
- iii. Standpipes: The standpipes were constructed at an unknown date by unknown builder. These features were constructed with no specific architectural design elements. They were not designed or built by an important creative individual and do not possess high artistic values. As such, the standpipes are not eligible for designation under CRHR

Criterion 3.

b. APN 0230-031-67

- iv. Single-Family Residence: The single-family residence was constructed between 1960 and 1966 by unknown builders in the Ranch architectural style. McAlester (2015) mentions that the Ranch style “originated in Southern California in the mid-1930s.” The period of significance for the Ranch style is defined as 1935 to 1975. Construction of the residence between 1960 and 1966 falls within the period of significance for the Ranch style. According to McAlester (2015):

During the decades of the 1950s and 1960s it became by far the most popular house style built throughout the country. Often located in large subdivisions, post-World War II Ranch-house suburbs form a dominant part of many American cities – particularly those that grew in the postwar Sunbelt Boom of the 1950s and 1960s, such as Dallas, Houston, Phoenix, Los Angeles, and Atlanta.

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

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

The 1960s-era single-family residence possesses four of the eight features listed above: broad, one-story shape; built low to the ground; asymmetrical façade; and front entry located off-center and sheltered under the main roof of house. The residence does not feature an attached garage or a picture window.

In addition to the identifying features listed above, McAlester (2015) also distinguishes between four principal subtypes of the Ranch architectural style, including Hipped Roof, Cross-Hipped Roof, Side-



Gabled Roof, and Cross-Gabled Roof. The 1960-era residence is best classified as the Cross-Gabled Roof subtype. McAlester (2015:598) states:

... about 40 percent of one-story Ranch houses have a broad side-gabled form, with a long roof ridge parallel to the street, and a single, prominent, front-facing gable extension. Occasionally, a second such gable is present.

Although the residence possesses three out of the eight characteristics of the Ranch style, this style is extremely common in southern California and, as such, examples of the style that are eligible for listing on the CRHR should retain a high degree of integrity. As the residence no longer possesses integrity of setting, materials, workmanship, feeling, or association, the building does not embody distinctive characteristics of a Ranch style residence and does not rise to a level beyond the ordinary. Therefore, the residence is not eligible for designation under CRHR Criterion 3.

- ii. Detached Garage: The detached garage was constructed between 1960 and 1966 by an unknown builder. The detached garage is a utilitarian building with no specific architectural design elements. It was not designed or built by an important creative individual and does not possess high artistic values. As such, the detached garage is not eligible for designation under CRHR Criterion 3.

- **CRHR Criterion 4:**

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

The research conducted for this study revealed that because the 8428 Banana Avenue resources are not associated with any significant persons or events and were not constructed using unique or innovative methods of construction, they likely cannot yield any additional information about the history of Fontana, county of San Bernardino, or the state of California. Therefore, the resources are not eligible for designation under CRHR Criterion 4.

### **Findings and Conclusions**

The 8428 Banana Avenue resources are evaluated as not historically or architecturally significant under any CEQA criteria due to a lack of association with any significant persons or

events. Additionally, although the residence and detached garage constructed between 1960 and 1966 retain some level of integrity, they were never representative or significant examples of the Ranch styles. Because the resources are not eligible for listing on the CRHR, no mitigation measures are required for any future alterations or planned demolition of the resources.

### **3.4 Discussion/Summary**

During the field survey, two standpipes were identified within the northwest and northeast corners of the project. Additionally, two single-family residences, a detached garage, and a poultry house were identified at 8428 Banana Avenue that meet the age threshold to require historic structure evaluations to determine eligibility for the CRHR. No other cultural resources were observed during the survey. The resources are evaluated as not historically or architecturally significant under any CEQA criteria due to a lack of association with any significant persons or events and not being representative or significant examples of the Ranch style.

