CULTURAL RESOURCES STUDY FOR THE PEPPER 210 COMMERCE CENTER PROJECT

SAN BERNARDINO COUNTY, CALIFORNIA

PROJ-2022-00182; APN 264-431-18

Lead Agency:

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

Preparer:

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

Signature

Project Proponent:

Carson Companies
100 Bayview Circle, Suite 3500
Newport Beach, California 92660

July 11, 2023; Revised September 1, 2023; Revised February 22, 2024

BFSA Environmental Services
A Perennial Company

Archaeological Database Information

Authors:	Jillian L.H. Conroy and Jennifer R.K. Stropes
Consulting Firm:	BFSA Environmental Services, a Perennial Company 14010 Poway Road, Suite A Poway, California 92064 (858) 484-0915
Client/Project Proponent:	Carson Companies 100 Bayview Circle, Suite 3500 Newport Beach, California 92660
Report Date:	July 11, 2023; Revised September 1, 2023; Revised February 22, 2024
Report Title:	Cultural Resources Study for the Pepper 210 Commerce Center Project, San Bernardino County, California
Type of Study:	Phase I Cultural Resources Survey and Historic Structure Evaluation
USGS Quadrangle:	Section 25, Township 1 North, Range 5 West of the *San Bernardino North, California* (7.5-minute) USGS Quadrangle
Acreage:	101.6 acres
Key Words:	Survey; historic industrial buildings and historic mining plants recorded collectively as Temp-1; monitoring of grading is recommended; historic resources not significant and preservation not recommended.

Table of Contents

Section	Description	Page
MANAGEMENT SUMMARY/ABSTRACT		*vi*
1.0	INTRODUCTION	1.0–1
	1.1 Project Description	1.0–1
	1.2 Environmental Setting	1.0–1
	1.3 Cultural Setting – Archaeological Perspectives	1.0–5
	1.3.1 Introduction	1.0–6
	1.3.2 Paleo Indian Period (Late Pleistocene: 11,500 to circa 9,000 YBP)	1.0–6
	1.3.3 Lake Mojave Period (Late Pleistocene: 10,000 to circa 7,000 YBP)	1.0–6
	1.3.4 Pinto Period (Early and Middle Holocene: 7,000 to circa 4,000 YBP)	1.0–7
	1.3.5 Gypsum Period (Middle to Late Holocene: 4,000 to circa 1,500 YBP)	1.0–7
	1.3.6 Saratoga Springs Period (Late Holocene: 1,500 to circa 800 YBP)	1.0–9
	1.3.7 Late Prehistoric Period (Late Holocene: 800 YBP to 1790)	1.0–10
	1.3.8 Protohistoric Period (Late Holocene: 1790 to Present)	1.0–10
	1.3.9 Historic Period	1.0–12
	1.4 Results of the Archaeological Records Search	1.0–23
	1.5 Applicable Regulations	1.0–25
	1.5.1 California Environmental Quality Act	1.0–25
2.0	RESEARCH DESIGN	2.0–1
3.0	ANALYSIS OF PROJECT EFFECTS	3.0–1
	3.1 Survey Methods	3.0–1
	3.2 Results of the Field Survey	3.0–1
	3.3 Historic Resource Analysis	3.0–8
	3.3.1 History of the Property: Ownership and Development	3.0–8
	3.3.2 Description of Surveyed Resources	3.0–21
	3.3.3 Significance Evaluation	3.0–41
	3.4 Discussion/Summary	3.0–50
4.0	INTERPRETATION OF RESOURCE IMPORTANCE AND IMPACT IDENTIFICATION	4.0–1
	4.1 Resource Importance	4.0–1
	4.2 Impact Identification	4.0–1
5.0	RECOMMENDATIONS	5.0–1
6.0	LIST OF PREPARERS AND ORGANIZATIONS CONTACTED	6.0–1
7.0	REFERENCES CITED	7.0–1

List of Appendices

Appendix A – Resumes of Key Personnel
Appendix B – Site Form*
Appendix C – Archaeological Records Search Results*
Appendix D – NAHC Sacred Lands File Search Results*
Appendix E – Historic Documents

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

List of Figures

Figure	Description	Page
Figure 1.1–1	General Location Map	1.0–2
Figure 1.1–2	Project Location Map (USGS)	1.0–3
Figure 1.1–3	Conceptual Site Plan	1.0–4
Figure 3.2–1	Historic Resource Location Map	3.0–12
Figure 3.3–1	Historic Building/Structure Location Map	3.0–13
Figure 5.0–1	Monitoring Recommendations	5.0–2

List of Plates

Plate	Description	Page
Plate 1.3–1	1907 patent for a gyratory crusher	1.0–22
Plate 3.2–1	Overview of the project from the central-north boundary, facing south	3.0–2
Plate 3.2–2	Overview of the project from the central-north boundary, facing southwest	3.0–2
Plate 3.2–3	Overview of the project from the central-south boundary, facing west	3.0–3
Plate 3.2–4	Overview of the project from the southwest boundary, facing northeast	3.0–3
Plate 3.2–5	South (left) and east (right) façades of Building A, facing northwest	3.0–4
Plate 3.2–6	West façade of Building B, facing east	3.0–4
Plate 3.2–7	South façade of Building C, facing north	3.0–5
Plate 3.2–8	West façade of Building D, facing east	3.0–5
Plate 3.2–9	Circa 1955 view of the west façade of the main plant, facing east	3.0–6
Plate 3.2–10	Current view of the west façade of the main plant, facing east	3.0–6
Plate 3.2–11	Circa 1955 view of the south façade of the asphalt plant, facing northwest	3.0–7

List of Plates (continued)

Plate	Description	Page
Plate 3.2–12	Current view of the south façade of the asphalt plant, facing north	3.0–7
Plate 3.2–13	Overview of the portable gravel mining plant, facing southwest	3.0–9
Plate 3.2–14	North façade of the lube bay, facing south	3.0–9
Plate 3.2–15	Overview of the gas pumps, facing northwest	3.0–10
Plate 3.2–16	West façade of the wash bay, facing east	3.0–10
Plate 3.2–17	West façade of the concrete plant, facing east	3.0–11
Plate 3.2–18	South façade of the asphalt plant office building, facing north	3.0–11
Plate 3.3–1	1950 Photograph of the Triangle Rock and Gravel Plant	3.0–15
Plate 3.3–2	Diagram of a batch plant facility	3.0–17
Plate 3.3–3	1957 photograph of a repair shop and warehouse building moved from the current project	3.0–19
Plate 3.3–4	South Façade of Building A, Facing North	3.0–22
Plate 3.3–5	Circa 1955 view of the south façade of Building A, facing northeast	3.0–23
Plate 3.3–6	Current view of the south façade of Building A, facing northeast	3.0–23
Plate 3.3–7	East Façade of Building A, Facing West.	3.0–25
Plate 3.3–8	North Façade of Building A, Facing South	3.0–26
Plate 3.3–9	Southern End of the West Façade of Building A, Facing East	3.0–27
Plate 3.3–10	Northern End of the West Façade of Building A, Facing East	3.0–28
Plate 3.3–11	West Façade of Building B, Facing East	3.0–30
Plate 3.3–12	North Façade of Building B, Facing South	3.0–31
Plate 3.3–13	East Façade of Building B, Facing Northwest	3.0–32
Plate 3.3–14	East Façade of Building B, Facing Southwest	3.0–33
Plate 3.3–15	South Façade of Building B, Facing North	3.0–34
Plate 3.3–16	South Façade of Building C, Facing North	3.0–35
Plate 3.3–17	Circa 1950 view of the west façade of Building D, facing east	3.0–37
Plate 3.3–18	Current view of the west façade of Building D, facing east.	3.0–37
Plate 3.3–19	South Façade of Building D, Facing Northwest	3.0–38
Plate 3.3–20	East Façade of Building D, Facing West	3.0–39
Plate 3.3–21	East (Left) and North (Right) Façades of Building D, Facing Southwest	3.0–40

