

CULTURAL RESOURCES STUDY FOR THE 10426 LOCUST AVENUE PROJECT

PROJ-2022-00124
BLOOMINGTON, SAN BERNARDINO
COUNTY, CALIFORNIA

APNs 0252-151-04, -05, -52, AND -64

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August 2, 2022

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<i>Report Date:</i>	August 2, 2022
<i>Report Title:</i>	Cultural Resources Study for the 10426 Locust Avenue Project, PROJ-2022-00124, Bloomington, San Bernardino County, California
<i>Type of Study:</i>	Phase I Cultural Resources Survey and Historic Structure Evaluation
<i>USGS Quadrangle:</i>	Section 28, Township 1 South, Range 5 West of the <i>Fontana</i> , <i>California</i> (7.5-minute) USGS Quadrangle.
<i>Acreage:</i>	2.81 acres
<i>Key Words:</i>	Survey; historic residence and detached garage at 10410 Locust Avenue recorded as Temp-1; historic residence at 10426 Locust Avenue recorded as Temp-2; monitoring of grading is recommended; historic buildings not significant and preservation not recommended.

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MANAGEMENT SUMMARY/ABSTRACT

In response to a request from Lilburn Corporation, a cultural resources study was conducted by Brian F. Smith and Associates, Inc. (BFSA) for the proposed 10426 Locust Avenue Project. The project consists of the merging of four parcels into one parcel to construct a 56,070-square-foot warehouse with associated hardscape, landscaping, and infrastructure. As proposed, the project would also include the demolition of an existing 1946 residence and detached garage at 10410 Locust Avenue (Assessor's Parcel Number [APN] 0252-151-04) and a 1944 residence at 10426 Locust Avenue (APN 0252-151-05). The 2.81-acre project is identified as APNs 0252-151-04, -05, -52, and -64 and is situated northwest of the intersection of Locust and Slover avenues, within the Bloomington community in unincorporated San Bernardino County, California. The project lies within Section 28, Township 1 South, Range 5 West as shown on the U.S. Geological Survey (USGS) *Fontana, California* Quadrangle. According to the aerial photographs, the property was used agriculturally from as early as the late 1930s until the early 1990s, after which the property was utilized for parking and storage. A modern workshop, constructed from pieces of other salvaged buildings, was built at the western end of APN 0252-151-05 between 2005 and 2006.

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, and ground visibility on the northern portion of the property was good as the area had been cleared and minimally graded. Ground visibility on the southern half of the property was fair to poor due to the structures and junk being stored on the property. With the exception of the three historic structures, the Phase I survey of the 10426 Locust Avenue Project did not result in the identification of any cultural resources within the project.

As the existing residences will be impacted by the development, they were evaluated for significance as part of the current study. The residences and garage were recorded on Department of Parks and Recreation (DPR) forms submitted to the SCCIC. Although aerial photographs indicate that the property has been disturbed by past use, there is still a potential to encounter deposits associated with the prehistoric and historic uses of the property. Therefore, it is recommended that all earthwork required to develop the property be monitored by a qualified archaeologist and a Native American representative. The protocols to be followed for the mitigation monitoring of the property are presented in Section 4.0 of this report. A copy of this

report will be permanently filed with the SCCIC at CSU Fullerton. All notes, photographs, and other materials related to this project will be curated at the archaeological laboratory of BFSa in Poway, California.

1.0 INTRODUCTION

1.1 Project Description

The archaeological survey program for the 10426 Locust Avenue Project was conducted in order to comply with CEQA and County of San Bernardino environmental compliance procedures. The 2.81-acre project is located northwest of the intersection of Locust and Slover avenues, within the Bloomington community limits in unincorporated San Bernardino County, California (APNs 0252-151-04, -05, -52, and -64) (Figure 1.1–1). The project is situated within Section 28, Township 1 South, Range 5 West as shown on the USGS *Fontana, California* Quadrangle (Figure 1.1–2). The project includes the merging of four parcels into one parcel to construct a 56,070-square foot warehouse with associated hardscape, landscaping, and infrastructure (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 10426 Locust Avenue Project is located in the Peninsular Ranges Geologic Province of southern California. The range, which lies in a northwest to southeast trend through the county, extends some 1,000 miles from the Raymond-Malibu Fault Zone in western Los Angeles County to the southern tip of Baja California. The subject property is located within the broad, fault-bounded alluvial valley of the Santa Ana Wash between the San Bernardino Mountains to the north and the San Timoteo Badlands to the south (Matti et al. 2003). The project is relatively flat, with elevations on the property ranging from 1,085 to 1,091 feet above mean sea level.

1.3 Cultural Setting

1.3.1 Prehistoric Period

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, Encinitas Tradition, Milling Stone Horizon, La Jolla Complex, Pauma Complex, and San Luis Rey Complex, since these culture sequences have been used to describe archaeological manifestations in the region. The Late Prehistoric component in San Bernardino County was represented by the Cahuilla, Serrano, and potentially the Vanyume Indians.

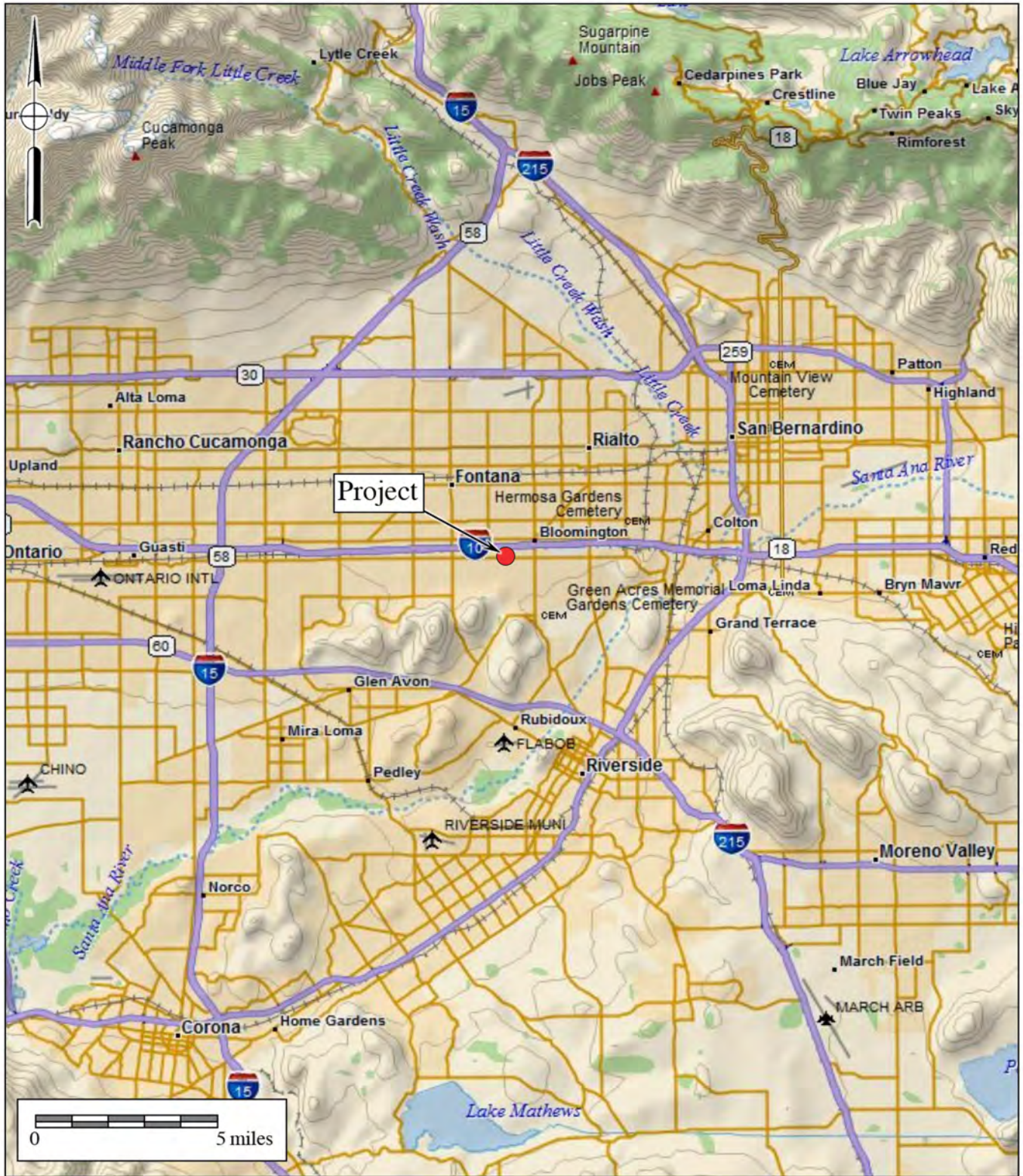


Figure 1.1-1
General Location Map
 The 10426 Locust Avenue Project
 DeLorme (1:250,000)



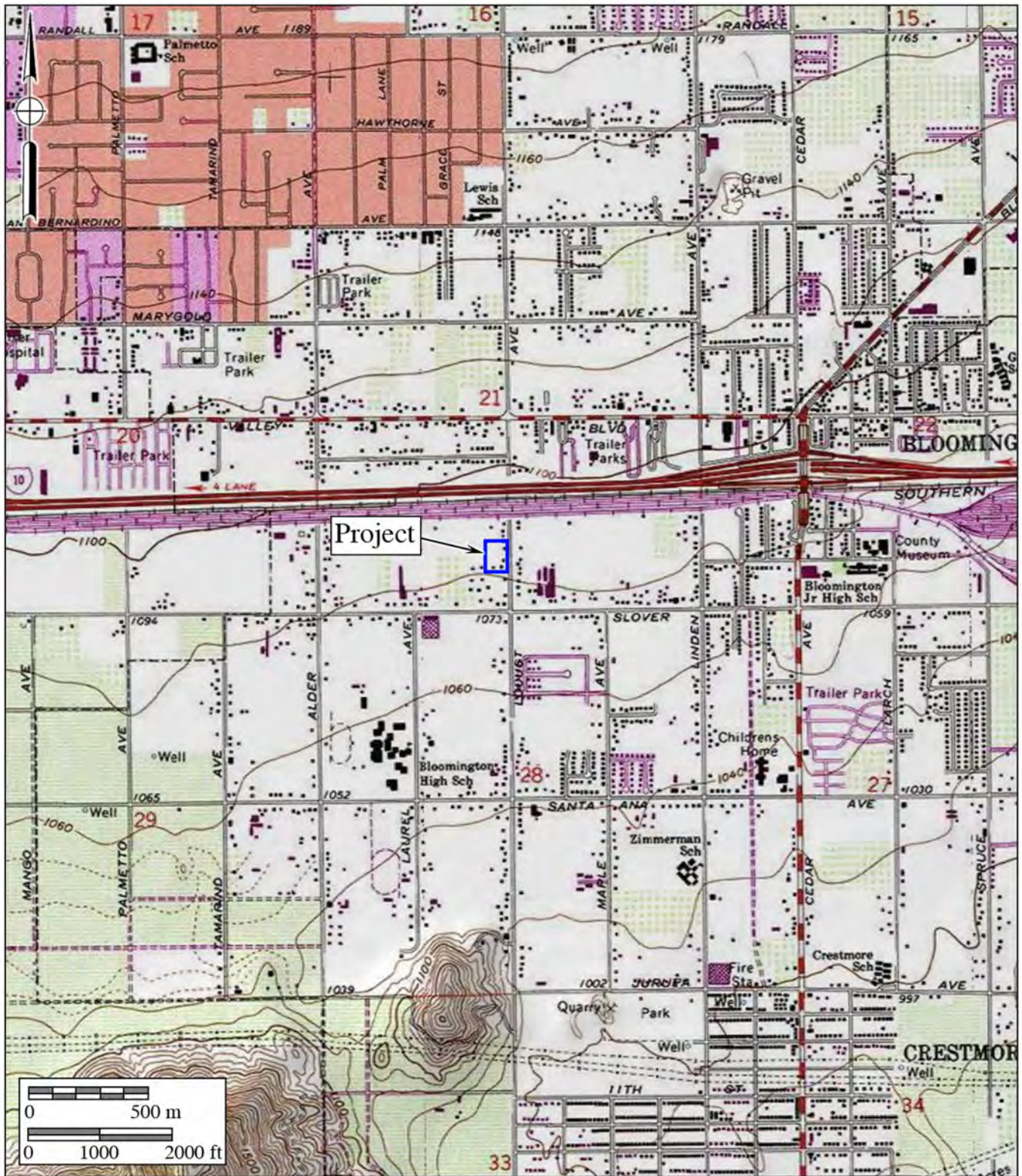


Figure 1.1-2
Project Location Map

The 10426 Locust Avenue Project

USGS Fontana Quadrangle (7.5-minute series)



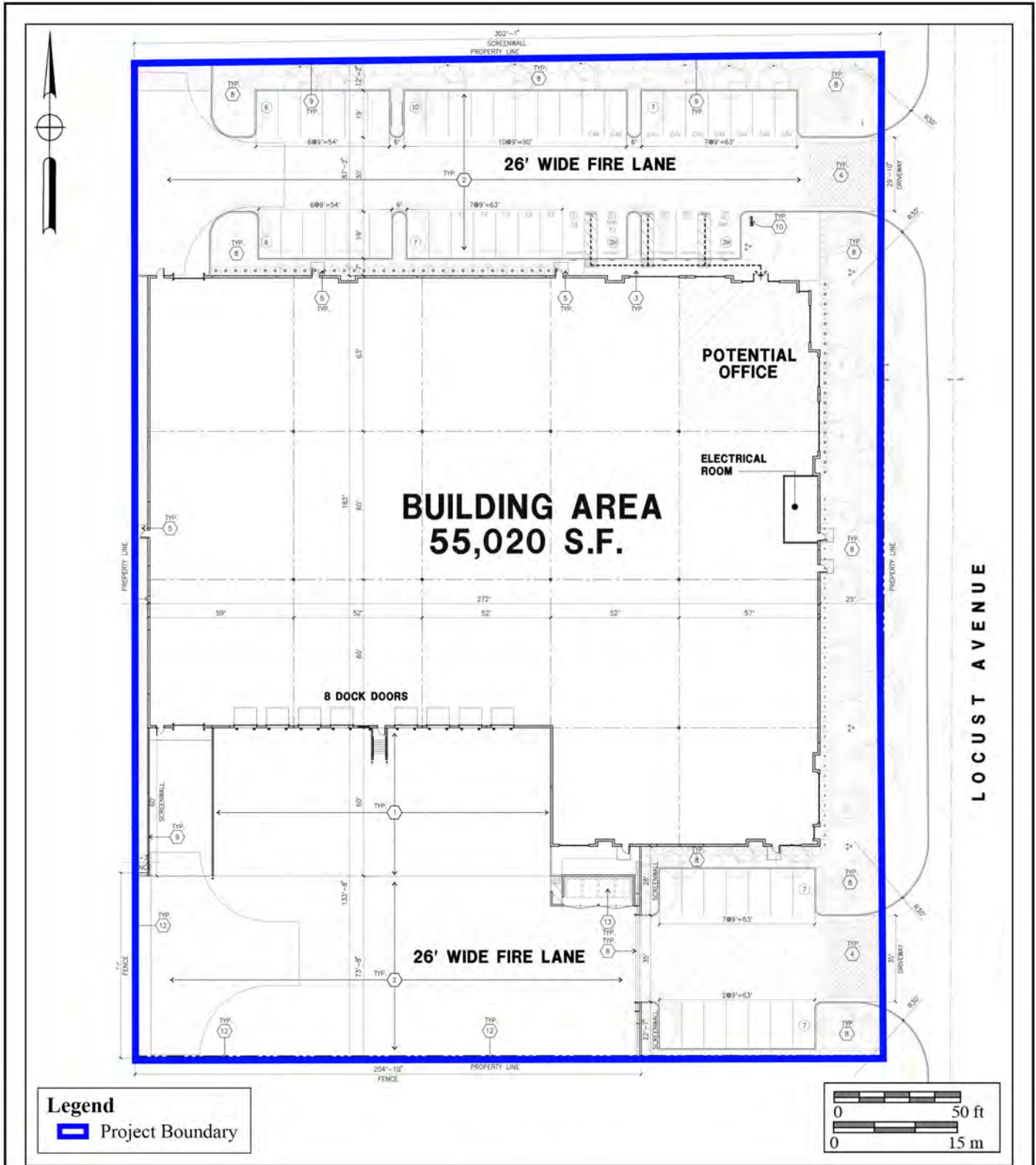


Figure 1.1-3

Site Plan

The 10426 Locust Avenue Project



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 geological 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 9000 to 1300 YBP)

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

The rising sea level during the early Holocene created rocky shorelines and bays along the coast by flooding valley floors and eroding the coastline (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 on 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)

Around approximately 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 focused primarily 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).