## **4.0 INTERPRETATION OF RESOURCE IMPORTANCE AND IMPACT IDENTIFICATION**

### **4.1 Resource Importance**

The cultural resources survey of the 8428 Banana Avenue Project identified two standpipes, two single-family residences, one detached garage, and one poultry house (recorded as Site Temp-1). The three buildings, two standpipes, and poultry house meet the age threshold to require historic structure evaluations to determine eligibility to the CRHR. The conclusion of the current assessment is that the resources are 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 8428 Banana Avenue Project will include the demolition of the three buildings, two standpipes, and poultry house within the property. However, the removal of these resources as part of the development of the property will not constitute an adverse impact because the resources have been evaluated as not CEQA-significant and not eligible for listing on the CRHR. The potential does still exist, however, that historic deposits may be present that are related to the use of this location since at least the 1930s. To mitigate potential impacts to unrecorded historic features or deposits, monitoring of grading by an archaeologist is recommended. The monitoring program is presented in Section 5.0.



## 5.0 **RECOMMENDATIONS**

The proposed development will impact the two standpipes, poultry house, and three buildings at 8428 Banana Avenue recorded as Site Temp-1; however, as these resources are evaluated as lacking any further research potential, impacts have been determined to be not significant. Based upon the evaluation of the resources as lacking further research potential, resource-specific mitigation measures will not be required as a condition of approval for the project. However, the property has been used for agricultural purposes since the early twentieth century. When land is cleared, disked, or otherwise disturbed, evidence of surface artifact scatters is typically lost. Whether or not cultural resources, other than the recorded buildings, poultry house, and standpipes (Temp-1), have ever existed on the 8428 Banana Avenue Project property is unclear. The current status of the property appears to have affected the potential to discover any surface scatters of artifacts, and cultural materials that may have been on-site could have been masked by both disking and prior grading across the property.

Given that the prior development 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. The presence of the residence and poultry house constructed on the property by 1930 further indicates that there is a likelihood for the presence of associated historic deposits below the ground surface. Based upon this potential, monitoring of grading is recommended to prevent the inadvertent destruction of any potentially important cultural deposits that were not observed or detected during the current cultural resources study. The proposed monitoring tasks are detailed below.

### **During Grading**

#### **A. Monitor(s) Shall be Present During Grading/Excavation/Trenching**

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

#### **B. Discovery Notification Process**

1. In the event of an archaeological discovery, either historic or prehistoric, the

archaeological monitor shall direct the contractor to temporarily divert all soil-disturbing activities, including but not limited to, digging, trenching, excavating, or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the Native American monitor and client, as appropriate.

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

#### C. Determination of Significance

1. The PI shall evaluate the significance of the resource. If human remains are involved, the protocol provided in Section D, below, shall be followed.
  - a. The PI shall immediately notify the County of San Bernardino to discuss the significance determination and shall also submit a letter indicating whether additional mitigation is required.
  - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval from the 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.
  - c. 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

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

##### 1. Notification

- a. The archaeological monitor shall notify the PI, if the monitor is not qualified as a PI.
- b. The PI shall notify the Coroner's Division of the San Bernardino County

Sheriff's Department after consultation with the County of San Bernardino, either in person or via telephone.

2. Isolate discovery site

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

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

- a. The sheriff-coroner will notify the NAHC within 24 hours. By law, **ONLY** the sheriff-coroner can make this call.
- b. The NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
- c. The MLD will contact the PI within 24 hours or sooner after the sheriff-coroner has completed coordination to begin the consultation process in accordance with CEQA Section 15064.5(e), the California PRC, and the State Health and Safety Code.
- d. The MLD will have 48 hours to make recommendations to the property owner or representative for the treatment or disposition with proper dignity of the human remains and associated grave goods.
- e. Disposition of Native American human remains will be determined between the MLD and the PI, and, if:
  - i. The NAHC is unable to identify the MLD; OR
  - ii. The MLD failed to make a recommendation within 48 hours after being notified by the NAHC; OR
  - iii. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94(k) by the NAHC fails to provide measures acceptable to the landowner; THEN



- iv. Upon the discovery of multiple Native American human remains during a ground-disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree upon the appropriate treatment measures, the human remains, and grave goods buried with the Native American human remains shall be reinterred with appropriate dignity.