List of Tables

Table **Description** **Page**

Table 1.4–1 Archaeological Resources Located Within One-Half Mile of the Project 1.0–24

MANAGEMENT SUMMARY/ABSTRACT

In response to a request from Carson Companies, BFSA Environmental Services, a Perennial Company (BFSA), conducted a cultural resources study for the proposed Pepper 210 Commerce Center Project. The project consists of the development of a multiuse warehouse, distribution, and logistics center building with associated hardscape, landscape, and infrastructure. As proposed, the project would include the removal of all extant buildings and structures within the project boundaries. The 101.6-acre study area is identified as Assessor's Parcel Number (APN) 264-431-18 and is bounded by Lytle Creek to the northeast, River Ranch Parkway to the west, and East Highland Avenue to the south in unincorporated San Bernardino County, California. The project is situated within Section 25, Township 1 North, Range 5 West of the Muscupiabe Land Grant, as shown on the United States Geological Survey (USGS) *San Bernardino North, California* Quadrangle. According to aerial photographs, the subject property was vacant until it was developed for use as a mining plant facility in 1946.

The purpose of this investigation was to locate and record any cultural resources within the project and subsequently evaluate any resources as part of the County of San Bernardino environmental review process conducted in compliance with the California Environmental Quality Act (CEQA). The archaeological investigation of the project also includes the review of an archaeological records search performed at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton (CSU Fullerton) in order to assess previous archaeological studies and identify any previously recorded archaeological sites within the project or in the immediate vicinity. A Sacred Lands File (SLF) search was requested from the Native American Heritage Commission (NAHC) by the County of San Bernardino during the Assembly Bill (AB) 52 process.

Survey conditions were generally good, but ground visibility was poor throughout the project due to the presence of structures/buildings, asphalt, concrete, and gravel piles. The survey resulted in the identification of four metal-clad buildings and two plant structures associated with the mining facility that were constructed between circa 1946 and 1959. The four buildings and two structures meet the age threshold under the National Register (36 CFR 60.4) and the California Code of Regulations (CCR § 4852) to require evaluations of potential eligibility to the California Register of Historical Resources (CRHR). Additionally, a portable gravel mining plant, a lube bay, gas pumps, a wash bay, a gable-roofed building, a concrete plant, and an asphalt plant office building were identified that do not meet the minimum age threshold. All buildings and structures on the property, regardless of age, are Utilitarian Industrial in nature as they were designed for their function and practicality rather than aesthetics. Because the six historic-aged buildings and structures would be impacted by development, their evaluation was needed to address potentially significant impacts to historical resources. BFSA evaluated the buildings and structures as part of this study.

While the buildings and structures meet the age threshold of 50 years to be evaluated, they were not designed by an architect of importance, do not possess any architecturally important elements due to their Utilitarian Industrial nature, and the owners were not historically significant to the community. Therefore, the buildings and structures do not meet the criteria to be eligible for the CRHR and are evaluated as not CEQA-significant; however, the potential exists that unidentified cultural resources may be present that are related to the historic use of the area since the 1940s. In addition, the close proximity of the project to a prehistoric water source (Lytle Creek) indicates the potential for prehistoric cultural resources. This is also supported by the presence of prehistoric human remains identified in the records search within one-half mile of the project. 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. Monitoring is recommended during all grading into previously undisturbed native soil. Monitoring is not recommended for those portions of the project where excavation/re-compaction of non-native fills is performed. Should potentially significant cultural deposits be discovered, mitigation measures will be implemented to reduce the effects of the grading impacts. If prehistoric cultural resources are discovered, Native American monitoring would be required for all subsequent earthwork for the project. As a part of this study, a copy of this report will be submitted to the SCCIC at CSU Fullerton. Qualifications of key BFSA staff involved in the preparation of this report can be found in Appendix A.

1.0 INTRODUCTION

1.1 Project Description

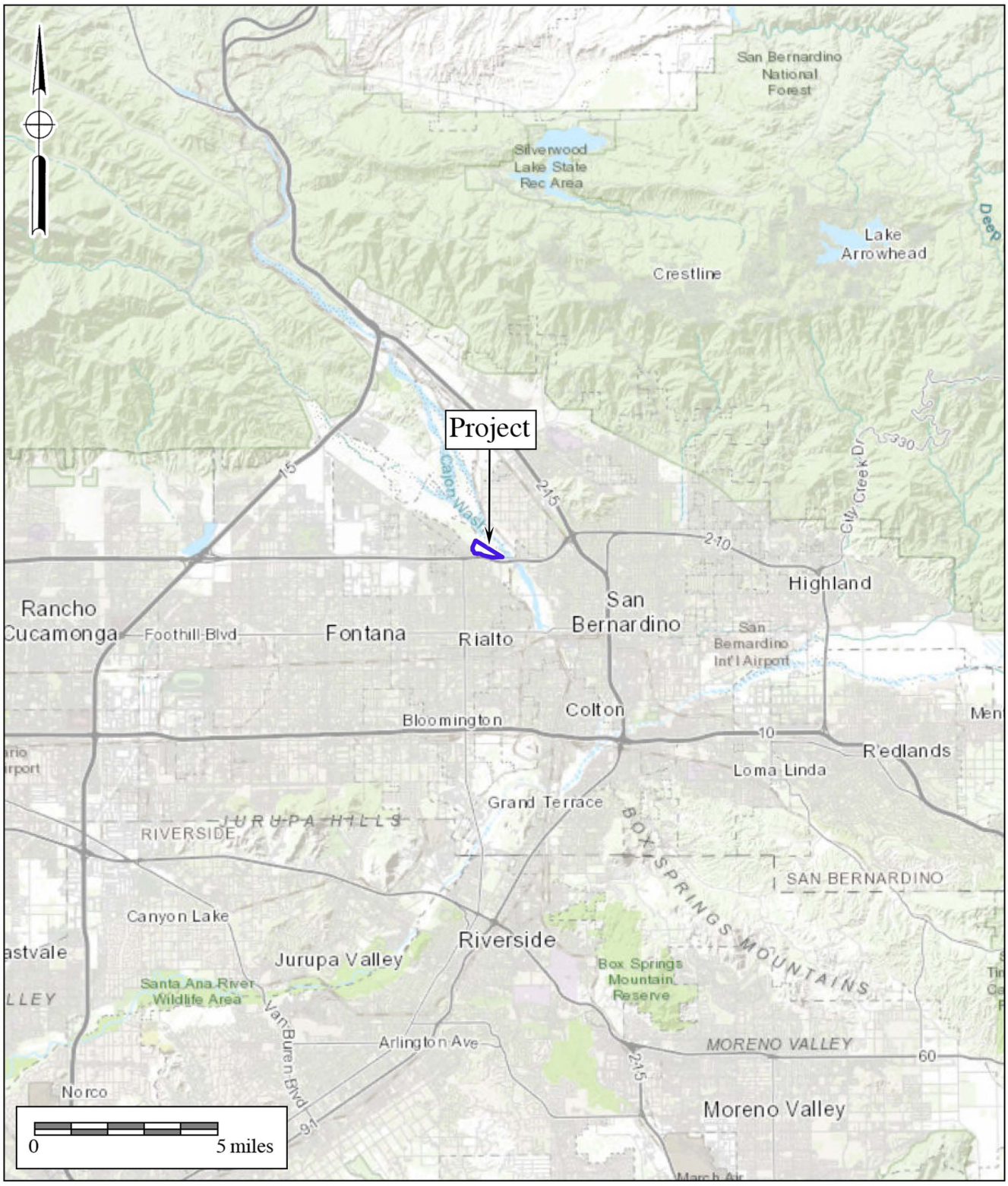
The archaeological survey program for the Pepper 210 Commerce Center Project was conducted in order to comply with CEQA and County of San Bernardino environmental compliance procedures. The 101.6-acre project is bounded by River Ranch Parkway to the west, East Highland Avenue to the south, and Lytle Creek to the northeast, between the Rialto and San Bernardino city limits in unincorporated San Bernardino County, California (APN 264-431-18) (Figure 1.1–1). The project is situated within Section 25, Township 1 North, Range 5 West, as shown on the USGS *San Bernardino North, California* Quadrangle (Figure 1.1–2). The project includes the construction of a multiuse warehouse, distribution, and logistics center building with associated hardscape, landscaping, parking, and infrastructure following the removal of all extant structures on the property (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 prehistoric cultural resources in a given area is usually indicated by known settlement patterns, which in southwestern San Bernardino County were focused around freshwater resources and a food supply. Historic occupation was also generally located around freshwater resources; however, food supplies were often farmed or traded, rather than hunted or gathered.