Native Californians may have first coalesced with Europeans around 1769 when the first Spanish mission was established in San Diego. In 1771, Friar Francisco Garces first searched the Californian desert for potential mission sites. Interactions between local tribes and Franciscan priests occurred by 1774 when Juan Bautista De Anza made an exploration of Alta California.

Serrano contact with the Europeans may have occurred as early as 1771 or 1772, but it was not until approximately 1819 that the Spanish directly influenced the culture. The Spanish established *asistencias* in San Bernardino, Pala, and Santa Ysabel. Between the founding of the

asistencia and secularization in 1834, most of the Serranos in the San Bernardino Mountains were removed to the nearby missions (Beattie and Beattie 1951:366) while the Cahuilla maintained a high level of autonomy from Spain (Bean 1978).

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

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

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

The treatment of Native Americans grew worse during the Rancho Period. Most of the

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

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

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

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

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

growth and 1880s tax revenue from the booming citrus industry prompted the official formation of Riverside County in 1893 out of portions of what was once San Bernardino County (Patterson 1971).

1.4 Results of the Archaeological Records Search

An archaeological records search for a one-half-mile radius around the project was requested by BFSA at the SCCIC at CSU Fullerton on April 21, 2022. Results were received from the SCCIC on May 19, 2022. The SCCIC records search results indicated that there are two previously recorded resources located within one-half mile of the project, neither of which are located within the project's boundaries (Table 1.4–1). These resources include one historic railroad and one historic structure. The records search results also indicated that a total of eight cultural resources studies have been conducted within one-half mile of the project. None of these studies include the subject property. The complete SCCIC records search results can be found within Appendix C.

Table 1.4–1
Cultural Resources Within One-Half Mile of the Project

Site Number	Resource Type
P-36-010330	Southern Pacific Railroad at Monte Vista Avenue
P-36-020568	Circa 1927 single-family residence

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
- 1896, 1901, and 1926 *San Bernardino* 15-minute USGS maps
- 1943 *Fontana* 1:31,680-scale USGS map
- 1953, 1967, and 1985 *Fontana* 7.5-minute USGS maps
- Aerial photographs (1938, 1948, 1952, 1959, 1966, 1967, 1969, 1978, 1980, 1994, and 2003)

These sources indicated the presence of two residences and a detached garage in the southeast corner of the property as early as 1948. The subject property was used agriculturally from as early as the 1930s to the early 1990s, after which the vacant portions of the property were utilized for materials storage. None of the structures have been previously recorded.

BFSA also requested a SLF search from the NAHC to search for the presence of any recorded Native American sacred sites or locations of religious or ceremonial importance within one mile of the project. The SLF search was returned with negative results. 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 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 Public Resources Code or identified as significant in an historical resource survey, meeting the requirements of Section 5024.1(g) of the Public Resources Code, 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 (Public Resources Code 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 Public Resources Code), or identified in an historical resources survey (meeting the criteria in Section 5024.1[g] of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code 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 Public Resources Code or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or,
 - 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 Public Resources Code, Section 15126.4 of the guidelines, and the limits contained in Section 21083.2 of the Public Resources Code 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 Public Resources Code, the site shall be treated in accordance with the provisions of Section 21083.2. The time and cost limitations described in Public Resources Code 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.

Section 15064.5(d) and (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 Public Resources Code 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 10426 Locust Avenue Project included the survey of a 2.81-acre study area. Given the area involved and the presence of nearby archaeological sites, 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 here is not necessarily to answer wide-reaching theories regarding the development of early southern California, but to investigate the role and importance of identified resources. Nevertheless, the assessment of the significance of a resource must take into consideration a variety of factors, as well as the ability of a resource to address regional research topics and issues.

Although elementary resource evaluation 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. The following research questions consider the small size and location of the project discussed above.

Research Questions:

- Can located cultural resources be associated with a specific time period, population, or individual?
- Do the types of any 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 located sites compare to others reported from different surveys conducted in the area?
- How do located sites fit existing models of settlement and subsistence for mountainous environments of the region?

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 occupants. Therefore, adequate information on site function, context, and chronology from an archaeological perspective is essential for the investigation. The fieldwork and archival research were undertaken with the following primary research goals in mind:

- 1) To identify cultural resources occurring within the project;

- 2) To determine, if possible, site type and function, context of the resource(s), and chronological placement of each cultural resource identified;
- 3) To place each cultural resource identified within a regional perspective; and
- 4) To provide recommendations for the treatment of each cultural resources identified.

For the historic residence and detached garage, the research process was focused upon the built environment and those individuals associated with the ownership, design, and construction of the buildings. 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 2.81-acre property, and the preparation of this technical report. This study was conducted in conformance with Section 21083.2 of the California Public Resources Code 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 10 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

Principal Investigator Brian F. Smith conducted the archaeological survey for the 10426 Locust Avenue Project on May 3, 2022. 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 in the southern portion surrounding the two residences due to their development and surrounding junk storage (Plates 3.2–1 to 3.2–4). Visibility in the northern half of the property was good as this portion had been cleared and graded. Vegetation within the property consisted of ornamental palm trees and succulents as well as weeds and small patches of grass behind the residences.

According to aerial photographs, the subject property was utilized agriculturally from as early as the 1930s to the early 1990s (Plates 3.2–5 to 3.2–12). The survey resulted in the identification of two historic residences located in the south half of the subject property at 10410 Locust Avenue (APN 252-151-04) and 10426 Locust Avenue (APN 252-151-05) (Figures 3.2–1 and 3.2–2). The residence located at 10410 Locust Avenue was constructed in 1946 in the Minimal Traditional style and includes an associated detached garage that was constructed between 1969 and 1980 (San Bernardino County Property Information Management System 2022). The residence located at 10426 Locust Avenue was constructed in 1944 in an unknown style (San Bernardino County Property Information Management System 2022). Between 1990 and 1994, the northern portion of the property was cleared and appears to have been used for storage.



Plate 3.2–1: View of the residence and detached garage located at 10410 Locust Avenue, facing northwest.



Plate 3.2–2: View of the residence located at 10426 Locust Avenue, facing southwest.



Plate 3.2-3: View of junk storage in the southwest corner of the property, facing southwest.



Plate 3.2-4: View of the north half of the property, facing west.