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

- a. The PI shall contact the sheriff-coroner and notify them of the historic-era context of the burial.
- b. The sheriff-coroner will determine the appropriate course of action with the PI and 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).
  - a. For significant archaeological resources encountered during monitoring, the ADRP shall be included in the draft monitoring report.
  - b. Recording sites with the State of California DPR shall be the responsibility of the PI, including the recording (on the appropriate forms-DPR 523 A/B) any significant or potentially significant resources encountered during the archaeological monitoring program.
2. The PI shall submit a revised draft monitoring report to the 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.

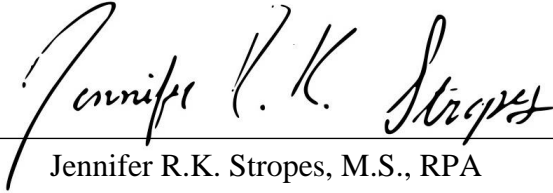
## **6.0 LIST OF PREPARERS AND ORGANIZATIONS CONTACTED**

The archaeological survey program for the 8428 Banana Avenue Project was directed by Principal Investigator Jennifer R.K. Stropes. The archaeological fieldwork was conducted by BFSa archaeologist John J. Baber. The report text was prepared by Kathleen A. Krogh and Jennifer R.K. Stropes. Report graphics were provided by Kathleen A. Krogh. Technical editing and report production were conducted by Payton N. Swanson. The archaeological records search was conducted at the SCCIC at CSU Fullerton.



## 7.0 **CERTIFICATION**

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



---

Jennifer R.K. Stropes, M.S., RPA  
Principal Investigator

March 14, 2025

Date

## 8.0 **REFERENCES CITED**

Ancestry.com

- 2002 *1930 United States Federal Census* (database online). Provo, UT, USA: Ancestry.com Operations Inc.
- 2005 *U.S., World War I Draft Registration Cards, 1917-1918* (database online). Provo, UT, USA: Ancestry.com Operations, Inc.
- 2006 *Public Member Trees* (database online). Provo, UT, USA: Ancestry.com Operations, Inc.
- 2007a *Nevada, U.S., Marriage Index, 1956-2005* (database online). Provo, UT, USA: Ancestry.com Operations, Inc.
- 2007b *U.S., Divorce Index, 1966-1984* (database online). Provo, UT, USA: Ancestry.com Operations Inc.
- 2009a *1860 United States Federal Census* (database online). Provo, UT, USA: Ancestry.com Operations, Inc.
- 2009b *1870 United States Federal Census* (database online). Provo, UT, USA: Ancestry.com Operations, Inc.
- 2010a *1920 United States Federal Census* (database online). Provo, UT, USA: Ancestry.com Operations, Inc.
- 2010b *U.S., School Yearbooks, 1900-2016* (database online). Lehi, UT, USA: Ancestry.com Operations, Inc.
- 2012 *1940 United States Federal Census* (database online). Provo, UT, USA: Ancestry.com Operations, Inc., 2012.
- 2013 *New Hampshire, U.S., Marriage and Divorce Records, 1659-1947* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc.
- 2017a *California, U.S., County Birth, Marriage, and Death Records, 1849-1980* (database online). Lehi, UT, USA: Ancestry.com Operations, Inc.
- 2017b *California, U.S., Voter Registrations, 1900-1968* (database online). Provo, UT, USA: Ancestry.com Operations Inc.
- 2022 *1950 United States Federal Census* (database online). Lehi, UT, USA: Ancestry.com Operations, Inc.

2025a *California, U.S., Voter Registrations, 1900-1968* (database online). Provo, UT, USA: Ancestry.com Operations Inc.

2025b *Charles T Brohammer in the California, U.S., Death Index 1940-1997* (database online). Provo, UT, USA: Ancestry.com Operations, Inc.

Andrus, Patrick and Rebecca H. Shrimpton

2002 How to Apply the National Register Criteria for Evaluation. *National Register Bulletin* No. 15. National Register of Historic Places.

Anicic, John Charles, Jr.