1.2 Environmental Setting

The Pepper 210 Commerce Center Project is located within the Transverse Range Geologic Province of southern California. Elevations within the project range from approximately 1,300 to 1,360 feet above mean sea level. The project is located within the modern drainage limits of Lytle Creek Wash and between the seismically active San Andreas and San Jacinto fault zones, as mapped by Miller et al. (2001) and Morton and Matti (2001). Sediments mapped at the project consist of Holocene-aged alluvial wash and fan deposits of boulders, gravels, and sands. These deposits are mostly composed of unconsolidated silt, sand, gravel, and boulders in active washes. The main source of these sediments is from the Lytle Creek drainage (Morton and Miller 2006).

Except for the Lytle Creek Wash, the area surrounding the property is highly developed and includes Interstate 210 and the city of Rialto to the south, the city of Fontana to the southwest, the city San Bernardino to the southeast, and the communities of Muscoy, Verdemont, and Walnut Village to the northwest.



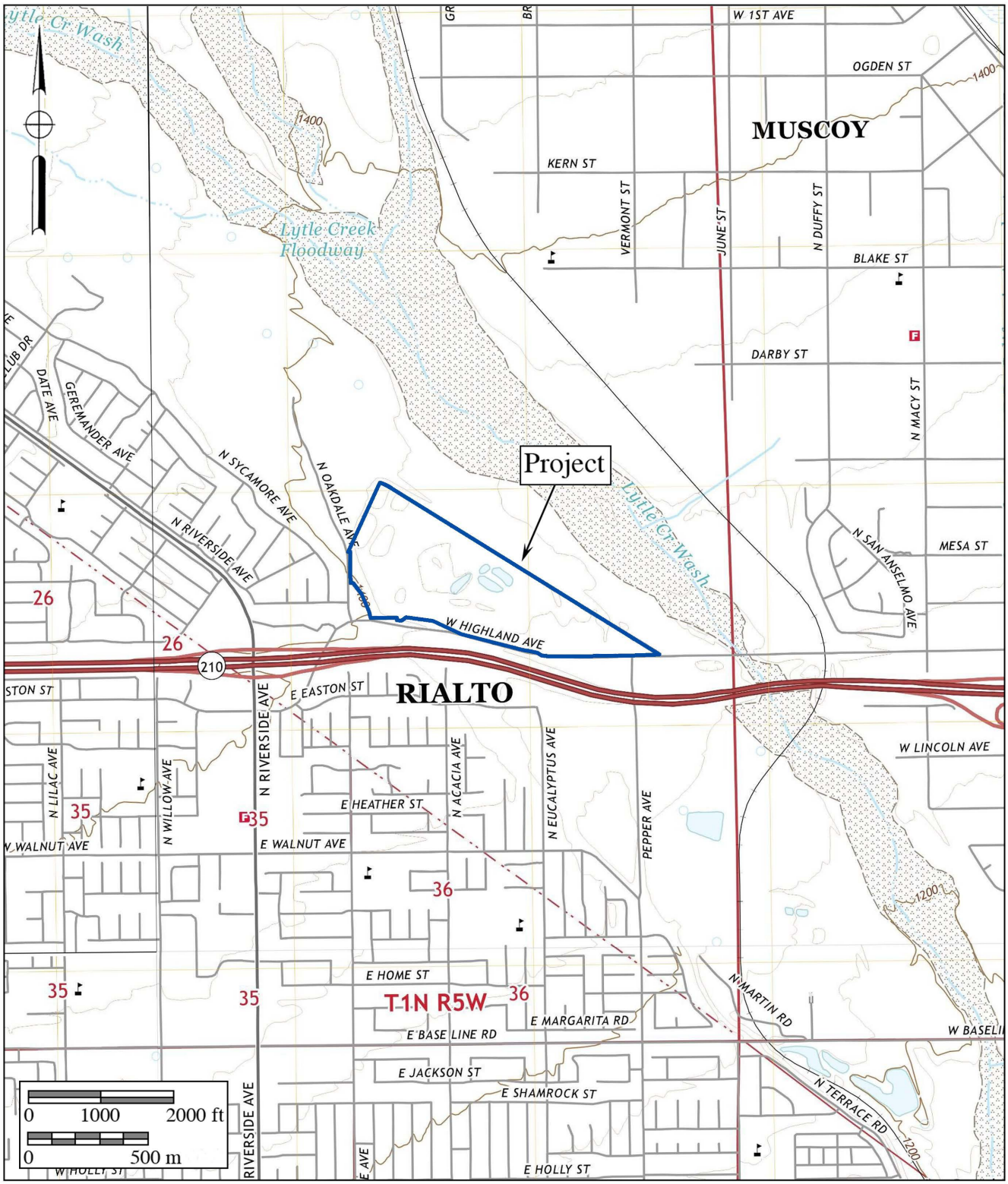
BFSA Environmental Services
A Perennial Company