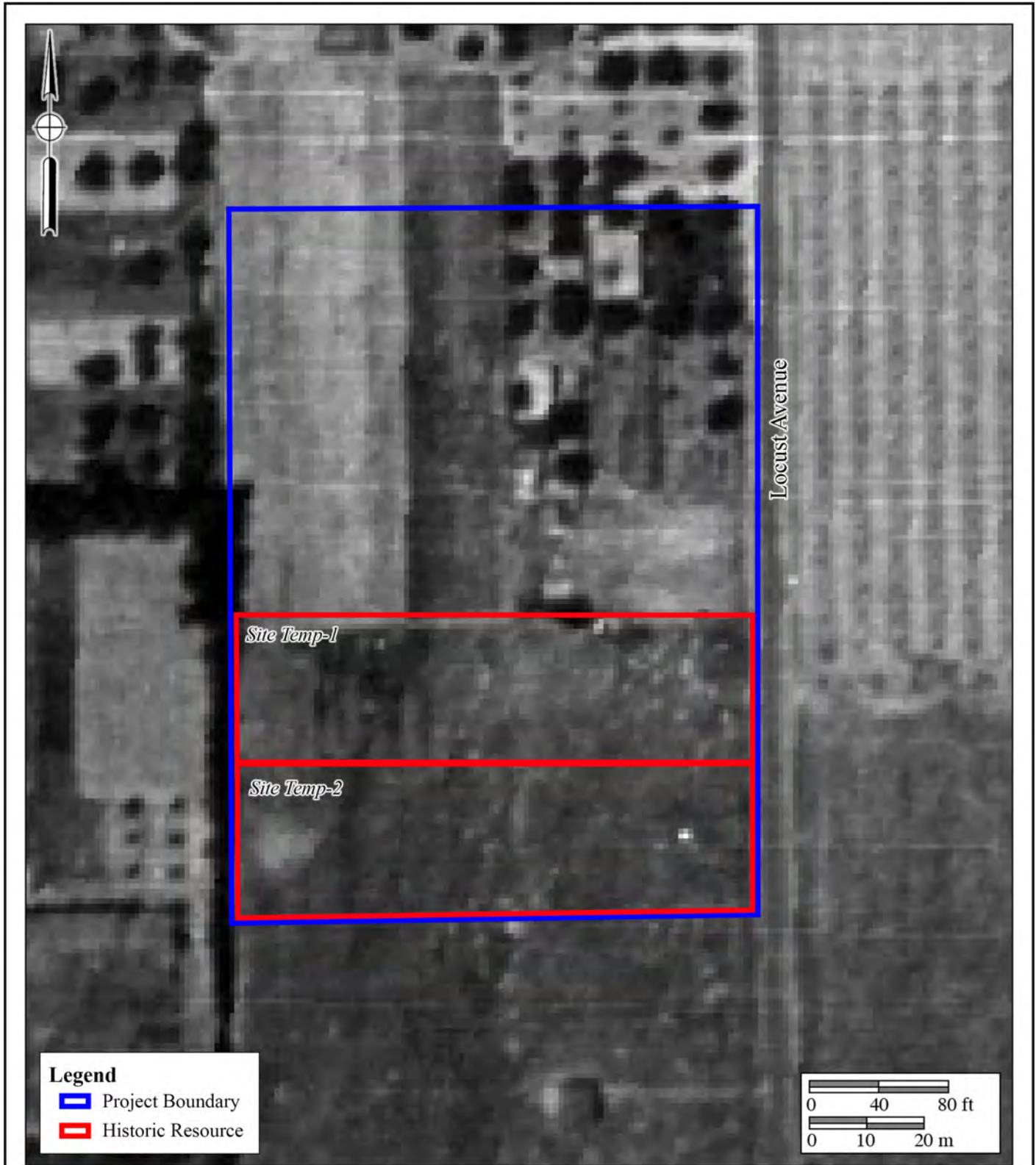


Figure 3.2-5
1938 Aerial Photograph
 The 10426 Locust Avenue Project



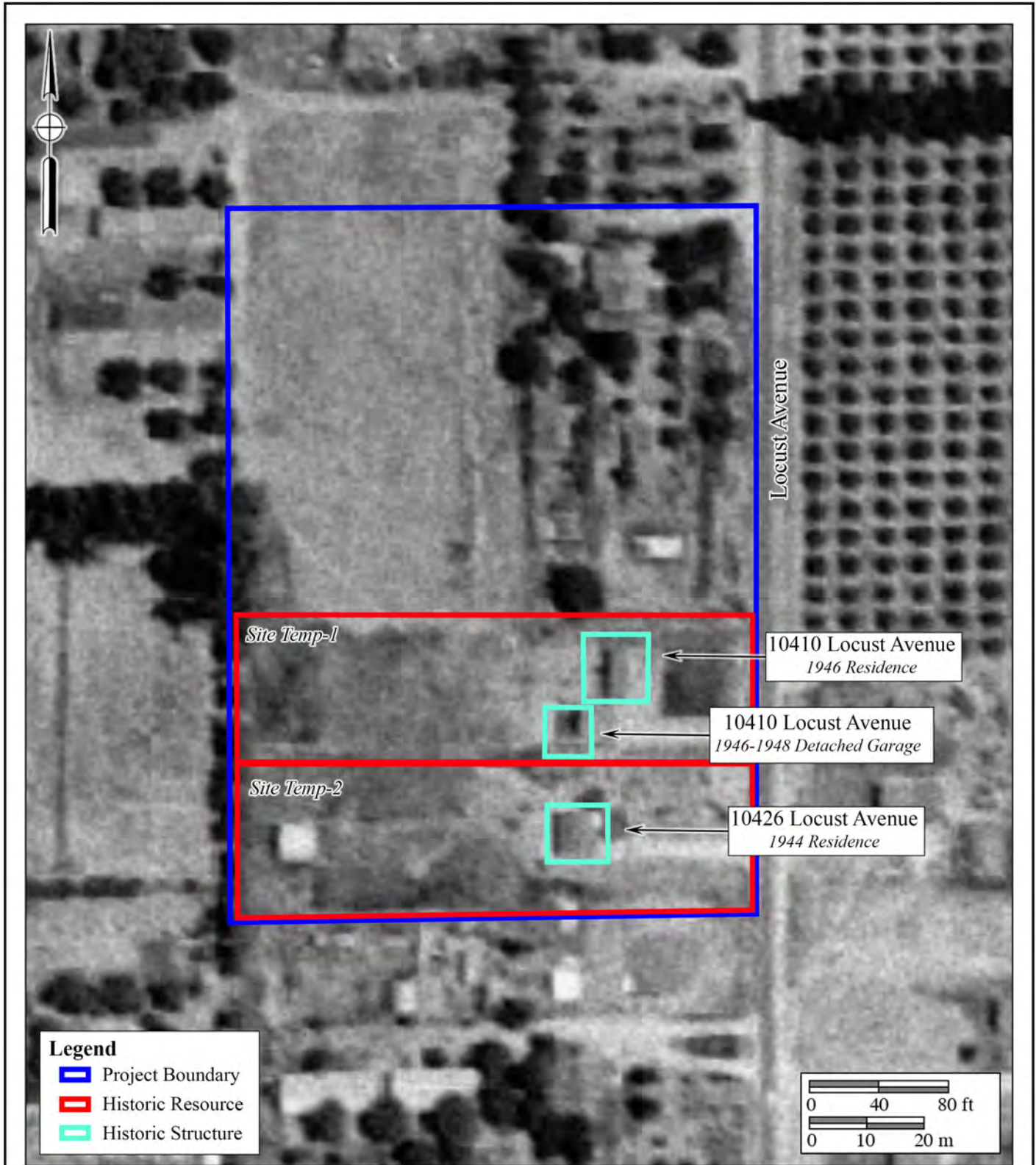


Figure 3.2-6
1948 Aerial Photograph
 The 10426 Locust Avenue Project



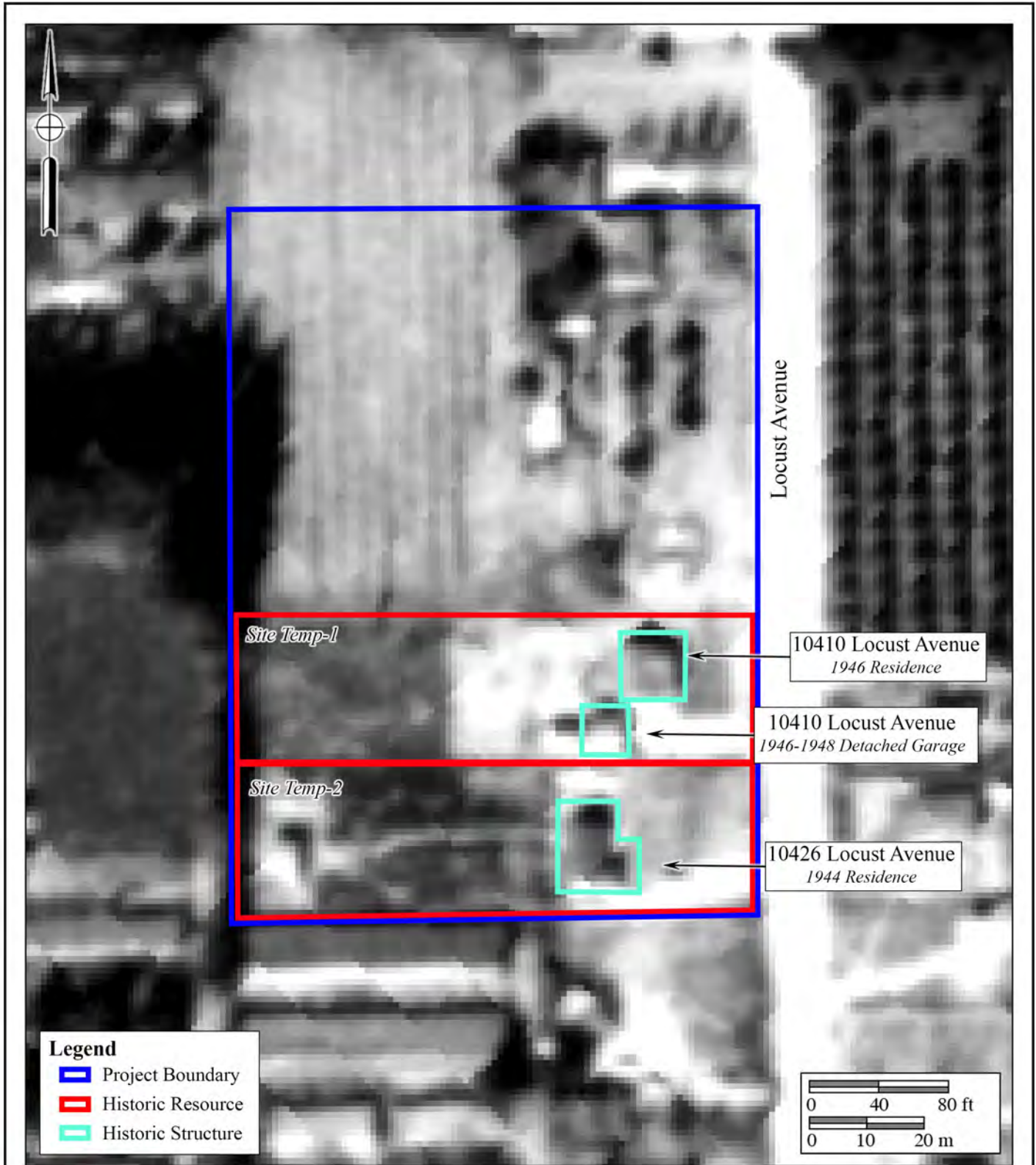


Figure 3.2-7
1952 Aerial Photograph
 The 10426 Locust Avenue Project



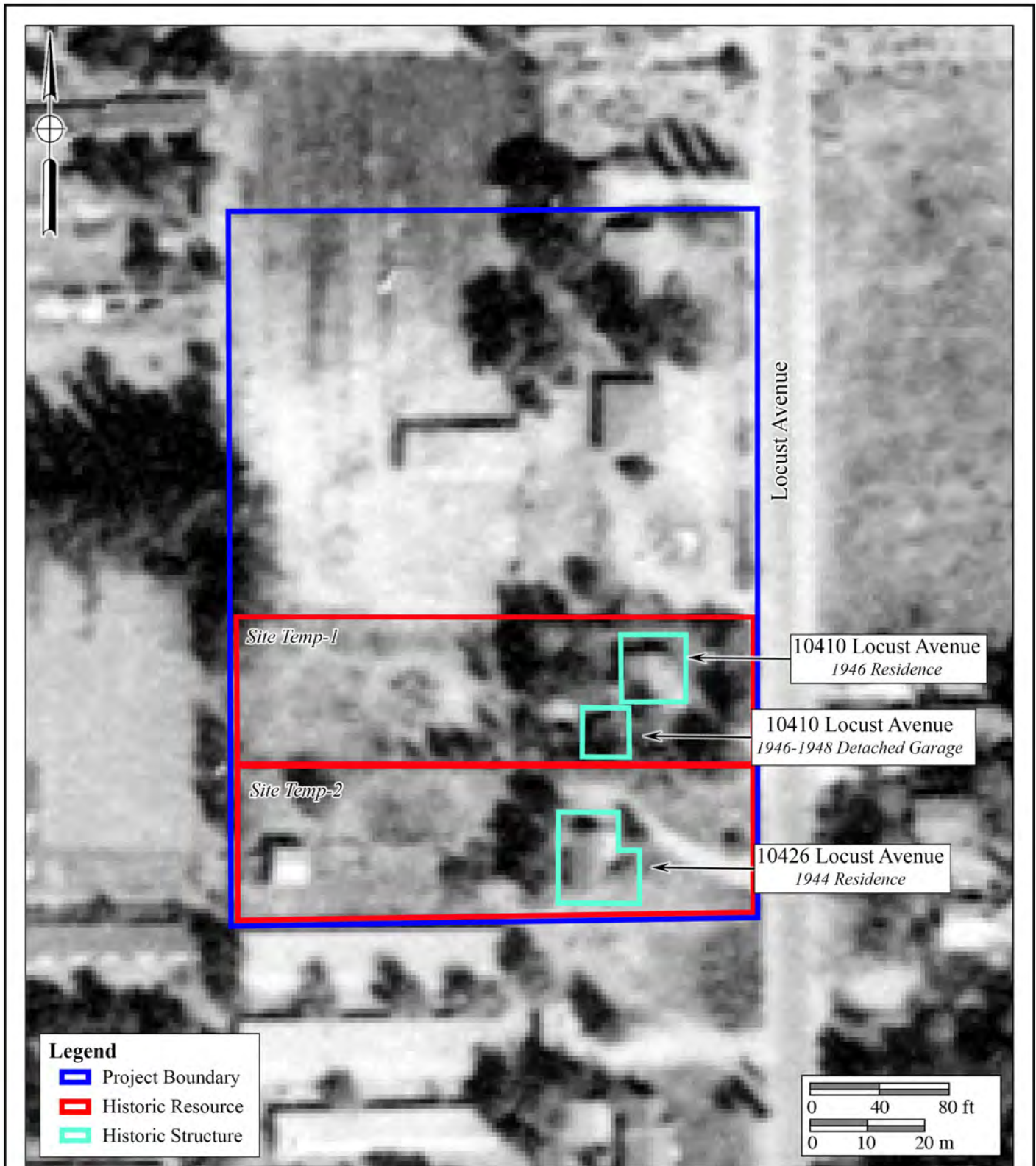


Figure 3.2-8
1959 Aerial Photograph
 The 10426 Locust Avenue Project



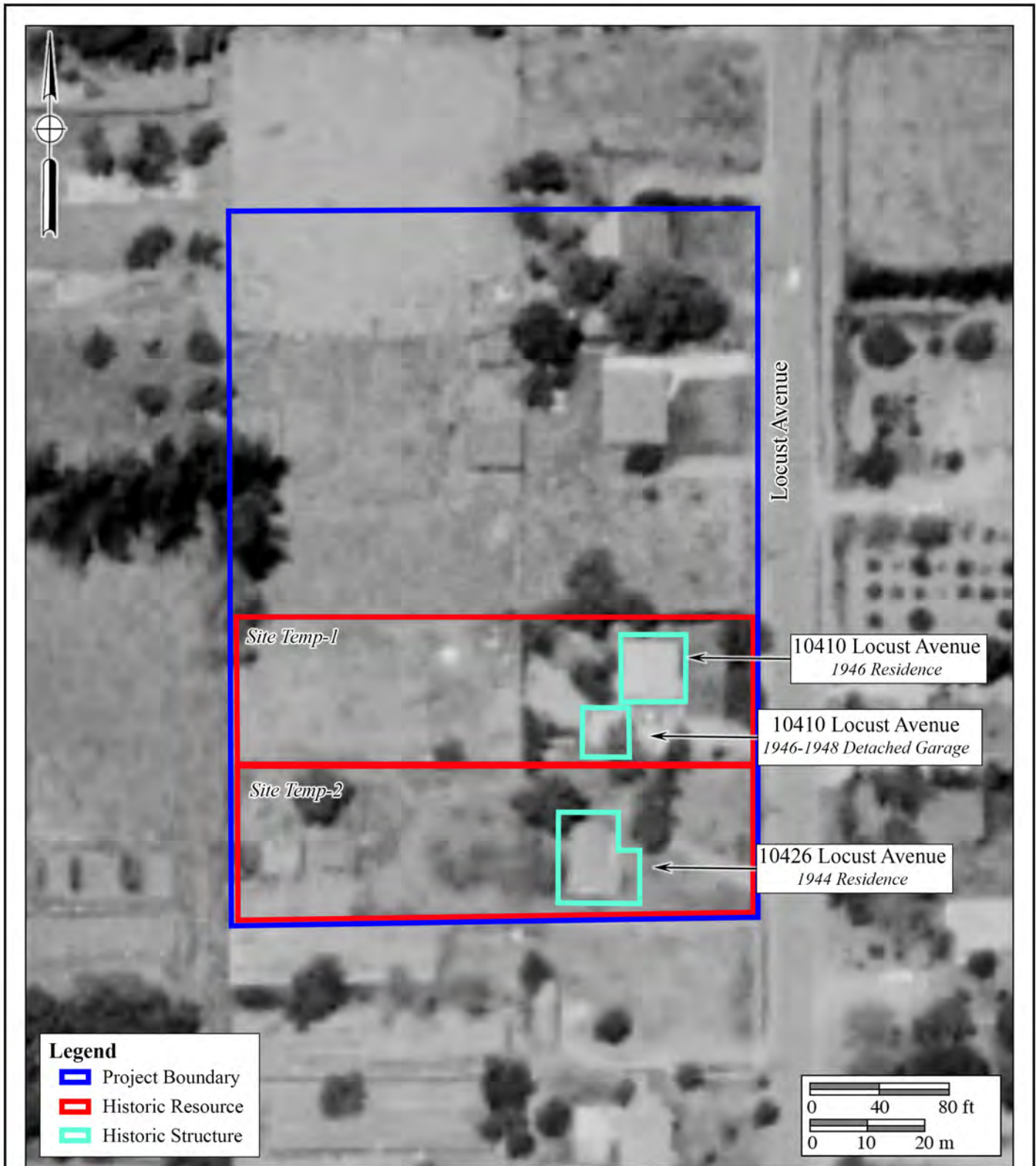


Figure 3.2-9
1967 Aerial Photograph
 The 10426 Locust Avenue Project



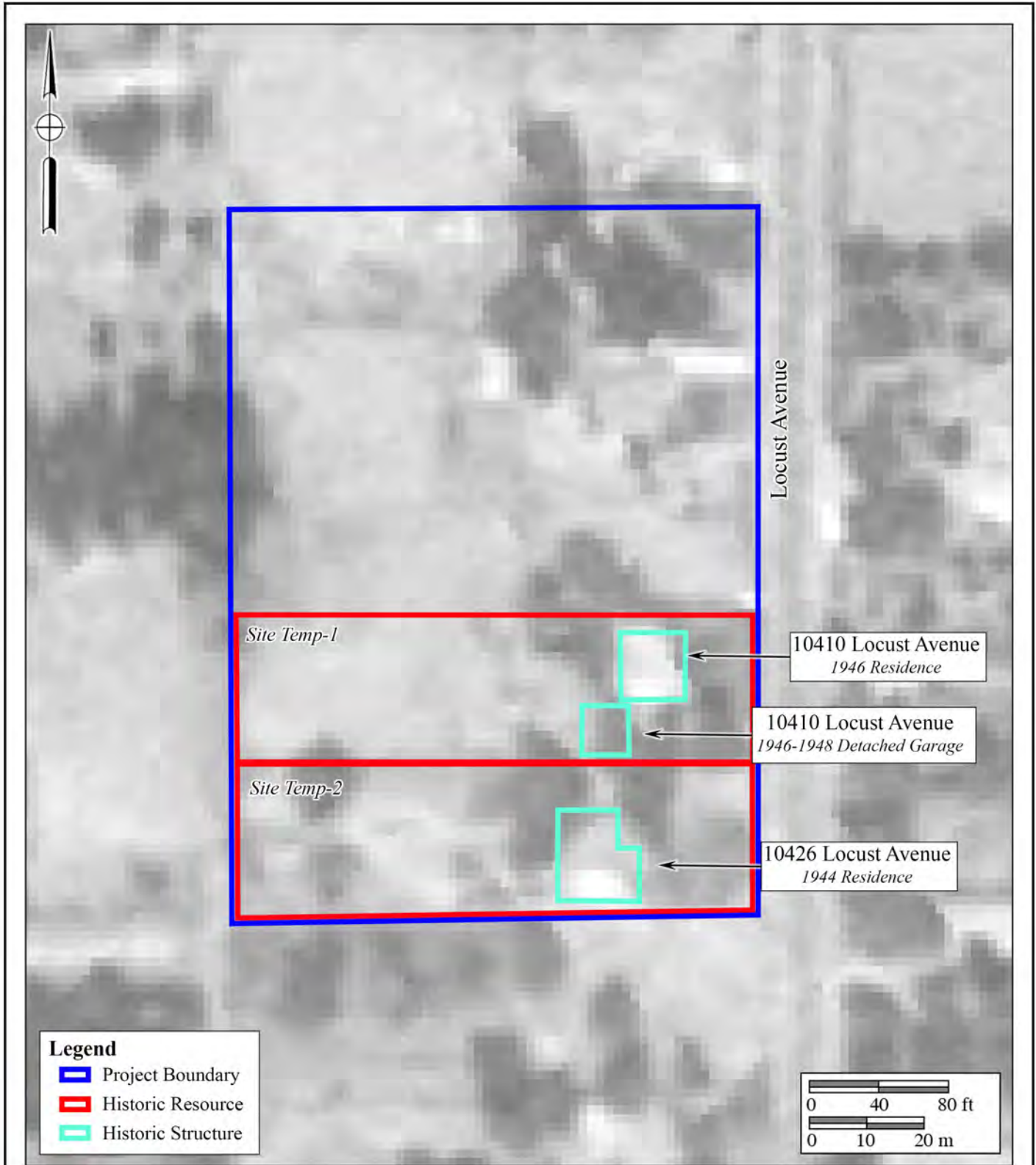


Figure 3.2–10
1969 Aerial Photograph
 The 10426 Locust Avenue Project



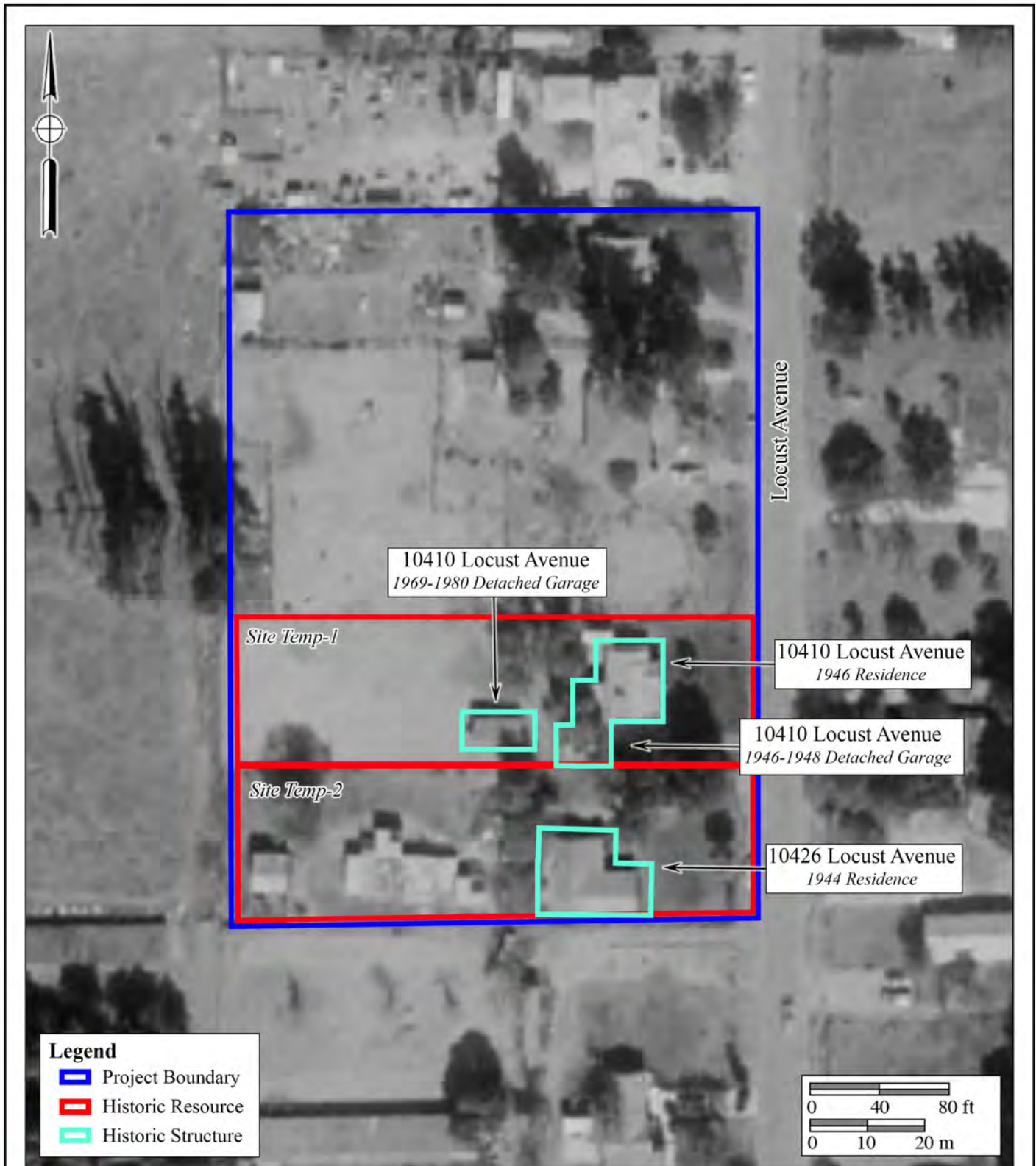


Figure 3.2–11
1980 Aerial Photograph
 The 10426 Locust Avenue Project



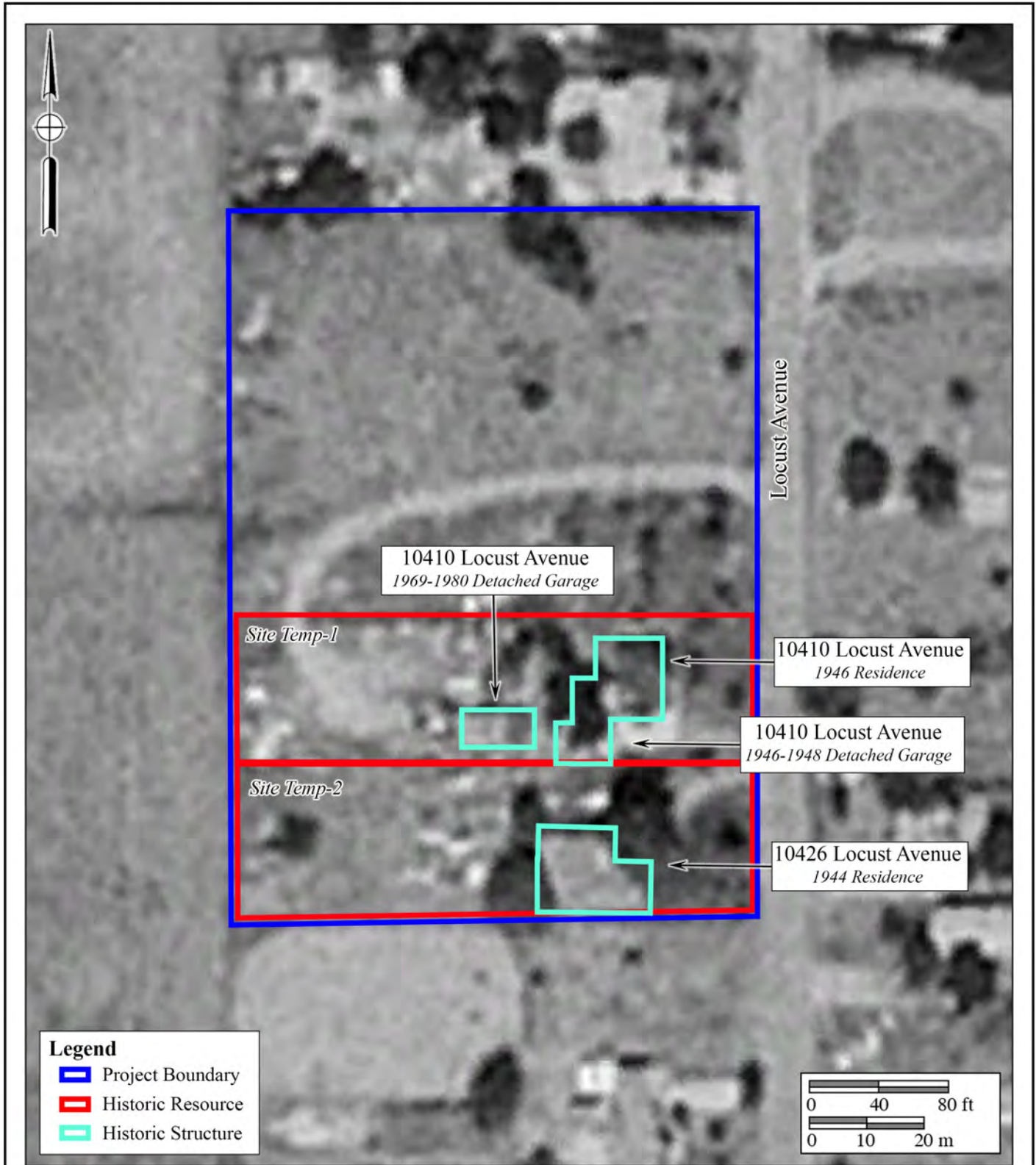


Figure 3.2-12
1994 Aerial Photograph
 The 10426 Locust Avenue Project



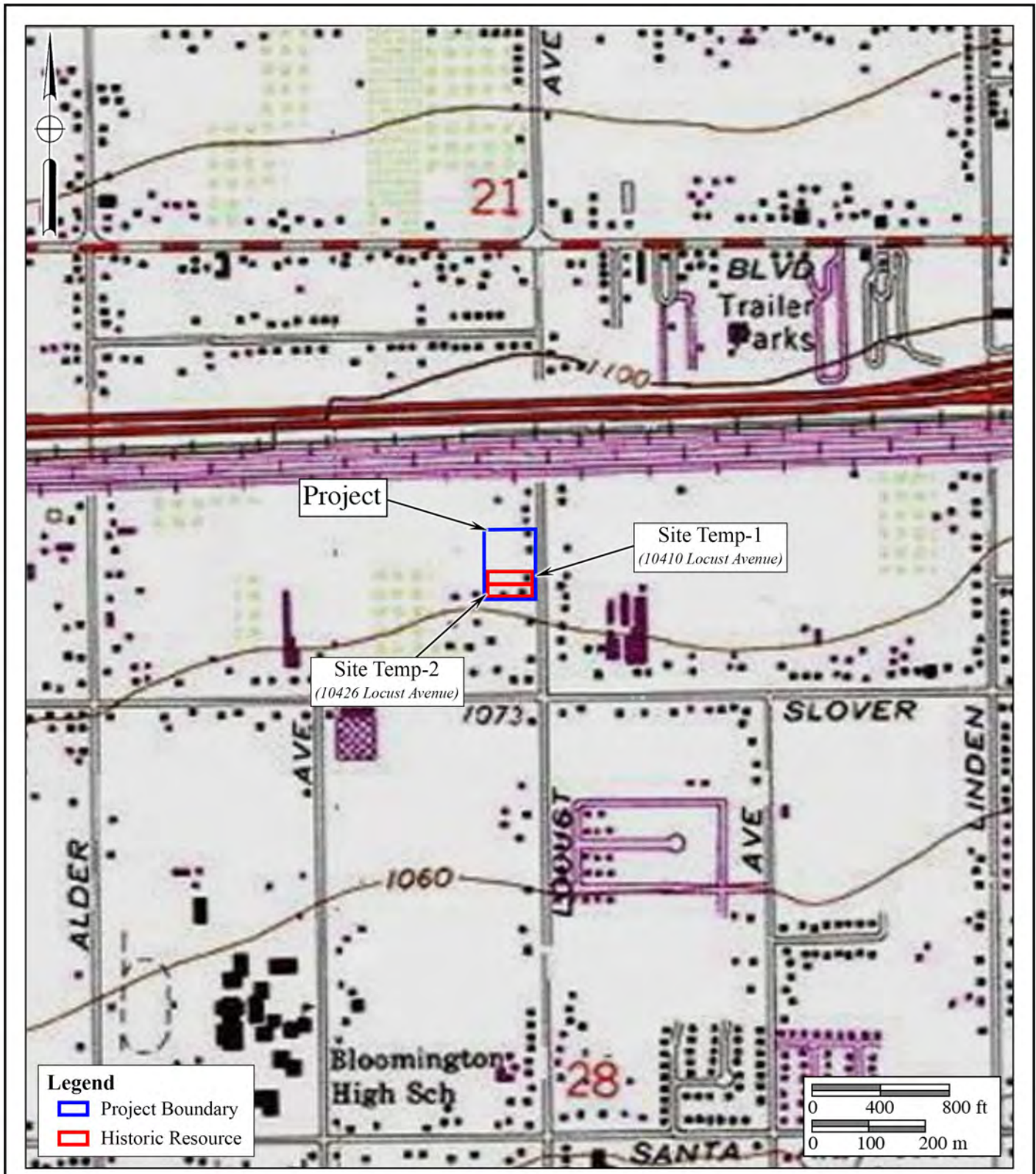


Figure 3.2-1
Historic Resource Location Map

The 10426 Locust Avenue Project

USGS Fontana Quadrangle (7.5-minute series)



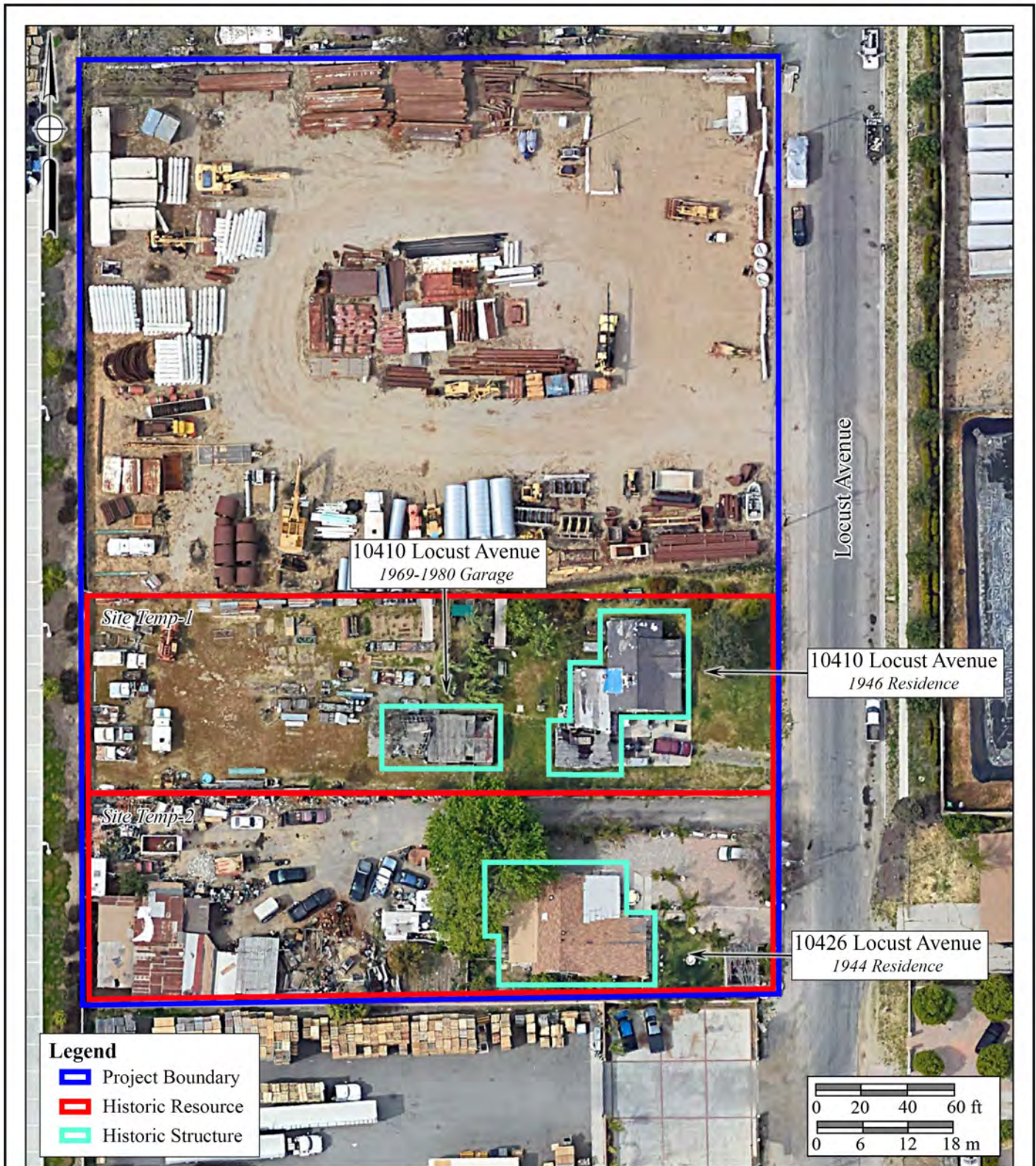


Figure 3.2-2
Historic Structure Location Map
 The 10426 Locust Avenue Project



The project's current plans intend to demolish the residences and garage (see Figure 1.1–3). As the historic residences and detached garage will be impacted by the project, significance evaluations for the residences and detached garage will be required. DPR site record forms were completed for the two parcels, which were recorded as two sites: Site Temp-1 (10410 Locust Avenue) and Site Temp-2 (10426 Locust Avenue) (see Figures 3.2–1 and 3.2–2).

3.3 Historic Structure Analysis

Within the boundaries of the subject property, two historic residences and one historic detached garage were identified. The structures have been assigned the temporary site numbers Temp-1 and Temp-2. DPR forms were submitted to the SCCIC, and once processed, the SCCIC will assign the resources a permanent site number. The following section provides the pertinent field results for the significance evaluation for the single-family residences and