1982 National Register of Historic Places Inventory – Nomination Form, Fontana Farms Company Ranch House, Camp #1 (Pepper Street House). Fontana Historical Society. Form on file at the United States Department of the Interior Heritage Conservation and Recreation Service.

Antevs, Ernst

1953 The Postpluvial or the Neothermal. *University of California Archaeological Survey Reports* 22:9–23. Berkeley, California.

Bean, Lowell John

1978 Cahuilla. In *California*, edited by R.F. Heizer, pp. 575–587. Handbook of North American Indians, Vol. 8. William C. Sturtevant, general editor, Smithsonian Institution, Washington, D.C.

Bean, Lowell John and Charles R. Smith

1978 Serrano. In *California*, edited by R.F. Heizer, pp. 570–574. Handbook of North American Indians, Vol. 8. William C. Sturtevant, general editor, Smithsonian Institution, Washington, D.C.

Bean, Lowell John and Florence C. Shipek

1978 Luiseño. In *California*, edited by Robert F. Heizer, pp. 550–563. Handbook of North American Indians, Vol. 8. William C. Sturtevant, general editor, Smithsonian Institution, Washington, D.C.

Beattie, George W. and Helen P. Beattie

1951 *Heritage of the Valley: San Bernardino's First Century*. Biobooks, Oakland, California.

Benedict, Ruth Fulton

1924 A Brief Sketch of Serrano Culture. *American Anthropologist* 26(3).

Brigandi, Phil

1998 *Temecula: At the Crossroads of History*. Heritage Media Corporation, Encinitas, California.



Caughey, John W.

- 1970 *California: A Remarkable State's Life History*. 3<sup>rd</sup> ed. Prentice-Hall, Englewood Cliffs, New Jersey.

Chapman, Charles E.

- 1921 *A History of California: The Spanish Period*. The Macmillan Company, New York.

City of Fontana

- 2018 About the City of Fontana. Electronic document, <https://www.fontana.org/255/About-The-City-of-Fontana>, accessed June 11, 2018.

City of San Diego

- 2007 San Diego Modernism. Electronic document, [https://www.sandiego.gov/sites/default/files/modernism\\_2007.pdf](https://www.sandiego.gov/sites/default/files/modernism_2007.pdf), accessed April 22, 2024.

Cook, Sherburne F.

- 1976 *The Conflict Between the California Indian and White Civilization*. University of California Press, Berkeley and Los Angeles, California.

Cornford, Danial (editor)

- 1995 *Working People of California*. University of California Press, Berkeley, Los Angeles, and Oxford, California.

Curry, Joseph R.

- 1965 Late Quaternary History: Continental Shelves of the United States. *Quaternary of the United States*, edited by H.E. Wright Jr. and D.G. Frey, pp. 723–735. Princeton University Press, New Jersey.

Cushing, Lincoln

- 2013 The roots of Southern California Kaiser Permanente. Electronic document, <https://about.kaiserpermanente.org/our-story/our-history/the-roots-of-southern-california-kaiser-permanente>, accessed April 22, 2024.

Drucker, Philip

- 1937 Culture Element Distributions: V. Southern California. *Anthropological Records* 1(1):1–52. University of California, Berkeley.

Erlandson, John M. and Roger H. Colten (editors)

- 1991 An Archaeological Context for Archaeological Sites on the California Coast. In *Hunter-Gatherers of Early Holocene Coastal California*, edited by J.M. Erlandson and R.H. Colten. Perspectives in California Archaeology, Volume 1, Institute of Archaeology, University of California, Los Angeles.

Fagan, Brian M.

- 1991 *Ancient North America: The Archaeology of a Continent*. Thames and Hudson, London.

Freeman, Bill

- 2023 Fontana Success Stories: A.B. Miller was city's founder. Electronic document, [https://www.fontanaheraldnews.com/opinion/fontana-success-stories-a-b-miller-was-city-s-founder/article\\_741987c4-d561-11ed-a8ca-eb825aab3705.html](https://www.fontanaheraldnews.com/opinion/fontana-success-stories-a-b-miller-was-city-s-founder/article_741987c4-d561-11ed-a8ca-eb825aab3705.html), accessed March 5, 2025.