Figure 1.1–1

General Location Map

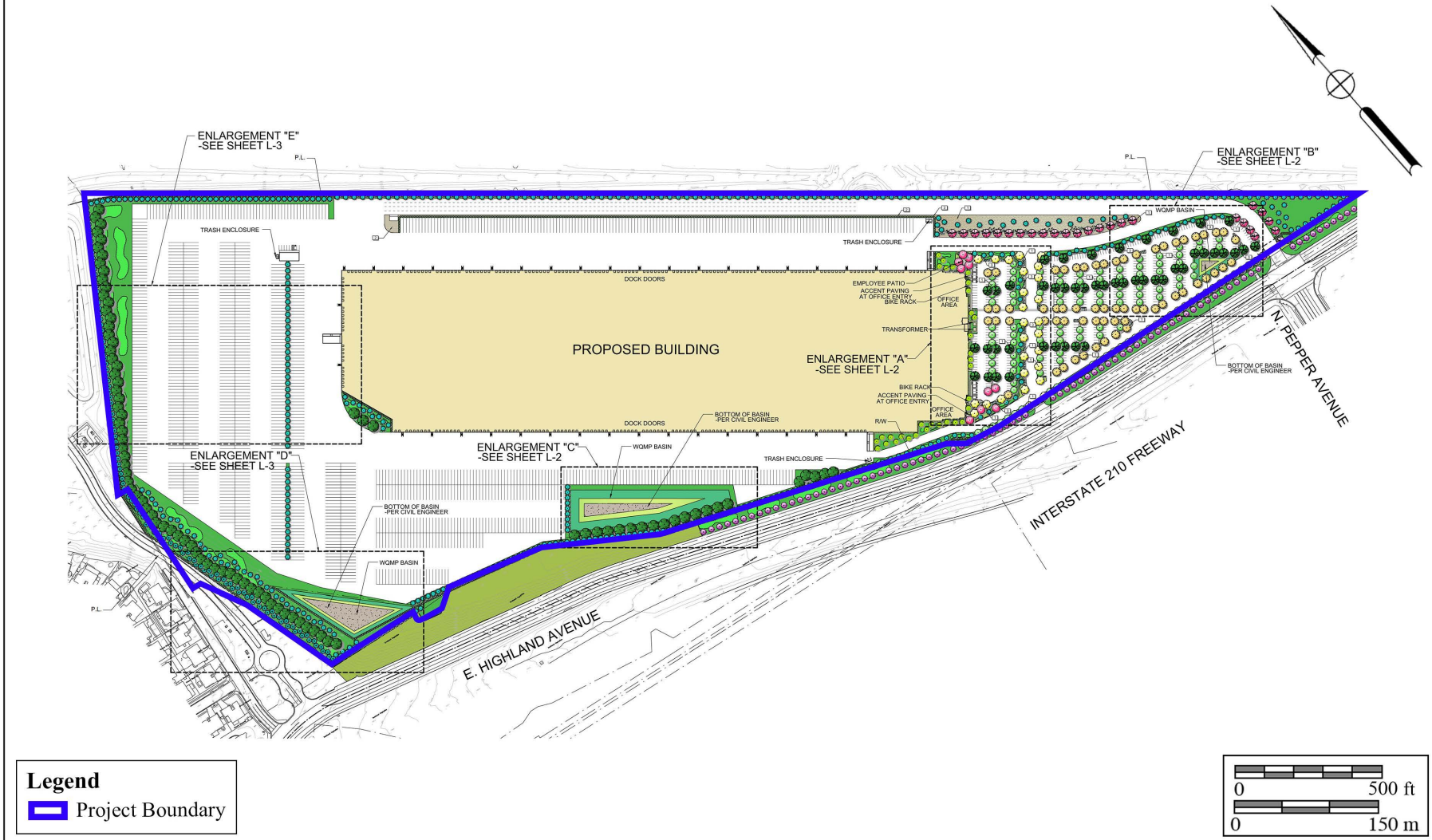
The Pepper 210 Commerce Center Project

ESRI World Topographic Map



BFSA Environmental Services
A Perennial Company

Figure 1.1–2
Project Location Map
The Pepper 210 Commerce Center Project
USGS *San Bernardino North, San Bernardino South, Devore,* and *Fontana*
Topographic Quadrangles (7.5-minute series)



BFSA Environmental Services
A Perennial Company

Figure 1.1–3
Site Plan
The Pepper 210 Commerce Center Project

1.3 Cultural Setting– Archaeological Perspectives

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

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

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

1.3.1 Introduction

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Phase I of the Greven Knoll Complex is generally dominated by the presence of manos and metates, core tools, hammerstones, large dart points, flexed inhumations, and occasional cremations. Mortars and pestles are absent from this early phase, and the subsistence economy emphasized hunting. Sutton and Gardner (2010:26) propose that the similarity of the material culture of Greven Knoll Phase I and that found in the Mojave Desert at Pinto Period sites indicates

the Greven Knoll Complex was influenced by neighbors to the north at that time. Accordingly, Sutton and Gardner (2010) believe that Greven Knoll Phase I may have appeared as early as 9,400 YBP and lasted until circa 4,000 YBP.

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

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

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

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

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

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

Springs Period, the rise in temperatures and return to xeric conditions circa A.D. 700 likely led to population decline, and eventually the terminus of the Saratoga Springs complex circa A.D. 1100 (Sutton et al. 2007).

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

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

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

1.3.8 Protohistoric Period (Late Holocene: 1790 to Present)

Prior to the arrival of the Spanish missionaries, the San Bernardino area was inhabited by the Cahuilla, Serrano, and potentially the Vanyume Indians. The territory of the Vanyume was covered by small and relatively sparse populations primarily focused along the Mojave River, north of the Serrano and southeast of the Kawaiisu. It is believed that the southwestern extent of their territory extended as far as Cajon Pass and included portions of Hesperia. Bean and Smith (1978) note it was uncertain if the Vanyume spoke a dialect of Serrano or a separate Takic-based language. However, King and Blackburn (1978) suggest the Vanyume and other Kitanemuk

speakers once occupied most of Antelope Valley. In contrast to the Serrano, the Vanyume maintained friendly social relations with the Mohave and Chemehuevi to the east and northeast (Kroeber 1976). As with the majority of California native populations, Vanyume populations were decimated circa the 1820s by placement in Spanish missions and asistencias. It is believed that by 1900, the Vanyume had become extinct (Bean and Smith 1978). However, given the settlement patterns reported for the Vanyume, it is more probable that the population was dispersed rather than completely wiped out.

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

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

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

manufactured (Strong 1971; Drucker 1937; Benedict 1924).

Much like the Vanyume, the Serrano suffered large population decreases during the early 1800s. While the missionaries are credited with developing the first stable water supply in the area by diverting water from Mill Creek into a zanja that terminated at the Asistencia de Mission San Gabriel on Barton Road, the task was completed through labor provided by the Serrano. The zanja, known as the Mill Creek Zanja, is located in Redlands, California. It has been listed on the National Register of Historic Places (NRHP) since 1976.

1.3.9 Historic Period

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

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

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

priests occurred by 1774 when Juan Bautista De Anza made an exploration of Alta California.

Serrano contact with the Europeans may have occurred as early as 1771 or 1772, but it was not until circa 1819 that the Spanish directly influenced the culture. The Spanish established asistencias in San Bernardino, Pala, and Santa Ysabel. Between the founding of the asistencia and secularization in 1834, most of the Serranos in the San Bernardino Mountains were removed to the nearby missions (Beattie and Beattie 1951:366) while the Cahuilla maintained a high level of autonomy from Spain (Bean 1978).

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

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

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

Elsinore), Santa Rosa, Temecula, Pauba, San Jacinto Nuevo y Potrero, and San Jacinto Viejo (Gunther 1984). As was typical of many ranchos, these were all located in the valley environments within western Riverside County.

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

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

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

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

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

General Overview of the Project Vicinity

The project is located within the former Rancho Muscupiabe land grant. The area derived its name from the nearby Serrano village called *Muscupiabit*:

> Muscupiabe encompassed approximately one square league (approximately 4,500 acres) of northwestern San Bernardino Valley (L.D. King 2001). In 1843, Governor Manuel Micheltorena gave the Muscupiabe to Michael White, a European settler (Kielbasa 1997). Muscupiabe was abandoned by 1845 because it could not be defended against the local Native Americans. In 1870, the United States Land Commission conducted a survey of Muscupiabe and expanded it to approximately 30,000 acres. The survey was conducted as a result of a dispute over the water rights to Lytle Creek (L.D. King 2001). In 1851, Captain Andrew Lytle led the Mormon Battalion and Mormon settlers to the San Bernardino area. Lytle Creek Wash was named after Captain Lytle. These first Mormon settlers camped at Sycamore Grove, [which] is now California Historical Landmark (CHL) number 573, located within the Glen Helen Regional Park. (Rockman and Gooding 2008)

Further:

> Lytle Creek experienced a gold rush during the 1860's, and was home to several hydraulic mining operations. However, hydraulic mining filled the stream waters with silt and caused pollution downstream. This form of mining was eventually outlawed by the State of California, but individual miners worked around Lytle Creek hillsides sporadically.
>
> Also in 1860, the Glenn family opened Glenn Ranch in Lytle Creek. Eventually, Glenn Ranch became a resort, with trout fishing, horseback riding, hiking and swimming attractions. Adjacent to Glenn Ranch, Mountain Lakes RV Resort was developed around two lakes with 400 spaces for RVs and camping and today is the