detached garage located within the 10426 Locust Avenue Project, which was conducted in accordance with County of San Bernardino guidelines and site evaluation protocols. The 10410 Locust Avenue residence was constructed in 1946 in the Minimal Traditional style and the 10426 Locust Avenue in 1944 in an unknown style. The detached garage was built between 1969 and 1980. Descriptions and significance evaluations of the historic resources are provided below.

3.3.1 History of the Property: Ownership and Development

10410 Locust Avenue (Temp-1)

Assessor's Office records indicate that the construction of the single-family residence located at 10410 Locust Avenue was completed in 1946. These records do not mention the construction of the detached garage; however, historic aerial photographs indicate that the garage was constructed between 1969 and 1980. Aerial photographs from 1948 show that at the time of its construction, the area surrounding the residence was not developed and included orchards and farmlands, with the exception of the 10426 Locust Avenue residence to the south.

When the 10410 Locust Avenue residence was built in 1946, the property was owned by Lester Smith (Plate 3.3–1), et ux., who also owned the 10426 Locust Avenue property. Smith was born in Oklahoma in 1906. Although his obituary states that he came to San Bernardino County in 1938 and worked as a carpenter starting in 1939 (*San Bernardino County Sun* 1962), the 1940 census indicates that he was residing in Oklahoma in 1940 where he worked as a proprietor (Ancestry.com 2012). The 1950 census, however, does list the family residing in the Bloomington area where Smith worked as a carpenter (Ancestry.com 2022).

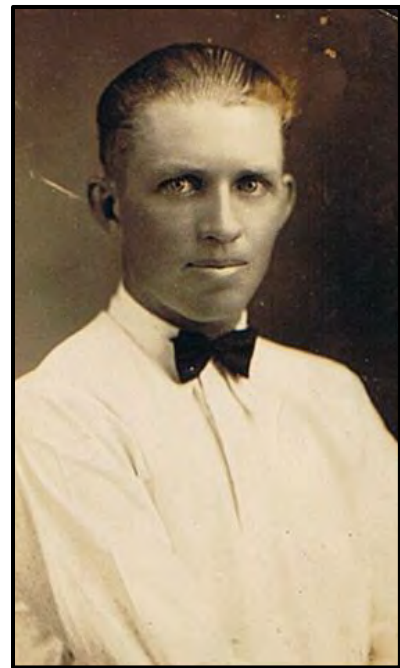


Plate 3.3–1: Lester Smith
(*Photograph courtesy of Ancestry.com*)

The 10410 Locust Avenue residence was built in 1946 by an unknown contractor. As Smith was a carpenter, he may have built the structure; however, no documentation could be located to confirm. It is unknown if Smith and his family ever lived in the home as no records confirming his address between 1945 and 1947 could be located.