Gallegos, Dennis

- 1985 Batiquitos Lagoon Revisited. In *Cultural Resource Management Casual Papers* 2(1). Department of Anthropology, San Diego State University.
- 2002 Southern California in Transition: Late Holocene Occupation of Southern San Diego County. In *Catalysts to Complexity: Late Holocene Societies of the California Coast*, edited by Jon M. Erlandson and Terry Jones. Cotsen Institute of Archaeology, University of California, Los Angeles.

Graves, Steven M

- 2010 Geography 417, California for Educators: World War II and the late 20<sup>th</sup> Century. Electronic document, [https://www.csun.edu/~sg4002/courses/417/417\\_lectures/417\\_post\\_war.htm](https://www.csun.edu/~sg4002/courses/417/417_lectures/417_post_war.htm), accessed April 18, 2022.

Gunther, Jane Davies

- 1984 *Riverside County, California, Place Names: Their Origins and Their Stories*. Rubidoux Printing, Riverside, California.

Hall, William Hammond

- 1888 *The Field, Water-Supply, and Works, Organization and Operation in San Diego, San Bernardino, and Los Angeles Counties: The Second Part of the Report of the State Engineer of California on Irrigation and the Irrigation Question*. State Office, J.D. Young, Supt. State Printing, Sacramento.

Heizer, Robert F.

- 1978 Trade and Trails. In *California*, edited by Robert F. Heizer, pp. 690–693. Handbook of North American Indians, Vol. 8. William C. Sturtevant, general editor, Smithsonian Institution, Washington, D.C.

Inman, Douglas L.

- 1983 Application of Coastal Dynamics to the Reconstruction of Paleocoastlines in the Vicinity of La Jolla, California. *Quaternary Coastlines and Marine Archaeology*, edited by Patricia M. Masters and N.C. Flemming, pp. 1–49. Academic Press, Inc., Orlando, Florida.

Kiddle Encyclopedia

- 2022 Auto Club Speedway facts for kids. Electronic document, [https://kids.kiddle.co/Auto\\_Club\\_Speedway](https://kids.kiddle.co/Auto_Club_Speedway), accessed April 18, 2022.

King, Chester DeWitt and Thomas C. Blackburn

- 1978 Tataviam. In *California*, edited by Robert F. Heizer. Handbook of North American Indians, Vol. 8. William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Kroeber, Alfred L.

- 1976 *Handbook of the Indians of California*. Reprinted. Dover Editions, Dover Publications, Inc., New York. Originally published 1925, Bulletin No. 78, U.S. Government Printing Office, Washington, D.C.

Martin, Paul S.

- 1967 Prehistoric Overkill. In *Pleistocene Extinctions: The Search for a Cause*, edited by Paul S. Martin and H.E. Wright. Yale University Press, New Haven, Connecticut.

- 1973 The Discovery of America. *Science* 179(4077):969–974.

Masters, Patricia M.

- 1983 Detection and Assessment of Prehistoric Artifact Sites off the Coast of Southern California. In *Quaternary Coastlines and Marine Archaeology: Towards the Prehistory of Land Bridges and Continental Shelves*, edited by Patricia M. Masters and Nicholas C. Fleming, pp. 189–213. Academic Press, London.

- 1994 *Archaeological Investigations at Five Sites on the Lower San Luis Rey River, San Diego County, California*, edited by Michael Moratto, pp. A1-A19. INFOTEC Research, Inc., Fresno, California and Gallegos and Associates, Pacific Palisades, California.

McAlester, Virginia Savage

- 2015 *A Field Guide to American Houses (Revised): The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. Alfred A. Knopf, New York, New York.

Miller, Jaquelin Neva

- 1966 *The Present and Past Molluscan Faunas and Environments of Four Southern California Coastal Lagoons*. Master's thesis, Scripps Institution of Oceanography, University of California at San Diego.

Moratto, Michael J.

- 1984 *California Archaeology*. Academic Press, New York.