> largest business and employer. Property around the ranch was subdivided and single family homes were developed after WWII. (County of San Bernardino 2019a)

William Pierce purchased Rancho Muscupiabe in 1870 (County of San Bernardino 2019b). In 1927, J.B. Roof, Inc., a Los Angeles land development company, purchased the former rancho and the neighboring properties, eventually totaling 11,00 acres (Thompson 2008). J.B. Roof, Inc. wanted to develop the area into small rural residential farm lots (Thompson 2008):

> Roads and water service were developed to serve one-to-ten-acre parcels. Vineyards, orchards, and various field crops were planted and cultivated. After World War II, population growth accelerated, and the area began a transition from agricultural use to a more suburban residential character. (Muscoy Community Plan 2007)

The Rialto area south of the project began to be settled by pioneers circa 1854. One of these pioneers, George Lord, began growing Muscat grapes, which did well in the alluvial soils of the valley. He even sent cuttings of his plants to neighboring counties (Rialto Historical Society n.d.). The Semi-Tropic Land and Water Company, which was formed in 1887, purchased 25,000 acres of land that included present-day Rialto, Fontana, and Bloomington. The town site of Rialto was subsequently developed and named after the Rialto Bridge in Venice, Italy. The Santa Fe Railroad built a new railroad connector line between San Bernardino and Pasadena in 1887. By the fall of 1887, over 25 new towns were built every 2,600 yards along the new railroad line (City of Rialto n.d.). That same year, a group of Methodists from Halsted, Kansas, relocated to Rialto in search of a new college site. The college, however, was never built. The Methodists helped establish the town of Rialto, where they discovered citrus trees grew very well, and subsequently, many acres of land within and surrounding Rialto were planted with citrus groves (Rialto Historical Society n.d.).

In 1888, the first school was constructed and the Brooke School District was formed. The district served the 35 homes and around 250 residents. The Brooke School District operated continuously until 1920. The Rialto School District was formed in 1891. Two years later, the town had half a dozen businesses, including a blacksmith, a cement pipe manufacturing company, and a lumberyard. In 1894, the first citrus association was formed and a packinghouse was built (City of Rialto n.d.).

The Rialto Chamber of Commerce was established in 1907, and within four years, the population had grown to over 1,200. There were 40 businesses and a local newspaper in town by the time Rialto was incorporated in the spring of 1911. After its incorporation, Rialto relied heavily upon the citrus industry, opening at least six more packing houses along the Santa Fe Railroad tracks (Rialto Historical Society n.d.).

San Bernardino Avenue (later renamed Foothill Boulevard) was repaired and updated as part of the California State Highway Program in 1913. The roadway later became part of Route 66, which stretches from Santa Monica to Chicago. Following the increase in transportation infrastructure, Pacific Electric also completed its line through the city of Rialto. Operation of the Pacific Electric (also known as Red Car) transit system was discontinued in 1961. The tracks still located in Rialto and are currently used by the Southern Pacific Railroad for freight hauling (Rialto Historical Society n.d.; City of Rialto n.d.).

By 1950, Rialto had grown to house a population of 3,156. In 1956, it more than quadrupled to 15,359, and then continued to rise. In 1964, there were 23,290 people living in Rialto, and in 1978, there were 33,500. By 1994, the population had reached over 80,000. Today the population in Rialto is over 100,000 (City of Rialto n.d.).

United States Route 66

> During the 1950s and 1960s, Route 66, which connected California with Nevada and Arizona, made the San Bernardino area a popular stop during road trips. This resulted in more shops opening up to serve the needs of travelers, and more people establishing permanent residences around the Muscoy area. (Muscoy Community Plan 2007)

Sections from the overview of Route 66, adapted by the National Park Service from the Route 66 Corridor Historic Context, are presented below:

> Route 66 had its official beginnings in 1926 when the Bureau of Public Roads launched the nation's first Federal highway system. Like other highways in the system, the path of Route 66 was a cobbling together of existing local, State, and national roads. The highway quickly became a popular route because of the active promotion of the U.S. 66 Highway Association, which advertised it as "the shortest, best and most scenic route from Chicago through St. Louis to Los Angeles."
>
> Merchants in small and large towns along the highway looked to Route 66 as an opportunity for attracting new revenue to their often rural and isolated communities. As the highway became busier, the roadbed received improvements, and the infrastructure of support businesses — especially those offering fuel, lodging, and food that lined its right of way — expanded. Even with tough times, the Depression that worked its baleful consequences on the nation produced an ironic effect along Route 66. The vast migration of destitute people fleeing their former homes actually increased traffic along the highway, providing commercial opportunities to a multitude of low capital, mom-and-pop businesses.

> World War II caused a marked decline in civilian and tourist traffic, but it stimulated new business along U.S. 66, when it acted as a military transport corridor moving troops and supplies from one military reservation to another. Motels saw an increase in occupancy, as families of servicemen stationed at military bases stayed for long stretches. But more significantly, Route 66 facilitated perhaps the single greatest wartime mobilization, as thousands of jobseekers headed to California, Oregon, and Washington to work in defense plants.
>
> When the war ended, traffic increased as rationing and travel restrictions were lifted. Automobile ownership grew dramatically over the next 10 years, with 52.1 million cars registered in 1955 (compared to the 25.8 million at the end of the war). With more cars and leisure time, families headed west on Route 66 to the Grand Canyon, Disneyland, and the beaches of Southern California.
>
> With the heavier traffic, businesses along the highway boomed, and the image of Route 66 as a Dustbowl migration route changed to one of freedom and kicks. The bleak image of John Steinbeck's Grapes of Wrath faded as the upbeat lyrics of Bobby Troupe's "Route 66" hit the airwaves. The adventures of two young men seeking their kicks in the 1960s television series, Route 66, further immortalized Route 66 as a highway of thrills.
>
> Just as the enormous traffic in the decade after World War II sent Route 66 into a boom time, the popularity and crowding of the highway signaled its demise. In 1956, President Eisenhower, who had witnessed the military advantages of the German Autobahn during World War II, supported the passage of a law to construct a new system of high-speed, limited-access, four-lane divided highways — today's interstates.
>
> Five new interstates (I-55, I-44, I-40, I-15, and I-10) incrementally replaced U.S. 66 over the next three decades. Interstate construction coincided with the powerful forces of economic consolidation as evidenced by the growth of branded gasoline stations, motels, and restaurant chains. The 1984 bypassing of the last section of U.S. 66 by I-40 led to the official decommissioning of the highway in 1985, impacting countless businesses and communities along the road. (National Park Service 2024)

The development of Route 66 specific to California is discussed in further detail in the NRHP Multiple Property Documentation Form, which was compiled by Mead & Hunt, Inc. (Roland et al. 2011):