In 1947, Smith divided the parcels and sold the 10410 Locust Avenue property to Justin Wilbur (Plate 3.3–2) and Betty Jane McBurney. Justin McBurney was born in Hemet, California in 1916 (Ancestry.com 2010a). He grew up in Los Angeles and in 1940, he married Amelia Ezido while living in Gridley, California (*Oroville Mercury Register* 1940). Together, the couple had a son, John, in 1942 and in the 1940s, Justin McBurney was enlisted in the U.S. Navy (Ancestry.com 2022; *Riverside Daily Press* 1944). In 1944, Amelia McBurney passed away (*Riverside Daily Press* 1944). Between 1944 and 1947, Justin McBurney remarried. In 1947, McBurney and his second wife, Betty Jane, lived in Riverside (Ancestry.com 2011a). That year, they moved to Bloomington where he worked as a truck driver for the Riverside Cement Company (*San Bernardino County Sun* 1991). In 1950, the address of the residence was listed as 1202 South Locust Avenue (Ancestry.com 2022) and in 1952, it was 602 South Locust Avenue (Ancestry.com 2017a). The detached garage that is currently connected to the residence was constructed by an unknown contractor between 1948 and 1952 while the property was owned by the McBurneys.



Plate 3.3–2: Justin McBurney
(*Photograph courtesy of Ancestry.com*)

Justin and Betty Jane McBurney divorced prior to 1963, as that year Justin McBurney quitclaimed the property to Betty Jane, who had remarried and changed her last name to DePaula. Justin McBurney remarried in 1964 (Ancestry.com 2007). Despite the quitclaim, it appears that McBurney and his third wife, Anita, still lived at the property as in 1965, a newspaper article stated that “First Class John O. McBurney, son of Mr. and Mrs. J.W. McBurney of 10410 Locust Ave., Bloomington” had “arrived for duty at Richards-Gebaur AFB, Mo., after a tour of service in Viet Nam” (*Colton Courier* 1965).

In 1967, Betty Jane DePaula sold the property to Loyal Roland and Theo Ellen Bliss. Natives of Nebraska and Indiana, respectively, the Blisses were married in San Bernardino in 1938 (*San Bernardino County Sun* 1938). After their marriage, the couple lived in Downey, where Loyal Bliss worked as a dairy milker (Ancestry.com 2012). By 1944, they returned to San Bernardino where he worked as a truck driver (Ancestry.com 2017a). Between 1944 and 1950, the family again moved, this time to Red Bluff where Bliss worked as a truck driver for a logging mill (Ancestry.com 2022). Although no records of their address between 1967 and 1979 could be located, it is assumed that the couple lived at the property since Loyal Bliss was listed as residing

in the home in 1979 (Ancestry.com 2010b). An enclosed rear porch and a second detached garage were constructed while the property was owned by Loyal and Theo Bliss.

Theo Bliss passed away in 1977 and in 1981, Loyal Bliss sold the property to Safeco Title Insurance Company, who transferred it seven days later to Merrill Albert. Albert then sold the property in November of the same year to the Southern Pacific Transportation Company.

The Southern Pacific Transportation Company retained ownership of the property for nine years before selling it to John and Dora Boruchin in 1990. It is unclear who resided at the property while it was owned by the Southern Pacific Transportation Company.

John Boruchin was a poultry farmer in Fontana in the 1950s (*San Bernardino County Sun* 1958) who later worked as a builder in San Bernardino County (*Redlands Daily Facts* 1962). The Boruchins do not appear to have lived at the property as they are recorded as residing in Fontana in the 1990s (Ancestry.com 2005). In 2004, the Boruchins sold the property to Michael Anthony Prlich. In 2006, Prlich transferred ownership of the property to his company, M.A.P. Locust, LLC. In 2022, the property was purchased by 10426 Locust XC, LLC.

10426 Locust Avenue (Temp-2)

Assessor's Office records indicate that the construction of the single-family residence located at 10426 Locust Avenue was completed in 1944 and remodeled in 1955. Aerial photographs from 1948 show that at the time of its construction, the area surrounding the building was not developed and included orchards and farmlands, with the exception of the 10410 Locust Avenue residence to the north.

When the 10426 Locust Avenue residence was built in 1944, the property, which at that time also included the 10410 Locust Avenue property, was owned by Joseph Anthony Virnig (Plate 3.3–3), et ux. Virnig was born in Wisconsin in 1911 and moved to Los Angeles with his family between 1920 and 1930. While in Los Angeles, Virnig worked as a laborer for a concrete company (Ancestry.com 2002). In 1933, Virnig married Evelyn Porter (Plate 3.3–4) in Los Angeles (Ancestry.com 2017b). The couple lived in Los Angeles until at least 1936 (Ancestry.com 2017a), after which time they moved to New York where he worked for Frazier Davis Construction Company (Ancestry.com 2011b). By 1944, the Virnigs lived in Bloomington where they used the 10426 Locust Avenue property for raising chickens (*Colton Courier* 1944; *San Bernardino County Sun* 1945). It is unknown who built the residence, as it is unclear if the Virnigs had any experience in construction.

In 1945, the property was sold to local rancher, Ashley B. Harris (Ancestry.com 2012), et ux. who sold it two months later to Lester Smith, et ux. It is unknown if Smith lived in either of the Locust Avenue residences as his address could not be located during the late 1940s.

In 1947, Smith separated the two parcels and sold the 10426 Locust Avenue property to Jacob L. Sandberg, Jr. Sandberg, a machinist apprentice who served in World War II, only retained the property for two years before selling to Harry D. Bailey, et ux. in 1949 (*San Bernardino County Sun* 1943). It is unknown if Sandberg resided in the home.



Plate 3.3–3: Joseph Virnig
(*Photograph courtesy of Ancestry.com*)



Plate 3.3–4: Evelyn Porter Virnig
(*Photograph courtesy of Ancestry.com*)

Bailey was an engine foreman for the railroad, who in 1950, lived on Bunker Hill Drive in San Bernardino with his wife, Alva (Ancestry.com 2022). Elmer Leon Russell, who later purchased the property from Bailey in 1951, his wife Charleen, and their two children lived in the 14026 Locust Avenue building in 1950. At that time, the property had an address of 1212 South Locust Avenue.

Leon Russell was born in Illinois in 1908 and trained there as an electrician. He married Charleen Lewis between 1930 and 1940 and moved to California after 1940. In the 1950s, Russell worked as an electrician (Ancestry.com 2022). Assessor’s records indicate that while the property was owned by Russell, the building was remodeled and it was given an effective year of construction of 1955.

In 1956, the property was purchased by Edward Neville and Lucille E. Crosby (Plate 3.3–5). E. Neville Crosby was born in Indiana in 1912. He moved to Massachusetts with his family by 1920 and by 1930 was living in Blue Lake, California with his aunt and uncle (Ancestry.com 2002, 2010a). In 1935, Crosby married Lucille Evelyn Tinkey in Blue Lake (Humboldt County Recorder 1935). After their marriage, the couple lived in Humboldt County where E. Neville Crosby worked as a newspaper distributor (Ancestry.com 2012). While living in Humboldt County, they had two children, Justin and Lynn.

By 1944, the Crosbys had relocated to Fontana where E. Neville worked as an insurance agent (*San Bernardino County Sun* 1944, 1952). The Crosbys owned the property at 10426 Locust Avenue for three years starting in 1956, after which time it was sold to Margaret Fugitt in 1959. During the time that the Crosbys owned the property, Hertel Eugene “Gene” Fugitt, Margaret Fugitt’s husband, lived at the home.

Margaret Fugitt was a vocational nurse and lived in La Salle, Michigan until 1964, despite owning the 10426 Locust Avenue property (*San Bernardino County Sun* 1965). Gene Fugitt, however, lived at the 10426 Locust Avenue property since at least 1956 where he drove an ice cream truck (*Colton Courier* 1961). Margaret Fugitt moved to Bloomington in August of 1964, but then passed away in 1965 (*San Bernardino County Sun* 1965). It was not until 1968 that Gene Fugitt sold the property to Gary and Barbara Pipkins.

Two years later, in 1970, the Pipkins sold the property to J. Harold Stroud. Stroud also only retained ownership of the property for two years and in 1972, it was sold to Allen H. and Gloria J. Ingram. The Ingrams appear to have lived at the property at least in the early 1990s, as they were recorded as residing there in public records in 1993 (Ancestry.com 2010b). After 1998, however, they were recorded as residing in Arizona.

The Ingrams owned the property until 2005 when it was then sold to Abel D. and Maricela C. Contreras. In 2022, 10426 Locust XC, LLC purchased the property.

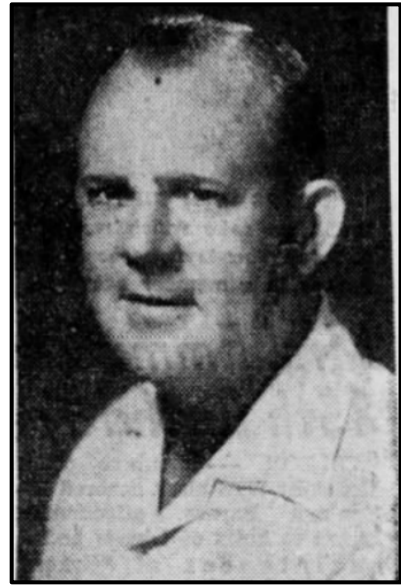


Plate 3.3–5: E. Neville Crosby.
(*Photograph courtesy of San Bernardino County Sun 1952*)

3.3.2 Description of Surveyed Resources

10410 Locust Avenue (Temp-1)

According to the record from the San Bernardino County Assessor's Office, the construction of the single-family residence located at 10410 Locust Avenue was completed in 1946. The residence is located near the south-central portion of the project, north of the 10426 Locust Avenue building.

The single-family residence was designed in the Minimal Traditional style and exhibits features of the Gable-and-Wing Roof substyle (see Plate 3.2–1). The building is a side-gabled, single-story structure that features an L-shaped plan with a low-pitched, front-facing gable on the north end of the primary (east) façade. The eaves exhibit a minimal overhang and original windows are double-hung, multi-pane, wood sash. The building features wide horizontal wood siding. Typical of the Minimal Traditional style, the building features minimal amounts of architectural detail.

The main entrance to the residence is located on the east façade in what appears to be an enclosed front porch addition. The enclosed front porch is believed to be an addition based upon the presence of corner boards located in the middle of the walls, where the wall of the residence originally ended and the enclosed front porch begins. The roof over the enclosed front porch differs from the rest of the building in that it is a shed type and does not properly align with roof of the front-facing gable and the windows in the enclosed porch are single pane, double-hung sash

whereas the rest of the residence's original windows are multi-pane, double-hung sash. Although the enclosed front porch is likely an addition, based upon the building materials used, it was likely constructed prior to the 1960s.

On the west façade of the building is another enclosed porch addition (Plate 3.3–6 and 3.3–7). This addition appears to have been constructed in the 1950s or later and features a flat roof and aluminum-framed horizontal sliding windows. The rear enclosed porch addition is present on the 1959 aerial photograph and extends beyond the south elevation of the residence approximately 10 feet. It connects on the south to an originally detached, front-gabled garage/storage building also present on the 1959 aerial photograph. The garage has fallen into disrepair with the roof caved in and the siding beginning to fall off. It features a single multi-pane, wood-framed window on the west façade (Plate 3.3–8).

While many of the original windows remain, the window in the gable end on the east façade and the window on the north façade have been replaced with aluminum-framed horizontal sliding windows (Plate 3.3–9).

In addition, a second detached garage is located behind (to the north) of the original detached garage building (now attached to the house). This garage was constructed between 1969 and 1980, after the original garage was connected to the residence (see Plate 3.3–7). The 1969 to 1980 detached garage building is constructed in the same style as the residence, clad in horizontal wood siding, and is also in a state of disrepair due to years of neglect (Plate 3.3–10).

The modifications to the 10410 Locust Avenue residence include:

- Construction of the enclosed front porch between 1946 and 1948
- Construction of the original detached garage between 1946 and 1948
- Construction of the enclosed rear porch between 1948 and 1959
- Original detached garage connected to the residence via the enclosed rear porch between 1948 and 1959
- Construction of the second detached garage between 1969 and 1980
- Replacement of the original windows on the north and east façades at unknown dates



Plate 3.3-6

View of the North (Left) and West (Center) Façades of the 10410 Locust Avenue Residence, Showing the North Façade of the 1950s Enclosed Porch Addition (Right), Facing Southeast

The 10426 Locust Avenue Project



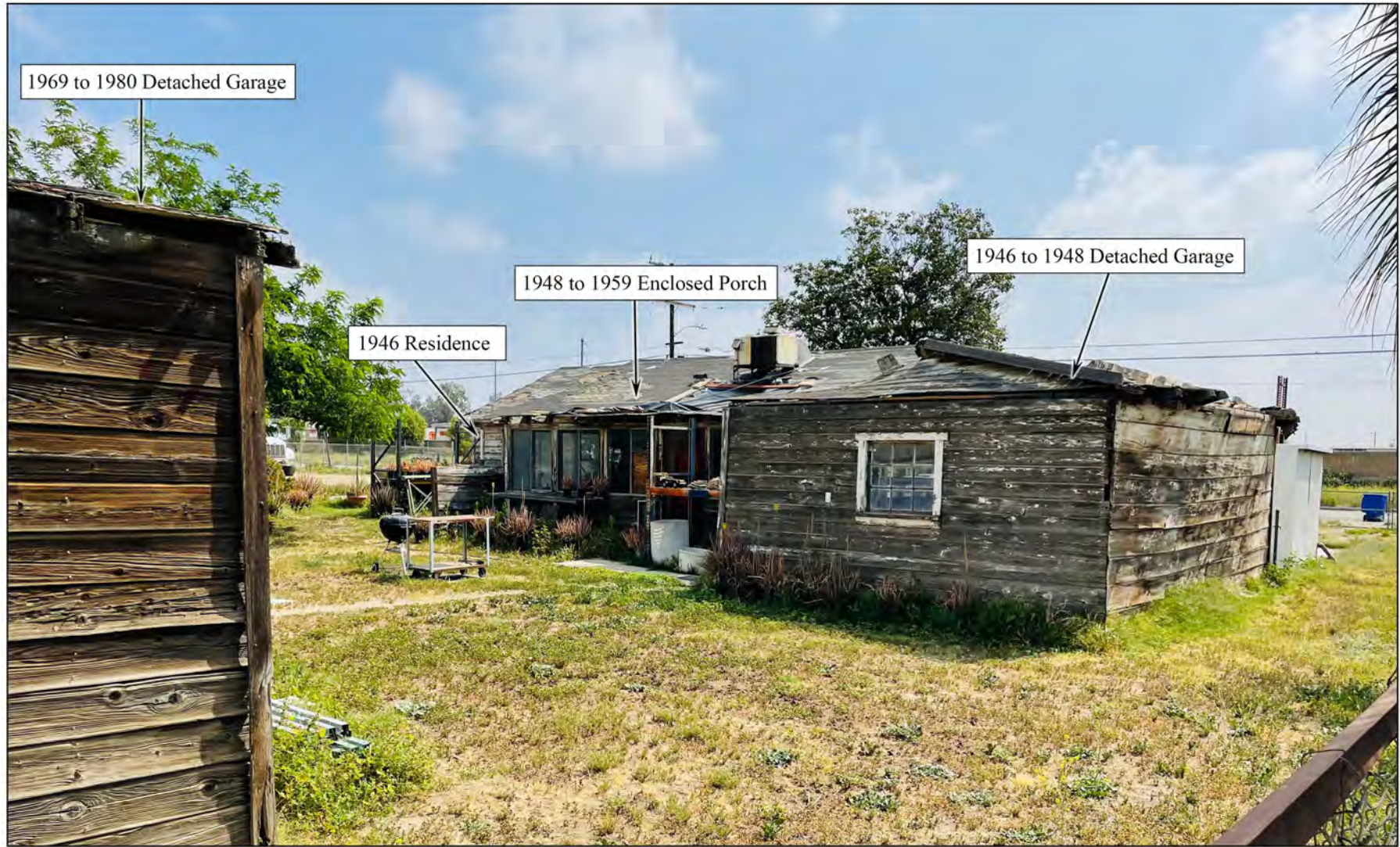


Plate 3.3-7

**View of the Circa 1969 to 1980 Detached Garage, the 1946 Residence,
the Circa 1948 to 1959 Enclosed Rear Porch, and the Circa 1946 to 1948
Garage (Now Attached) at 10410 Locust Avenue, from Left to Right, Facing East**

The 10426 Locust Avenue Project





Plate 3.3-8

**View of the West (Left) and South (Right) Façades of the
Original Garage at 10410 Locust Avenue, Facing East**

The 10426 Locust Avenue Project





Plate 3.3-9
View of the North Façade of the 10410 Locust Avenue Residence, Facing South
The 10426 Locust Avenue Project



Plate 3.3-10

**2011 View of the Circa 1969 to 1980 Detached Garage
Located at 10410 Locust Avenue, Facing Northwest**

The 10426 Locust Avenue Project

Image courtesy of Google Street View



10426 Locust Avenue (Temp-2)

According to the record from the Assessor's Office, the construction of the single-family residence located at 10426 Locust Avenue was completed in 1944. The residence is located in the southern portion of the project, south of the 10410 Locust Avenue residence and detached garage.