Morton, D.M. and F.K. Miller

- 2006 Geologic map of the San Bernardino and Santa Ana 30' x 60' quadrangles, California: U.S. Geological Survey Open-File Report 06-1217, scale 1:100,000.

Moss, Madonna L. and Jon M. Erlandson

- 1995 Reflections on North American Pacific Coast Prehistory. *Journal of World Prehistory* 9(1):1–46.

Natural Resources Conservation Service (NRCS)

- 2019 Web Soil Survey. Electronic document, <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>, accessed February 10, 2023.

Patterson, Tom

- 1971 *A Colony for California: Riverside's First Hundred Years*. Press-Enterprise, Riverside, California.

Pourade, Richard F.

- 1961 *Time of the Bells*. The History of San Diego Volume 2. Union-Tribune Publishing Company, San Diego, California.
- 1963 The Silver Dons. In *The History of San Diego* (Volume 3). Union-Tribune Publishing Company, San Diego, California.

Reddy, Seetha

- 2000 Settling the Highlands: Late Holocene Highland Adaptations on Camp Pendleton, San Diego County California. Prepared for the Army Corps of Engineers by ASM Affiliates. Manuscript on file at South Coastal Information Center at San Diego State University, San Diego, California.

Rogers, Malcolm

- 1929 Archaeological Field Work in North America During 1928, California. *American Anthropologist* 31(2):340–341.

Rolle, Andrew F.

- 1969 *California: A History*. 2<sup>nd</sup> ed. Thomas Y. Crowell Company, New York.

*San Bernardino County Sun*

- 1933 Calley D H Tr. 14 August:33. San Bernardino, California.
- 1950 Philip Epstein Taken by Death. 30 December:11. San Bernardino, California.
- 1984 Judith Rothstein, Fontana. 4 January:44. San Bernardino, California.

State Historic Preservation Office (SHPO)

- 1995 *Instructions for Recording Historical Resources*. Office of Historic Preservation,

Sacramento.

Strong, William Duncan

- 1971 Aboriginal Society in Southern California. Reprint of 1929 *Publications in American Archaeology and Ethnology* No. 26, University of California, Berkeley.

Stropes, Tracy A., J.R.K Stropes, Brian F. Smith

- 2019 Cultural Resources Assessment for the 8801 East Marginal Way Project, City of Tukwila, King County, Washington. Prepared for CenterPoint Properties Trust. Report on file at BFSA Environmental Services, a Perennial Company, Poway, California.

Van Devender, Thomas R. and W. Geoffrey Spaulding

- 1979 Development of Vegetation and Climate in the Southwestern United States. *Science* 204(4394):701–710.

University of Washington Libraries, Special Collections

- 2018 Pope & Talbot records, circa 1849-1975. Electronic file, <http://archiveswest.orbiscascade.org/ark:/80444/xv14450/pdf>, accessed February 26, 2019.

Wallis, Eileen V.

- 2018 World War II in California's Inland Empire. Electronic document, <https://scalar.usc.edu/works/world-war-ii-in-californias-inland-empire/kaiser-steel>, accessed April 18, 2022.

Warren, Claude N. and M.G. Pavesic

- 1963 Shell Midden Analysis of Site SDI-603 and Ecological Implications for Cultural Development of Batiquitos Lagoon, San Diego County, Los Angeles. *University of California, Los Angeles, Archaeological Survey Annual Report* 1960-1961:246–338.

Wirths, Todd

- 2025 Paleontological Assessment for the 8428 Banana Avenue Project, Fontana Area, San Bernardino County, California, TTM 20727, APNs 230-031-67 and -68. BFSA Environmental Services, a Perennial Company. Report on file at BFSA Environmental Services, a Perennial Company, Poway, California.

Whittall, Austin

- 2020 The History of Route 66. Electronic document, <https://www.theroute66.com/history.html>, accessed April 18, 2022.

World Forestry Center

- 2017 Andrew Jackson Pope (1820-1978). Electronic document, <https://www.worldforestry.org/wp-content/uploads/2016/03/POPE-ANDREW-JACKSON.pdf>, accessed February 26, 2019.

**APPENDIX A**

**Resumes of Key Personnel**