> The development and improvement of U.S. Highway 66 in California was a direct result of early federal aid and California state transportation programs that developed in the 1910s and 1920s and continued to increase in the following decades. The state employed various combinations of federal, state, and local revenues to undertake a broad range of projects to continually upgrade the condition of the highway and respond to the needs created by an ever-expanding stream of traffic.
>
> U.S. Highway 66 was a direct beneficiary of California's bond acts and gas taxes. The institution of the two-cent gas tax in 1923 made it possible for the state to greatly expand its highway maintenance efforts. As a result, the Division of Highways (District 8), which covered San Bernardino and Imperial Counties, hired a full-time engineer. During the 1920s the state was able to expend a total of $1,870,947 on grading, paving, and bridge construction on the National Old Trails Road route. The majority of these funds were expended in the Los Angeles area, bringing the metropolitan portions of the route into generally good condition by the mid-1920s. Only $100,000 of these funds was expended on the desert portion of the road, which remained in generally neglected condition. It was described as badly rutted and only passable at slow speeds until the end of the decade.
>
> The period from the late 1920s through World War II was one of continued improvement on the route that began with re-surfacing and bridge construction across the desert portion of the route to address drifting sand and many seasonal washes. By the late 1920s and the 1930s, work progressed to realign and straighten the highway. Major projects along the route, such as the improvement of Cajon Pass, the Arroyo Seco Parkway, and the widening of Foothill Boulevard, indicate that the state placed a high priority on the development of U.S. Highway 66. By the 1930s the route came to embody some of the most advanced aspects of highway design and engineering in the state and reached its full geographic extent. (Roland et al. 2011)

Specific to the project location, Roland et. al (2011) provides the following context regarding Foothill Boulevard, which was the original route of U.S. Highway 66 through the area. Foothill Boulevard is located two miles to the south of the project:

> *U.S. Highway 66 along Foothill Boulevard*
> A number of improvements also were instituted by the Division of Highways in the 1930s along the San Gabriel Valley portion of the highway. Foothill Boulevard between San Bernardino and Pasadena to the west was repeatedly widened during

> the decade to accommodate increased traffic. In 1930 Foothill Boulevard was widened to three lanes and in 1937 increased to four lanes with a center median. These improvements on Foothill Boulevard conformed to the most forward-looking highway standards being promoted by the federal government, the California Division of Highways, and the County of Los Angeles. The 1941 county Master Plan of Highways for Los Angeles advocated that the major roadways providing circulation over the widely spread-out metropolis should become wide boulevards or throughways designed with an even number of traffic lanes (usually four in number to allow for both fast and slow vehicles), center dividers, and left turn lanes. The state Division of Highways was already pursuing a road widening policy of its own in advance of the Los Angeles County report. The standardization of four-lane divided highways was first incorporated into the U.S. Highway 66 improvements on Foothill Boulevard near Claremont in the San Gabriel Valley. At the completion of the widening project in 1938, Foothill Boulevard was the longest four-lane highway segment in California. The project resulted from state, county, and local cooperation and planning efforts that also characterized road development in Los Angeles after World War II.
>
> The Foothill Boulevard project was also the realization of another aspect of highway planning in the 1930s: a new awareness of the aesthetic dimension of road building and the role of landscaping in highway planning. Articles on the project that appeared in the state's public works magazine, California Highways and Public Works, placed considerable emphasis on the aesthetic element of the widening project. A 1937 description of the road segment called attention to the "miles of eucalyptus trees, palm and orange trees" that bordered "almost the entire length of the boulevard." It also noted that this long allee (*sic*) functioned to frame views of snow-capped Mt. San Bernardino for the last 30 miles of Foothill Boulevard. (Roland et al. 2011)

According to Roland et al. (2011), bypassing Route 66 in California was rapid, outpacing the replacement of the route in other states:

> Between 1958 and 1966 the Interstate and state freeways that bypassed U.S. Highway 66, such as the Foothill Freeway (I-210) and I-40, were completed and opened to traffic. In 1974 the last link in the new routes was forged when I-15 from Las Vegas was connected to I-10 (San Bernardino/Santa Monica freeways) at Ontario. In California many of the new freeways bypassed rather than replaced U.S. Highway 66, which resulted in large portions of the route remaining intact. (Roland et al. 2011)

Sand and Gravel Mining

> Sand and gravel are widely used as construction materials. Main sources of 'natural' sand and gravel are from alluvial deposits, while 'artificial' sand and gravel come from crushing rocks or boulders.
>
> The quality of sediments is one of the key factors driving the choice of mining technology that is applied in each particular case. For example, gravel tends to be rounded with smooth edges, while crushed stone tends to have sharp edges. Generally speaking, the construction industry prefers round sediments to sharps [*sic*] ones. Higher quality, easier accessibility and lower "direct" costs lead to a preference for natural aggregates as opposed to artificial ones. Natural sand and gravel are extracted from glacial deposits, alluvial fans, marine terraces, and river and stream terraces, floodplains, and channels. Sand and gravel can be extracted in various ways. The method chosen at each location depends on many factors, among them, the nature of the deposits, the operator preference, and the amount of materials that are going to be mined.
>
> In alluvial rivers, sand and gravel mining may be accomplished as near-stream mining or in-stream mining (Larger 1990). Near-stream mining is carrying out mining in a wide channel that stays dry at low stages, while only a narrow channel is left for conveying the discharge; at high stages the whole area is flooded. In some parts in-stream mining is the only locally available option for aggregate resources. In-stream mining operations range from floating operations on large rivers using specifically equipped barges to small land-based operations on small streams that excavate using a backhoe. (Bovolin and Ponce n.d.)

Although a history of sand and gravel mining in San Bernardino County could not be located, the California Division of Mines and Geology reports that in San Diego County to the southwest, "as the population of the county gradually increased during the 1900's, production of sand, gravel and stone, for use in construction, also increased" (Weber et al. 1963).

Although sand and gravel companies were likely in business prior to the early 1900s, the first company reported in early newspapers was the California Stone and Gravel Company at Redlands, which was incorporated in 1901. The company's main production was cement (*Evening Transcript* 1901). In September 1901, the company recorded 12 gravel claims in the Santa Ana River near Crafton (*Daily Times Index* 1901a).

Although the California Stone and Gravel Company focused upon rock, sand, and gravel, mining in the early 1900s was still primarily focused upon hydraulic gold mining, in which the sand and gravel was washed away (*San Bernardino County Sun* 1901) or hauled off. However, due to the increased paving of roads and "curbing," rock and gravel became "quite valuable" (*Daily*

Times Index 1901b).

A second company, the Phillips Rock Company, was active in 1909 at the mouth of Waterman Canyon. That year, they purchased a new Ajax 06 gyratory rock crusher (Plate 1.3–1) in San Francisco and added sand and gravel screens. The operation of the plant included bringing "the rock, sand and gravel in from the field in scrapers" and dumping it "onto screens, which first take out the one, pass it along to another set which separates the gravel and the rock" and was carried on to the crusher (*San Bernardino County Sun* 1909).

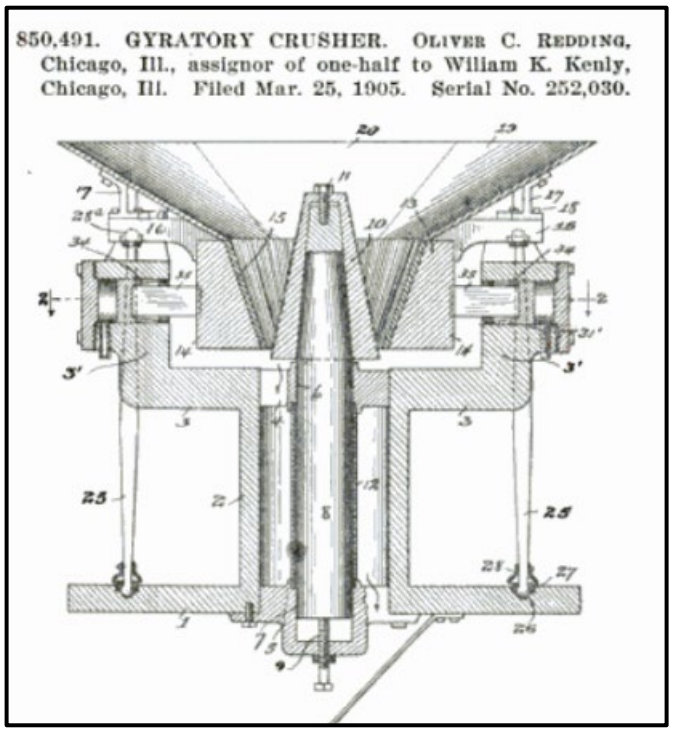

850,491. GYRATORY CRUSHER. OLIVER C. REDDING, Chicago, Ill., assignor of one-half to William K. Kenly, Chicago, Ill. Filed Mar. 25, 1905. Serial No. 252,030.