The single-family residence was designed in an unknown style as a simple, side-gabled residence and remodeled in 1955 into a Ranch-style residence (see Plate 3.2–2). Between 1967 and 1980, a front-gabled addition was constructed onto the south façade of the residence. Currently, the building is a cross-gabled, single-story structure that features an L-shaped plan, with a shed-roofed addition constructed off the west façade. The shed-roofed addition was also constructed between 1967 and 1980. Both the gabled and shed roofs exhibit a moderate eave overhang. The entire building is clad in stucco. A full-width front porch supported by simple wood posts is present on the east façade. The porch appears to have been constructed between 1948 and 1959 and may have been part of the 1955 remodel. The porch was further extended to meet the roof of the front-facing gable when it was constructed between 1967 and 1980.

The main entrance to the residence is located beneath the front porch and features a non-original wood door with an oval lite. Fenestration throughout the residence consists primarily of aluminum-framed horizontal sliding windows of various sizes. The windows on the east façade beneath the porch roof appear newer and feature snap-on muntins. A vinyl-framed window is present on the eastern end of the north façade (Plate 3.3–11). On the west façade of the shed-roofed addition is a flat-roofed porch roof. A back door is located beneath the flat-roofed rear porch roof (Plate 3.3–12).

The modifications to the 10426 Locust Avenue residence include:

- Addition of the full-length front porch between 1948 and 1959
- Remodeled in 1955
- Construction of the front-facing gable addition on the south façade, extension of the front porch to the front-facing gable addition, and construction of the shed-roofed addition on the west façade between 1967 and 1980

3.3.3 Significance Evaluation

CEQA guidelines (Section 15064.5) address archaeological and historic resources, noting that physical changes that would demolish or materially alter in an adverse manner those characteristics that convey the historic significance of the resource and justify its listing on inventories of historic resources are typically considered significant impacts. Because demolition of the structures located within the 10426 Locust Avenue Project would require approval from the County of San Bernardino as part of the proposed project, CEQA and County of San Bernardino eligibility criteria were used to evaluate the two residences and detached garage located within the property as potentially significant historic buildings.



Plate 3.3-11
View of the North Façade of the 10426 Locust Avenue Residence, Facing Southeast
The 10426 Locust Avenue Project



Plate 3.3-12

**View of the North (Left) and West (Right) Façades of
the 10426 Locust Avenue Residence, Facing Southeast**

The 10426 Locust Avenue Project



Integrity Evaluation

When evaluating a historic resource, integrity is the authenticity of the resource's physical identity clearly indicated by the retention of characteristics that existed during its period of construction. It is important to note that integrity is not the same as condition. Integrity directly relates to the presence or absence of historic materials and character-defining features, while condition relates to the relative state of physical deterioration of the resource. In most instances, integrity is more relevant to the significance of a resource than condition; however, if a resource is in such poor condition that original materials and features may no longer be salvageable, then the resource's integrity may be adversely impacted. For the 10426 Locust Avenue Project buildings, 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 buildings had always existed at their present locations or if they had been moved, rebuilt, or their footprints significantly altered. Historical research revealed that the structures located within the 10426 Locust Avenue Project were constructed in their current locations between 1944 and 1980. Therefore, the buildings retain integrity of location.

2. **Integrity of Design** [*refers to*] the combination of elements that create the form, plan, space, structure, and style of a property (Andrus and Shrimpton 2002). Integrity of design was assessed by evaluating the spatial arrangement of the buildings and any architectural features present.
 - a. **10410 Locust Avenue (Temp-1)**: The residence located at 10410 Locust Avenue was constructed in 1946 in Minimal Traditional style. The period of significance for the Minimal Traditional style is defined as between circa 1935 and 1950 by McAlester (2015) and the construction of the single-family residence falls within this timeframe. The modifications made to the residence include: construction of the enclosed front porch between 1946 and 1948, construction of the original detached garage between 1946 and 1948, construction of the enclosed rear porch between 1948 and 1959, the original detached garage being connected to the residence via the enclosed rear porch between 1948 and 1959, construction of the second detached garage between 1967 and 1980, and replacement of the original windows on the north and east façades at unknown dates. 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. The detached garage constructed between 1967 and 1980 was built as a utilitarian structure utilizing horizontal wood siding and a gabled roof with no specific architectural style. Since its construction, the building has deteriorated to the point that most of the original materials have been lost. Due to the deterioration of most of the original elements, the 1967 to 1980 detached garage no longer retains integrity of design.

- b. **10426 Locust Avenue (Temp-2)**: The residence located at 10426 Locust Avenue was constructed in 1944 and unknown style and remodeled into a Ranch-style residence in 1955. The period of significance for the Ranch style is defined as between circa 1935 and 1975 by McAlester (2015) and the construction and remodel of the single-family residence falls within this timeframe. The modifications made to the residence include: construction of a full-length front porch between 1948 to 1959, a remodel in 1955, and construction of a front-facing gable addition on the south façade, extension of the front porch to the front-facing gable addition, and construction of the shed-roofed addition on the west façade between 1967 and 1980. 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.

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 residences located within the 10426 Locust Avenue property were built between 1944 and 1946. At the time of their construction, the surrounding area had a rural character and included orchards and farmlands. The aerial photographs from 1948 show that some residences located within the farming lots east of the property existed during this time. The area surrounding the property remained relatively rural until the 2000s, after which time a lot of the farmland west and east of the project area was developed for parking lots and warehouses. Currently, Locust Avenue is surrounded on the east and west by large-scale industrial development. Because the area is no longer recognizable as an agricultural area and no longer retains the same open space, viewshed, landscape, vegetation, or general built

environment, the buildings located within the 10426 Locust Avenue Project do not retain integrity of setting.

4. **Integrity of Materials** [*refers to*] *the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property* (Andrus and Shrimpton 2002). Integrity of materials was assessed by determining the presence or absence of original building materials, as well as the possible introduction of materials that may have altered the architectural design of the buildings.
 - a. **10410 Locust Avenue (Temp-1)**: The residence located at 10410 Locust Avenue was constructed in 1946 in Minimal Traditional style. The modifications made to the residence include: construction of the enclosed front porch between 1946 and 1948, construction of the original detached garage between 1946 and 1948, construction of the enclosed rear porch between 1948 and 1959, the original detached garage being connected to the residence via the enclosed rear porch between 1948 and 1959, construction of the second detached garage between 1967 and 1980, and replacement of the original windows on the north and east façades at unknown dates. As these modifications resulted in the introduction of new materials and the removal of original materials (a large portion of the west façade and original windows), they also negatively impacted the original style of the building. Therefore, the residence does not retain integrity of materials. The detached garage constructed between 1967 and 1980 was built as a utilitarian structure utilizing horizontal wood siding and a gabled roof with no specific architectural style. Since its construction, the building has deteriorated to the point that most of the original materials have been lost. Due to the deterioration of most of the original materials, the 1967 to 1980 detached garage no longer retains integrity of materials.
 - b. **10426 Locust Avenue (Temp-2)**: The residence located at 10426 Locust Avenue was constructed in 1944 and unknown style and remodeled into a Ranch-style residence in 1955. The modifications made to the residence include: construction of a full-length front porch between 1948 to 1959, a remodel in 1955, and construction of a front-facing gable addition on the south façade, extension of the front porch to the front-facing gable addition, and construction of the shed-roofed addition on the west façade between 1967 and 1980. As these modifications resulted in the introduction of new materials and the removal of original materials, they also negatively impacted both the

original (unknown) and 1955 remodeled (Ranch) styles of the building. Therefore, the residence does not retain integrity of materials.

5. **Integrity of Workmanship** [*refers to*] *the physical evidence of the labor and skill of a particular culture or people during any given period in history* (Andrus and Shrimpton 2002). Integrity of workmanship was assessed by evaluating the quality of the architectural features present in the buildings.
 - a. **10410 Locust Avenue (Temp-1)**: The residence located at 10410 Locust Avenue was constructed in 1946 in the Minimal Traditional style. The original workmanship demonstrated by the construction of the single-family residence was average. Since its construction, the building has undergone several modifications that have negatively influenced the original workmanship. 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 located at 10410 Locust Avenue does not retain integrity of workmanship. The detached garage located at 10410 Locust Avenue was built between 1967 and 1980 and its original workmanship was average. Since its construction, the building has deteriorated to the point that most of the original materials have been lost, which negatively impacted the buildings original workmanship. In addition, the building never possessed elements or details that would make it representative of the labor or skill of a particular culture or people. Due to the deterioration of most of the original materials, the 1967 to 1980 detached garage no longer retains integrity of workmanship.
 - b. **10426 Locust Avenue (Temp-2)**: The residence located at 10426 Locust Avenue was constructed in 1944 in an unknown style and later remodeled into a Ranch-style residence in 1955. The original and remodeled workmanship demonstrated by the construction of the single-family residence was average. Since the remodel, the building has undergone several modifications that have negatively influenced the original workmanship. 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 located at 10426 Locust Avenue does not retain 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 residences and detached garage has been lost due to the transformation of the surrounding neighborhood into a residential area. In addition, none of the buildings retain integrity of design or materials. Therefore, none of the structures located within the 10426 Locust Avenue Project 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 Bloomington area, County of San Bernardino or the state of California. Historical research indicates that the buildings located within the 10426 Locust Avenue Project 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 properties were found to be significant and no known important events occurred at the properties. Therefore, the buildings have never possessed integrity of association.

Of the seven aspects of integrity, the single-family residences and detached garage located within 10426 Locust Avenue Project were determined to retain only integrity of location. None of the structures have ever possessed integrity of workmanship or association and none retain integrity of setting or feeling.

CRHR Evaluation

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

- **CRHR Criterion 1:**

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

It was discovered through historical research that no significant events could be associated with the buildings located within the 10426 Locust Avenue Project. Because the properties could not be associated with any specific historic event, the buildings are not eligible for designation under CRHR Criterion 1.

- **CRHR Criterion 2:**

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

Historical research revealed that none of the buildings located within the 10426 Locust

Avenue Project are associated with any persons important in our past. Because the properties could not be associated with the lives of any important persons in our past, the residences and detached garage 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. **10410 Locust Avenue (Temp-1):** The residence located at 10410 Locust Avenue was constructed in 1946 in the Minimal Traditional style. According to McAlester (2015), the Minimal Traditional style refers to houses built throughout the United States during the 1930s and 1940s. The style is generally associated with homes that were “rapidly built where new sites for World War II production plants created an urgent local need for worker housing” and “instant communities” that were built after the war, “sometimes using only a few designs in a subdivision” (McAlester 2015). Prior to the war, the Minimal Traditional house was one of the small houses that “could be built with FHA-insured loans in the midst of the Great Depression between 1935 and 1940” (McAlester 2015).

In general, Minimal Traditional style houses possess the following:

- i. Low- or intermediate-pitched roof, more often gabled
- ii. Small house, generally one-story in height,
- iii. Roof eaves usually have little or no overhang,
- iv. Double-hung windows, typically multi-pane or 1/1,
- v. Minimal amounts of added architectural detail
- vi. Rarely has dormers

Within the Minimal Traditional style are three principal sub-types: Gable-and-Wing Roof, Side-Gabled Roof (Cape Cod), and Other Roof. The 10410 Locust Avenue residence features characteristics of the Gable-and-Wing Roof sub-type.

This subtype has a low-pitched front-facing gable added on one side of a side-gabled roof. Typically the front-facing gable does not protrude very far in front of the side gable and consists only

of a small extension added to one room of the house. (McAlester 2015:587)

The residence located at 10410 Locust Avenue possesses all six of the features listed above for Minimal Traditional style and all of the characteristics associated with the Gable-and-Wing Roof sub-type. Although the 10410 Locust Avenue residence currently exhibits all character-defining features of the Gable-and-Wing Roof sub-type of the Minimal Traditional style, it is not an exemplary or representative example due to the additions that have obscured the original footprint and exterior walls of the building. The front and rear enclosed porches have added additional square footage and altered the original footprint of the building so greatly that while it is still not a large residence, it is no longer as small as it originally was. It also no longer retains integrity of design, materials, workmanship, setting, or feeling. Since the residence does not embody the distinctive characteristics of a style, retains very little original integrity, was not designed or built by an important creative individual and does not possess high artistic values, the 10410 Locust Avenue residence is not eligible for designation under CRHR Criterion 3. The detached garage associated with the 10410 Locust Avenue residence has also suffered a severe loss of integrity of materials and workmanship due to neglect and does not feature any character defining features of an architectural style or building type and is also not eligible for designation under CRHR Criterion 3.

- b. **10426 Locust Avenue (Temp-2):** The 10426 Locust Avenue residence was constructed in 1944 in an unknown style and remodeled in 1955 into the Ranch style during the circa 1935 to 1975 period during which the Ranch style was most popular:

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

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

include:

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

The 10426 Locust Avenue residence possesses six of the seven features listed above: broad, one-story shape; built low to the ground; low-pitched roof without dormers and a moderate roof overhang; front entry usually located off-center and sheltered under the main roof of the house; large picture window; and asymmetrical façade.

Although the 10426 Locust Avenue residence possesses six out of the seven characteristics of the Ranch style, the Ranch 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 many of the modifications to the building were completed between 1967 and 1980 and the 10426 Locust Avenue residence no longer possesses integrity of design, 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 10426 Locust Avenue building is not eligible for designation under CRHR Criterion 3.

- **CRHR Criterion 4:**

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

The research conducted for this study revealed that because the buildings located within the 10426 Locust Avenue Project are not associated with any significant persons or events and are not constructed using unique or innovative methods of construction, they likely cannot yield any additional information about the history of Bloomington or the state of California. Therefore, the buildings are not eligible for designation under CRHR Criterion 4.

Findings and Conclusions

The buildings located within the 10426 Locust Avenue Project 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, the buildings also only retain integrity of location and are not considered representative examples of any specific architectural style. Because the buildings are not eligible for listing on the CRHR, no mitigation measures are required for any future alterations or planned demolition of the buildings.

3.4 Discussion/Summary

During the field survey, three buildings were identified within the 10426 Locust Avenue Project that meet the age threshold to require historic structure evaluation to determine eligibility for the CRHR. No other cultural resources were observed during the survey. The buildings 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 any specific architectural style due to substantial modifications and an overall loss of integrity.

4.0 INTERPRETATION OF RESOURCE IMPORTANCE AND IMPACT IDENTIFICATION

4.1 Resource Importance

The cultural resources survey of the 10426 Locust Avenue Project identified two buildings at 10410 Locust Avenue (Site Temp-1) and one building at 10426 Locust Avenue (Site Temp-2) that meet the age threshold to require a historic structure evaluation to determine eligibility to the CRHR. The conclusion of the current assessment is that the buildings are not CEQA-significant or eligible for listing on the CRHR. The buildings have been thoroughly recorded and no additional information can be derived from further analysis.