Plate 1.3–1: 1907 patent for a gyratory crusher.
(Image courtesy of United States Patent Office 1907a)

Other known early rock and gravel companies in the San Bernardino Valley include: Pacific Rock and Gravel Company by 1911 (*San Bernardino County Sun* 1911); Russell-Greene-Foell Company by 1916 (*San Bernardino County Sun* 1916); San Bernardino Crushed Rock and Sand Supply Co. by 1920 (*San Bernardino County Sun* 1920); and Triangle Rock and Gravel Company (T.R.G.Co.) in 1922 (*San Bernardino County Sun* 1922).

T.R.G.Co.'s first plant was on an 11-acre site on Mill Street. Although T.R.G.Co. claimed to be the "first of its kind to organize in the San Bernardino Valley," research indicates it was at least the sixth (*San Bernardino County Sun* 1922). Despite this, it appears by this time, most of the other companies were no longer functioning, as in 1922, "with the exception of a limestone pit at Colton, the nearest plants are either in Corona or Los Angeles" (*San Bernardino County Sun* 1922).

This was short-lived, however, as Standard Rock Crushing and Gravel Company set up a plant in Upland in 1924 (*San Bernardino County Sun* 1924a), Cajon Rock and Gravel Co. submitted claims in San Bernardino County the same year (*San Bernardino County Sun* 1924b), and San Bernardino Rock and Gravel Company was back in operation in 1925 (*Bloomington News* 1925):

> In the early 1920's, after a brief economic letdown following World War I, the population and mineral production … continued to grow. By then metal mining had almost stopped, but large tonnages of sand, gravel and stone, and other non-metallic minerals were being produced. (Weber et al. 1963)

"During the mid- and late-1920's production of sand and gravel, dimension stone, and clay reached remarkable heights" and "during World War II, as during World War I, the rise in production was caused mainly by increased output of sand, gravel and stone for the use in military construction" (Weber et al. 1963).

In 1948, Fourth Street Rock Crusher was also active in San Bernardino County and was in direct competition with T.R.G.Co. for bids in the city of San Bernardino (*San Bernardino County Sun* 1948a). In 1951, Mojave Rock Materials Co. of Barstow subcontracted T.R.G.Co. to assist with hauling Mojave's product to job sites in Essex and Needles (*Barstow Printer* 1951).

In the mid-1950s, T.R.G.Co. experienced financial hardship and reorganized in 1960 (*San Bernardino County Sun* 1960). Upon returning to business, they again competed with Fourth Street Rock Crusher for bids. In 1961, both firms were awarded a contract to supply the City of San Bernardino with 1,500 cubic yards of concrete during the year, with each company supplying half (*San Bernardino County Sun* 1961a). Two additional competing firms in the San Bernardino area in the 1960s were Tri City Transit Mix and Valley Certified Concrete Products (*San Bernardino County Times* 1962).

1.4 Results of the Archaeological Records Search

BFSA requested an archaeological records search for a one-half-mile radius around the project from the SCCIC at CSU Fullerton on May 17, 2023. According to the records search results, nine resources have been recorded within one-half mile of the project, two of which are located within the subject property (SBR-6706H and SBR-6903H).

Site SBR-6706H is the location of a historic spreading ground complex comprised of shallow ditches that was built in 1932 by the Fontana Union Water Company. It consists of a large, 2,200,00-square-meter tract of land on the east side of Lytle Creek containing remnants of the spreading ground. The site record form indicates "small remnants of the site are located throughout" the area. Site SBR-6706H was evaluated as not significant in 2004 due to a lack of integrity resulting from wildfire and flooding, in addition to a majority of the site being removed between 2004 and 2006 "by subdivision development with the installation of streets, utility lines and site pads" (Rockman and Gooding 2008). Although the southeast end of the site is recorded as extending into the northwest portion of the current project, no evidence of Site SBR-6706H was located during the 2023 survey of the property.

Site SBR-6903H was recorded in 1991 in the northwest corner of the current property as two historic irrigation feature loci including water control gateposts, ditches, standpipes, and water pipe laterals. No date of construction was provided in the site record form for the features; however, it was noted that the site had "been extensively disturbed by the construction of a modern levee on its northern boundary, and by mining activities in the project vicinity" (Parker and Weber 1991). The site was evaluated in 1991 as "not significant because of 1) a lack of integrity, and 2) age, since reconstruction of features has obliterated their original configuration" (Parker and Weber 1991). Like Site SBR-6706H, no evidence of SBR-6903H was observed during the 2023

archaeological survey.

Site P-36-032705, recorded in the one-half-mile radius, is the recorded location of the reburial of potential prehistoric human remains discovered during monitoring of the State Route 210/Pepper Avenue interchange project on the east bank of Lytle Creek. The remains were identified in fill soil in 1994 and 2007 and it was determined they were likely associated with the village site recorded in the area.

The remaining resources recorded within one-half mile of the project include three historic refuse scatters/deposits, historic irrigation features, one historic agricultural complex/homesite, one historic concrete and iron foundation site of unknown use, and one prehistoric core (Table 1.4–1).

Table 1.4–1

Archaeological Resources Located Within One-Half Mile of the Project

Site Number(s)	Description
SBR-6706H	Historic spreading ground complex built by the Fontana Union Water Company
SBR-6902H	Historic refuse deposit
SBR-6903H	Historic irrigation features
SBR-7201H	Historic concrete and iron foundations
SBR-8866H and SBR-12,458H	Historic refuse scatter
P-36-026760	Historic agricultural complex/homesite
P-36-031942	Prehistoric core isolate
P-36-032705	Reburial location of potential human remains discovered along the east bank of Lytle Creek and State Route 210

The records search also identified 15 cultural resources studies that were previously conducted within one-half mile of the project, four of which overlap with the subject property (Parker and Weber 1991; Brown and Gregory 1992; Rockman and Gooding 2008; Duke 2018). None of the cultural resources studies resulted in the identification of any significant cultural resources. The full records search results are included in Appendix C.

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
- Historic USGS topographic maps (1896, 1936, 1941, 1955, and 1969)
- Aerial photographs (1930, 1934, 1936, 1938, 1952, 1959, 1960, 1963, 1966, 1968,

1979, 1995, and 2023)

These sources indicate development of the project by 1953 with a mining plant facility in the eastern portion of the property. The aerial photographs and USGS topographic maps indicate that this plant continued to grow through the 2000s until it encompassed the entire project.

A SLF search was conducted with the NAHC by the County of San Bernardino during the AB 52 process. All correspondence is provided in Appendix D.

1.5 Applicable Regulations

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

1.5.1 California Environmental Quality Act

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

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

    a) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

b) Is associated with the lives of persons important in our past;
c) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
d) Has yielded, or may be likely to yield, information important in prehistory or history.