4.2 Impact Identification

The proposed development of the 10426 Locust Avenue Project will include the demolition of the buildings at 10410 Locust Avenue and 10426 Locust Avenue. However, the removal of these buildings as part of the development of the property will not constitute an adverse impact because the buildings 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 the 1940s. To mitigate potential impacts to unrecorded historic features or deposits, mitigation monitoring is recommended. The mitigation monitoring program is presented in Section 5.0.

5.0 **RECOMMENDATIONS**

The proposed development will impact the buildings at 10410 and 10426 Locust Avenue recorded as sites Temp-1 and Temp-2, respectively; however, as these resources are evaluated as lacking any further research potential, impacts have been determined to be not adverse. Based upon the evaluation of the buildings as lacking further research potential, resource-specific mitigation measures will not be required as a condition of approval for the project. Although mitigation measures are not required, archaeological monitoring is recommended because grading may expose historic features or deposits associated with the historic use of the property since the 1940s. 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 medical examiner will notify the NAHC within 24 hours. By law, **ONLY** the medical examiner can make this call.
- b. The NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
- c. The MLD will contact the PI within 24 hours or sooner after the sheriff-coroner has completed coordination to begin the consultation process in accordance with CEQA Section 15064.5(e), the California PRC, and the State Health and Safety Code.
- d. The MLD will have 48 hours to make recommendations to the property owner or representative for the treatment or disposition with proper dignity of the human remains and associated grave goods.
- e. Disposition of Native American human remains will be determined between the MLD and the PI, and, if:
 - i. The NAHC is unable to identify the MLD; OR
 - ii. The MLD failed to make a recommendation within 48 hours after being notified by the NAHC; OR
 - iii. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner; THEN
 - iv. Upon the discovery of multiple Native American human remains during a ground-disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree upon the appropriate treatment measures, the human remains and grave goods buried with the Native American human remains shall be reinterred with appropriate dignity.

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

- a. The PI shall contact the sheriff-coroner and notify them of the historic-era context of the burial.
- b. The sheriff-coroner will determine the appropriate course of action with the PI and 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.

5.0 LIST OF PREPARERS AND ORGANIZATIONS CONTACTED

The archaeological survey program for the 10426 Locust Avenue Project was conducted by Principal Investigator Brian F. Smith. The report text was prepared by Jennifer Stropes and Brian Smith. Report graphics were provided by Jillian Conroy. Technical editing and report production were conducted by Courtney McNair. The archaeological records search was conducted at the SCCIC at CSU Fullerton.

6.0 REFERENCES CITED

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APPENDIX A

Resumes of Key Personnel

Brian F. Smith, MA

Owner, Principal Investigator

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



Education

Master of Arts, History, University of San Diego, California	1982
Bachelor of Arts, History, and Anthropology, University of San Diego, California	1975

Professional Memberships

Society for California Archaeology

Experience

Principal Investigator Brian F. Smith and Associates, Inc.	1977–Present Poway, California
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Brian F. Smith is the owner and principal historical and archaeological consultant for Brian F. Smith and Associates. Over the past 32 years, he has conducted over 2,500 cultural resource studies in California, Arizona, Nevada, Montana, and Texas. These studies include every possible aspect of archaeology from literature searches and large-scale surveys to intensive data recovery excavations. Reports prepared by Mr. Smith have been submitted to all facets of local, state, and federal review agencies, including the US Army Corps of Engineers, the Bureau of Land Management, the Bureau of Reclamation, the Department of Defense, and the Department of Homeland Security. In addition, Mr. Smith has conducted studies for utility companies (Sempra Energy) and state highway departments (CalTrans).

Professional Accomplishments

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Jennifer R.K. Stropes, MS, RPA

Senior Archaeologist/Historian/Faunal Analyst

Brian F. Smith and Associates, Inc.

14010 Poway Road • Suite A •

Phone: (858) 484-0915 • Fax: (858) 679-9896 • E-Mail: jenni@bfsa-ca.com



Education

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

St. Cloud State University, St. Cloud, Minnesota

Bachelor of Arts, Anthropology **2004**

University of California, Santa Cruz

Specialized Education/Training

Archaeological Field School **2014**

Pimu Catalina Island Archaeology Project

Research Interests

California Coastal / Inland Archaeology

Zooarchaeology

Historic Structure Significance Eligibility

Historical Archaeology

Human Behavioral Ecology

Taphonomic Studies

Experience

Senior Archaeologist/Historian/Faunal Analyst

November 2006–Present

Brian F. Smith and Associates, Inc.

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

UC Santa Cruz Monterey Bay Archaeology Archives Supervisor
Santa Cruz, California

December 2003–March 2004

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

Faunal Analyst, Research Assistant
University of California, Santa Cruz

June 2003–December 2003

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

Archaeological Technician, Office Manager
Archaeological Resource Management

January 2000–December 2001

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

Certifications

City of San Diego Certified Archaeological and Paleontological Monitor

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

Scholarly Works

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

Technical Reports

Kraft, Jennifer R.

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

Kraft, Jennifer R. and Brian F. Smith

- 2016 *Cultural Resources Survey and Archaeological Test Plan for the 1492 K Street Project City of San Diego*. Prepared for Trestle Development, LLC. Report on file at the California South Coastal Information Center.
- 2016 *Focused Historic Structure Assessment for the Fredericka Manor Retirement Community City of Chula Vista, San Diego County, California APN 566-240-27*. Prepared for Front Porch Communities and Services – Fredericka Manor, LLC. Report on file at the City of Chula Vista Planning Department.
- 2016 *Historic Structure Assessment for 8585 La Mesa Boulevard City of La Mesa, San Diego County, California. APN 494-300-11*. Prepared for Silvergate Development. Report on file at the City of La Mesa Planning Department.

- 2016 *Phase I Cultural Resource Survey for the 9036 La Jolla Shores Lane Project City of San Diego Project No. 471873 APN 344-030-20.* Prepared for Eliza and Stuart Stedman. Report on file at the California South Coastal Information Center.
- 2016 *Phase I Cultural Resources Survey for the Beacon Apartments Project City of San Diego Civic San Diego Development Permit #2016-19 APN 534-210-12.* Prepared for Wakeland Housing & Development Corporation. Report on file at the California South Coastal Information Center.
- 2016 *A Phase I Cultural Resources Study for the State/Columbia/Ash/A Block Project San Diego, California.* Prepared for Bomel San Diego Equities, LLC. Report on file at the California South Coastal Information Center.
- 2015 *Cultural Resource Monitoring Report for the Sewer and Water Group 687B Project, City of San Diego.* Prepared for Ortiz Corporation. Report on file at the California South Coastal Information Center.
- 2015 *Cultural Resource Testing Results for the Broadway and Pacific Project, City of San Diego.* Prepared for BOSA Development California, Inc. Report on file at the California South Coastal Information Center.
- 2015 *Historic Structure Assessment for the StorQuest Project, City of La Mesa, (APN 494-101-14-00).* Prepared for Real Estate Development and Entitlement. Report on file at the City of La Mesa.
- 2015 *Mitigation Monitoring Report for the 1905 Spindrift Remodel Project, La Jolla, California.* Prepared for Brian Malk and Nancy Heitel. Report on file at the California South Coastal Information Center.
- 2015 *Mitigation Monitoring Report for the Cisterra Sempra Office Tower Project, City of San Diego.* Prepared for SDG-Left Field, LLC. Report on file at the California South Coastal Information Center.
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- 2013 *Cultural Resource Monitoring Report for the Old Town Community Church Project, 2444 Congress Street, San Diego, California 92110*. Prepared for Soltek Pacific, Inc. Report on file at the California South Coastal Information Center.
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Smith, Brian F. and Jennifer R. **Kraft**

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- 2015 *Historical Resource Research Report for 16929 West Bernardo Drive, San Diego, California.* Prepared for Rancho Bernardo LHP, LLC. Report on file at the City of San Diego Development Services Department.
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Smith, Brian F., Tracy A. Stropes, Tracy M. Buday, and Jennifer R. **Kraft**

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

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Contributing Author /Analyst

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APPENDIX B

Site Record Forms

(Deleted for Public Review; Bound Separately)

APPENDIX C

Archaeological Records Search Results

(Deleted for Public Review; Bound Separately)

APPENDIX D

NAHC Sacred Lands File Search Results

(Deleted for Public Review; Bound Separately)

APPENDIX E

Historic Documents

Ownership Information

Chain of Title

Title Records for 10410 Locust Avenue (APN 0252-151-04)

Seller	Buyer	Year
Richard H. Stoneham, et ux	Joseph Anthony Virnig, et ux	1937
Joseph Anthony Virnig, et ux	Ashley B. Harris, et ux	1945
Ashley B. Harris, et ux	Lester Smith, et ux	1945
Lester Smith, et ux	Justin Wilbur McBurney and Betty Jane McBurney	1947
Justin Wilbur McBurney	Betty Jane DePaula, previously known as Betty Jane McBurney	1963
Betty J. DePaula	Loyal R. Bliss and Theo E. Bliss	1967
Loyal R. Bliss	Safeco Title Insurance Company	1981
Safeco Title Insurance Company	Merrill Albert, Trustee	1981
Merrill Albert, Trustee	Southern Pacific Transportation Company	1981
Southern Pacific Transportation Company	John Boruchin and Dora Boruchin, Trustees	1990
John Boruchin and Dora Boruchin, Trustees	Michael Anthony Prlich	2004
Michael Anthony Prlich, aka Michael A. Prlich	Michael A. Prlich, Trustee	2006
Michael A. Prlich, Trustee	M. A. P. Locust, LLC	2006
M. A. P. Locust, LLC	10426 Locust XC, LLC	2022

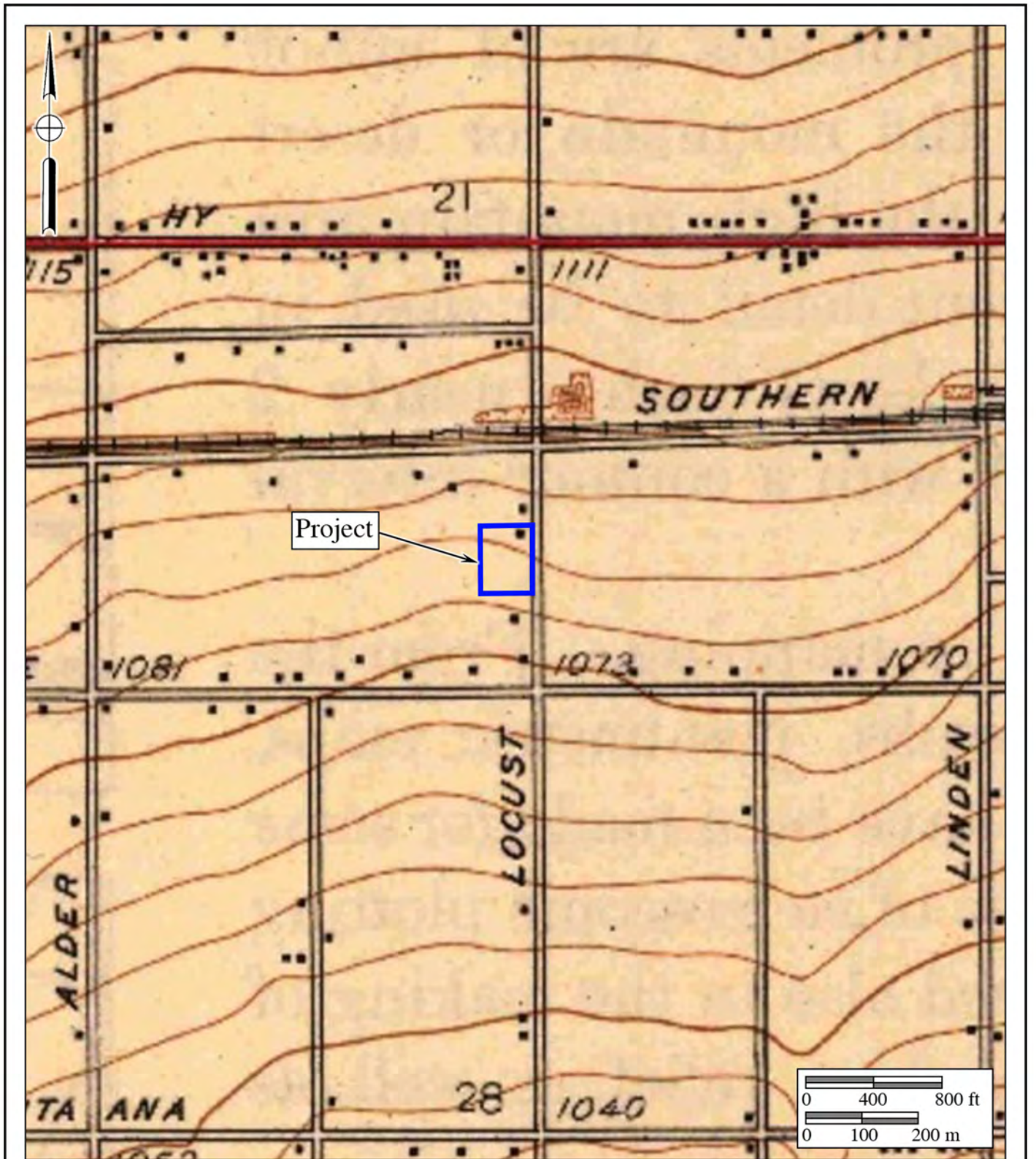
Chain of Title

Title Records for 10426 Locust Avenue (APN 0252-151-05)

Seller	Buyer	Year
Richard H. Stoneham, et ux	Joseph Anthony Virnig, et ux	1937
Joseph Anthony Virnig, et ux	Ashley B. Harris, et ux	1945
Ashley B. Harris, et ux	Lester Smith, et ux	1945
Lester Smith, et ux	J.L. Sandberg, Jr.	1947
J.L. Sandberg, Jr.	Harry D. Bailey, et ux	1951
Harry D. Bailey, et ux	Leon Russell, et ux	1951
Leon Russell, et ux	E. Neville Crosby and Lucille E. Crosby	1956
E. Neville Crosby and Lucille E. Crosby	Margaret Fugitt	1959
Hertel Eugene Fugitt	The heirs and devisees of the estate of Margaret E. Fugitt	1968
Margaret E. Fugitt	Gary L. Pipkins and Barbara Pipkins	1968
Rita Bassford, as Administratrix Margaret E. Fugitt	Gary L. Pipkins and Barbara Pipkins	1968
Gary L. Pipkins and Barbara Pipkins	J. Harold Stroud	1970
J. Harold Stroud	Allen H. Ingram and Gloria J. Ingram	1972
Allen J. Ingram and Gloria J. Ingram	Abel D. Contreras and Maricela C. Contreras	2005
Abel D. Contreras and Maricela C. Contreras	14026 Locust XC, LLC	2022



Maps



1943 USGS Map

The 10426 Locust Avenue Project

USGS *Fontana* Quadrangle (1:31,680 scale)



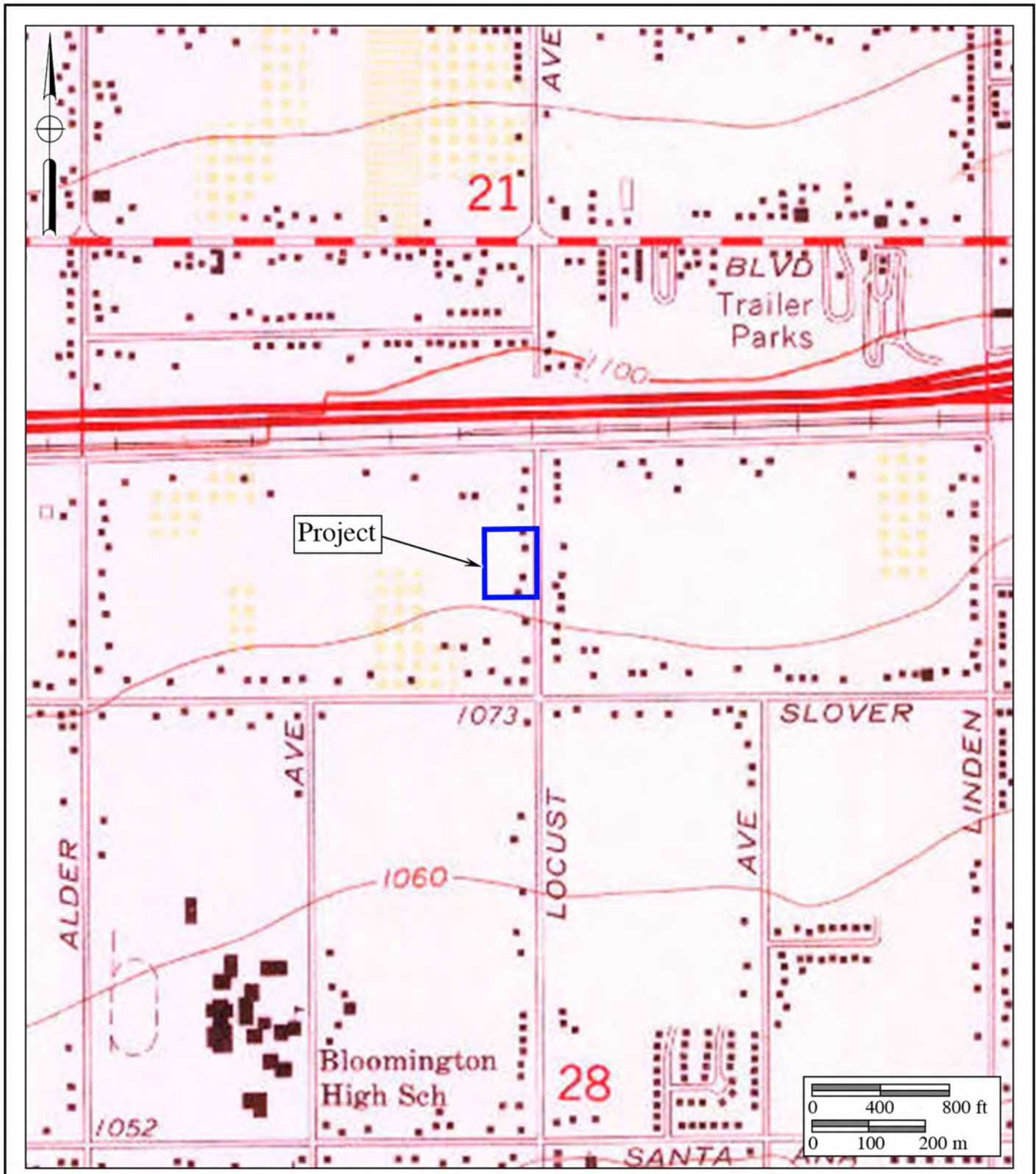


1953 USGS Map

The 10426 Locust Avenue Project

USGS Fontana Quadrangle (7.5-minute series)



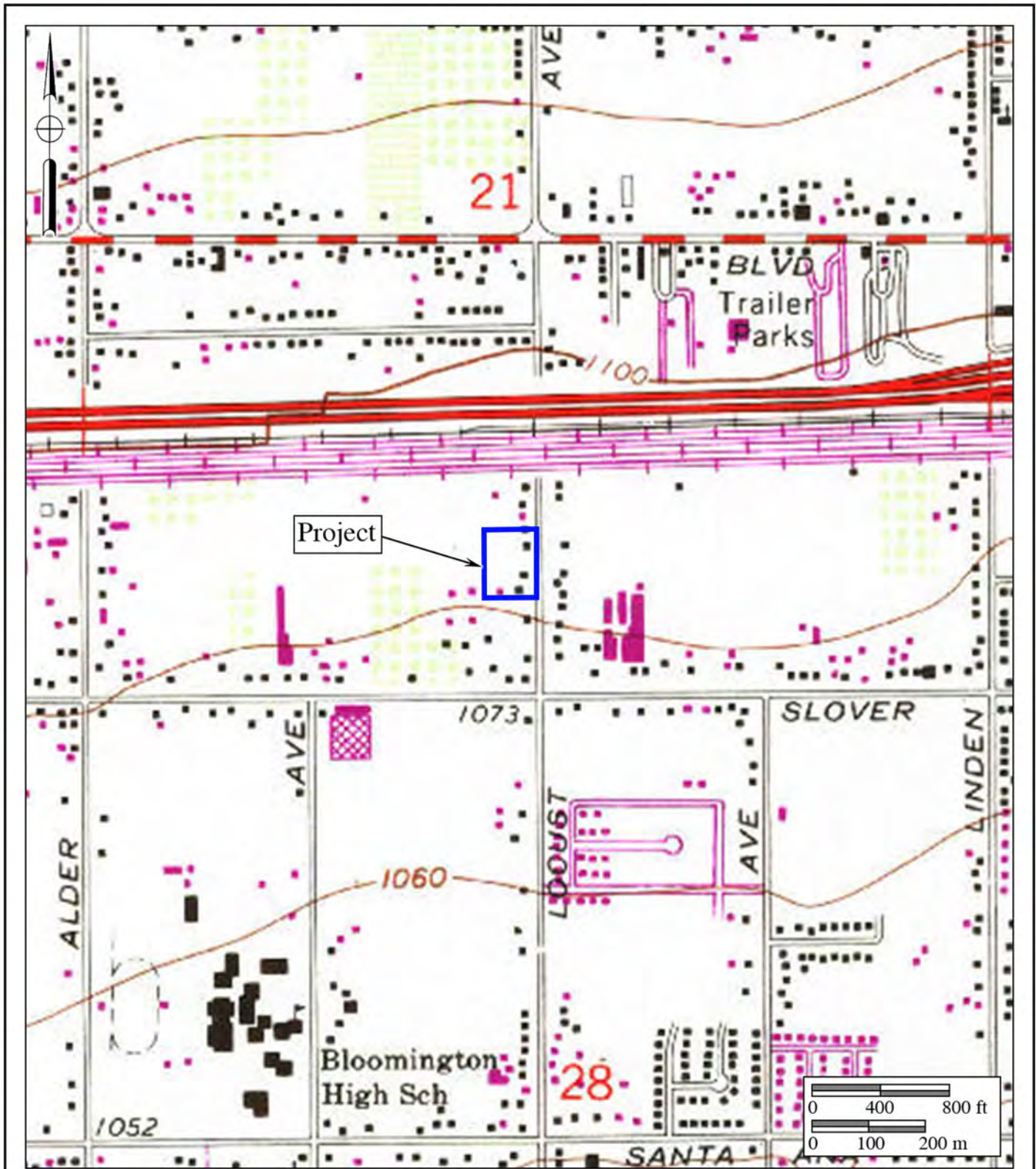


1967 USGS Map

The 10426 Locust Avenue Project

USGS Fontana Quadrangle (7.5-minute series)



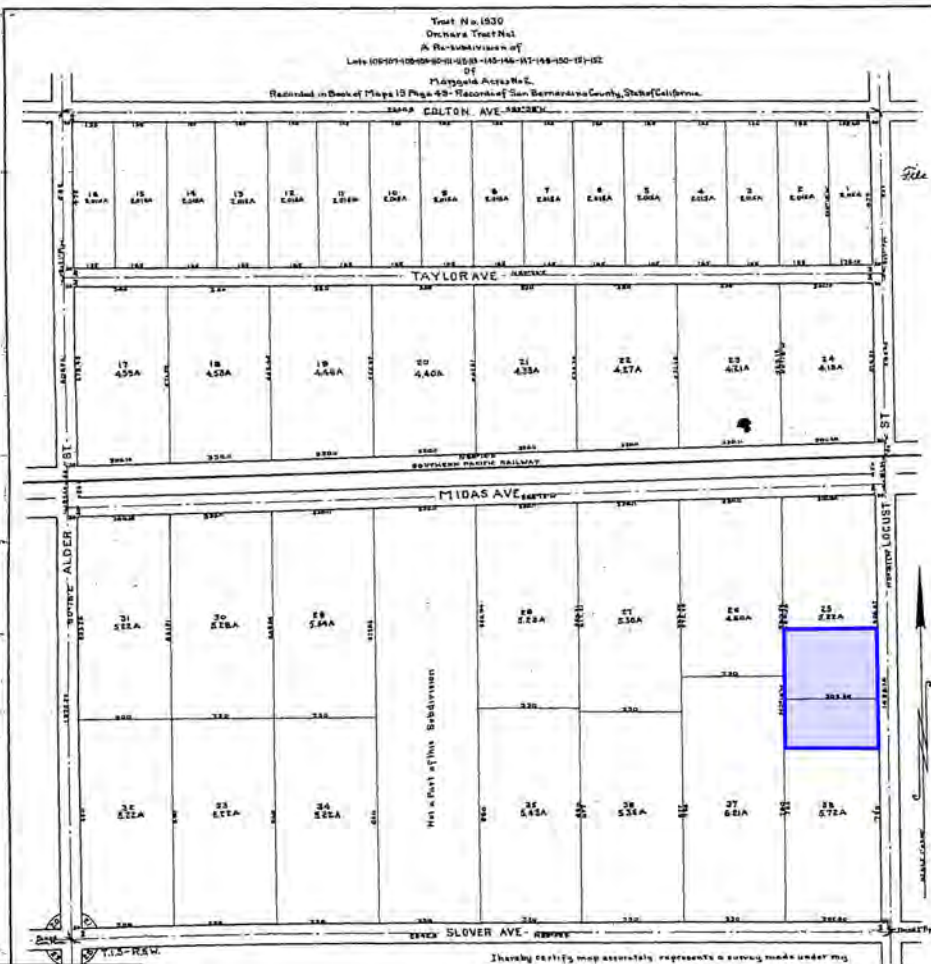


1985 USGS Map

The 10426 Locust Avenue Project

USGS Fontana Quadrangle (7.5-minute series)





Recorded at Request of
Trinidad Farms Co
 DEC 1 1924
 at 11:01 AM, just 4 P.M.
 in Book 2 of Maps
 Page 49
 By J. R. Blake
 Civil Engineer

We, the undersigned, hereby certify that we are the owners of the land within the subdivision shown on annexed map, and that we are the only persons whose consent is necessary for making a clear title to said land and we hereby consent to the making of said map and endorsement and hereby authorize to the public all sheets shown on said map within this subdivision.

Furniture Fixture Co
W. L. Withers
 By W. L. Withers
 Mortgage Guaranties
W. L. Withers
 By W. L. Withers

State of California
 County of San Bernardino
 On this 12th day of November, in the year One thousand nine hundred and twenty four, before me, Joseph L. Robinson, Notary Public and for said County of San Bernardino, State of California, residing therein, duly commissioned and sworn, personally appeared W. L. Withers, known to me to be the President and W. L. Withers, known to me to be the Secretary of the Furniture Fixture Co, the corporation that executed the within and foregoing instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledge to me that such corporation executed the same.

In witness whereof, I have hereunto set my hand and official seal this day and year within certificate first above written.
Joseph L. Robinson
 Notary Public for said County and State of California

On this 18th day of November, in the year One thousand nine hundred and twenty four before me, W. L. Withers, Notary Public and for said County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared W. L. Withers, known to me to be the President and W. L. Withers, known to me to be the Secretary of the Furniture Fixture Co, the corporation that executed the within and foregoing instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledge to me that such corporation executed the same.

In witness whereof, I have hereunto set my hand and official seal this day and year within certificate first above written.
W. L. Withers
 Notary Public and for said County and State of California

We the undersigned County Surveyor and County Assessor, in and for the County of San Bernardino State of California, do hereby certify that we have carefully examined each and every lot delineated on this map as to value for residence or commercial use, so that by reasonable its acceptance and approval by the Board of Supervisors.

On motion of Supervisor W. L. Withers, seconded by Supervisor W. L. Withers, and carried, it is ordered that the map of Debra's Trust No. 1 be and the same is hereby approved and the sum of \$100.00 dollars which is hereby fixed as the required amount of said bond to insure payment of all taxes which at the time of filing said map a lien against said tract, subdivision report thereof, but not payable, is hereby approved and the Clerk of the Board of Supervisors is hereby directed to endorse this certificate on the map showing that bond has been filed as required by law and the foregoing order was adopted by the Board of Supervisors at a meeting held Nov 24 1924
W. L. Withers
 County Clerk and Ex-Officio Clerk of the Board of Supervisors

I hereby certify that all taxes on the property delineated on the annexed map appearing on record in the books of the office of the County Auditor are paid, except taxes not payable.
W. L. Withers County Auditor, San Bernardino County.
 Map Approved J. R. Blake County Surveyor.

I hereby certify map accurately represents a survey made under my direction in October 1924 and 23rd Street set on all lot corners
J. R. Blake Civil Engineer

Legend
 Project Boundary



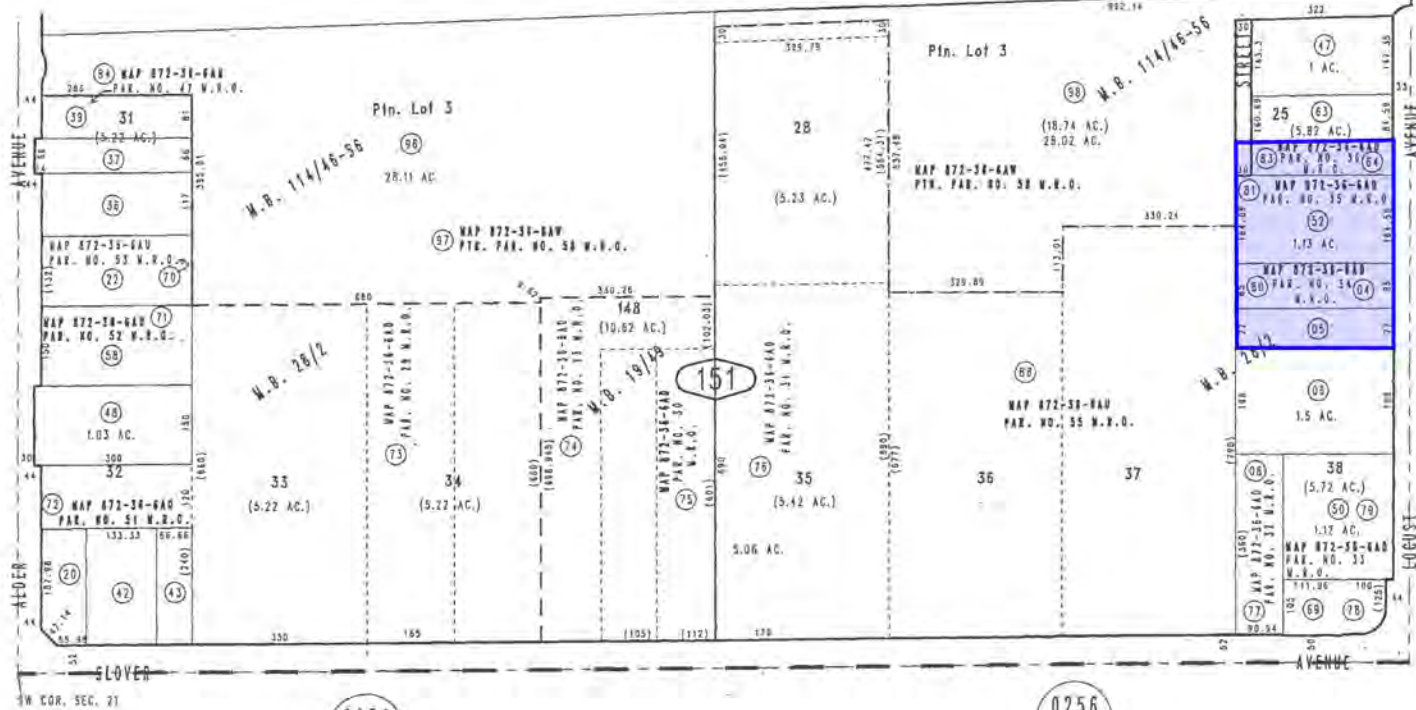
Original Subdivision Map with Project Location

The 10426 Locust Avenue Project



0254
22

0254
23



13

17

0256
03

0256
04

Legend
 Project Boundary

Tract No. 8393, W.B. 114/46-56
Orchard Tract No. 1, Tract No. 1930, W.B. 28/2

Ptn. S.1/2, Sec. 21
T.1S., R.5W.

Assessor's Map
Book 0252 Page 15
San Bernardino County

REVISED
03/23/11 KA
06/01/11 RO
08/22/11 RU
09/10/11 RU
04/02/13 LH
09/12/13 CW



Current Assessor's Parcel Map with Project Location

The 10426 Locust Avenue Project