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

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

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

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

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

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

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

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

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

2.0 RESEARCH DESIGN

The primary goal of the research design is to attempt to understand the way in which humans have used the land and resources within the project through time, as well as to aid in the determination of resource significance. For the current project, the study area under investigation is southwestern San Bernardino County. The scope of work for the cultural resources study conducted for the Pepper 210 Commerce Center Project included the survey of a 101.6-acre study area and the assessment of six circa 1940s to 1950s mining facility buildings/structures. Given the area involved, the research design for this project was focused upon realistic study options. Since the main objective of the investigation was to identify the presence of and potential impacts to cultural resources, the goal is not necessarily to answer wide-reaching theories regarding the development of early southern California, but to investigate the role and importance of the identified resources. Nevertheless, the assessment of the significance of a resource must take into consideration a variety of characteristics, as well as the ability of the resource to address regional research topics and issues.

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

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

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

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

building/structure, when studied with the nearby buildings/structures, qualify as a contributor to a potential historic district?

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

Data Needs

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

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

3.0 ANALYSIS OF PROJECT EFFECTS

The cultural resources study of the project consisted of an institutional records search (see Section 1.4), an intensive cultural resource survey of the entire 101.6-acre study area (Sections 3.1 and 3.2), historic structure assessments (Section 3.3), and the preparation of this technical report. This study was conducted in conformance with Section 21083.2 of the California PRC and CEQA. Statutory requirements of CEQA (Section 15064.5) were followed for the identification and evaluation of resources. Specific definitions for archaeological resource type(s) used in this report are those established by the State Historic Preservation Office (SHPO 1995).

3.1 Survey Methods

The survey methodology employed during the current investigation followed standard archaeological field procedures and was sufficient to accomplish a thorough assessment of the project. The field methodology employed for the project included walking evenly spaced survey transects set approximately 10 meters apart while visually inspecting the ground surface, except in areas where stockpiles, pits, or development were located. When an obstruction was encountered, the perimeter of each obstruction was inspected for cultural resources. All potentially sensitive areas where cultural resources might be located were closely inspected. Photographs documenting survey areas and overall survey conditions were taken frequently.

3.2 Results of the Field Survey

Field archaeologist Allison Reynolds conducted the archaeological survey for the Pepper 210 Commerce Center Project on June 1, 2023. 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 since the entire property, except for a narrow (approximately 25 feet wide) strip of land along the western boundary, has been developed with a mining facility and is being actively utilized for mining activities and sand and gravel storage (Plates 3.2–1 to 3.2–4). In locations where stockpiles, pits, or development were located, the perimeter of each obstruction was inspected.

A total of 12 structures and buildings were observed on the property. According to aerial photographs and archival research, four metal buildings (Buildings A to D) and two plant structures (the main plant and the asphalt plant) meet the minimum age threshold to be considered historic resources. Buildings A and B were constructed in 1946 (Plates 3.2–5 and 3.2–6), Buildings C and D were constructed and/or relocated to their current positions between 1952 and 1959 (Plates 3.2–7 and 3.2–8), and the main and asphalt plants were constructed between circa 1946 and 1955 and in 1955, respectively (Plates 3.2–9 to 3.2–12).



Plate 3.2–1: Overview of the project from the central-north boundary, facing south.



Plate 3.2–2: Overview of the project from the central-north boundary, facing southwest.

BFSA Environmental Services
A Perennial Company

Plates 3.2–1 and 3.2–2

The Pepper 210 Commerce Center Project



Plate 3.2–3: Overview of the project from the central-south boundary, facing west.



Plate 3.2–4: Overview of the project from the southwest boundary, facing northeast.

BFSA Environmental Services
A Perennial Company

Plates 3.2–3 and 3.2–4

The Pepper 210 Commerce Center Project



Plate 3.2–5: South (left) and east (right) façades of Building A, facing northwest.



Plate 3.2–6: West façade of Building B, facing east.

BFSA Environmental Services
A Perennial Company

Plates 3.2–5 and 3.2–6

The Pepper 210 Commerce Center Project



Plate 3.2–7: South façade of Building C, facing north.



Plate 3.2–8: West façade of Building D, facing east.

BFSA Environmental Services
A Perennial Company

Plates 3.2–7 and 3.2–8

The Pepper 210 Commerce Center Project



Plate 3.2–9: Circa 1955 view of the west façade of the main plant, facing east.
(Photograph courtesy of the Huntington Digital Library)



Plate 3.2–10: Current view of the west façade of the main plant, facing east.

BFSA Environmental Services
A Perennial Company

Plates 3.2–9 and 3.2–10

The Pepper 210 Commerce Center Project



Plate 3.2–11: Circa 1955 view of the south façade of the asphalt plant, facing northwest.
(Photograph courtesy of the Huntington Digital Library)



Plate 3.2–12: Current view of the south façade of the asphalt plant, facing north.

BFSA Environmental Services
A Perennial Company

Plates 3.2–11 and 3.2–12

The Pepper 210 Commerce Center Project

The remaining eight structures and buildings, including a portable gravel mining plant (Plate 3.2–13), a lube bay (Plate 3.2–14), gas pumps (Plate 3.2–15), a wash bay (Plate 3.2–16), a gable-roofed building (see Plate 3.2–9), a concrete plant (Plate 3.2–17), and an asphalt plant office building (Plate 3.2–18) were built between 1979 and 1995 and are modern in age. Archival research indicates that the T.R.G.Co. facility opened for business at this location in 1947. Prior to development of the property, the project was vacant and seasonally impacted by the Lytle Creek Wash.

The presence of the historic-age buildings and structures triggered the need for a historic structure assessment (see Section 3.3). With the exception of these resources, no other historic or prehistoric cultural resources were identified on the project, including previously recorded sites SBR-6706H and SBR-6903H. As the historic-age buildings and 'structures are all associated with the 1946 to 1955 T.R.G.Co. facility, the entire project was recorded as Site Temp-1 (Figures 3.2–1 and 3.2–2).

3.3 Historic Resource Analysis

Within the boundaries of the subject property, four historic buildings and structures associated with T.R.G.Co. were identified, which have been assigned the temporary site number Temp-1. A Department of Parks and Recreation form was submitted to the SCCIC on July 11, 2023, and once processed, the SCCIC will assign the resource a permanent site number. The following section provides the pertinent field results for the significance evaluation for the circa 1946 to 1959 buildings (A to D) and two plants located within the Pepper 210 Commerce Center Project. The evaluations were required as the buildings and structures will be impacted by the proposed project. Descriptions and significance evaluations of the historic resources are provided below along with a brief history of the subject property.

3.3.1 History of the Property: Ownership and Development

Archival research indicates that the subject property was acquired under a lease by Neal Baker of T.R.G.Co. in 1945 (*San Bernardino County Sun* 1950a). In 1922, when the company was first organized (*San Bernardino County Sun* 1950a), it was originally located:

> … in a dry creek bed on the north side of Mill Street west of Mt. Vernon Avenue … [In 1929] the plant was moved to the south side of Highland Avenue in the Lytle Creek Wash between San Bernardino and Rialto. The company moved its headquarters across Highland Avenue in 1928, remaining there until a 1938 flood wiped out the plant and office. A new plant was built in 1945 [1946] at the present location, 2400 W. Highland Ave., just west of the former site. The main plant covers about 40 acres and uses some of the industry's most sophisticated equipment [for 1972]. (*San Bernardino County Sun* 1972a)



Plate 3.2–13: Overview of the portable gravel mining plant, facing southwest.



Plate 3.2–14: North façade of the lube bay, facing south.

BFSA Environmental Services
A Perennial Company

Plates 3.2–13 and 3.2–14

The Pepper 210 Commerce Center Project



Plate 3.2–15: Overview of the gas pumps, facing northwest.



Plate 3.2–16: West façade of the wash bay, facing east.

BFSA Environmental Services
A Perennial Company

Plates 3.2–15 and 3.2–16

The Pepper 210 Commerce Center Project



Plate 3.2–17: West façade of the concrete plant, facing east.

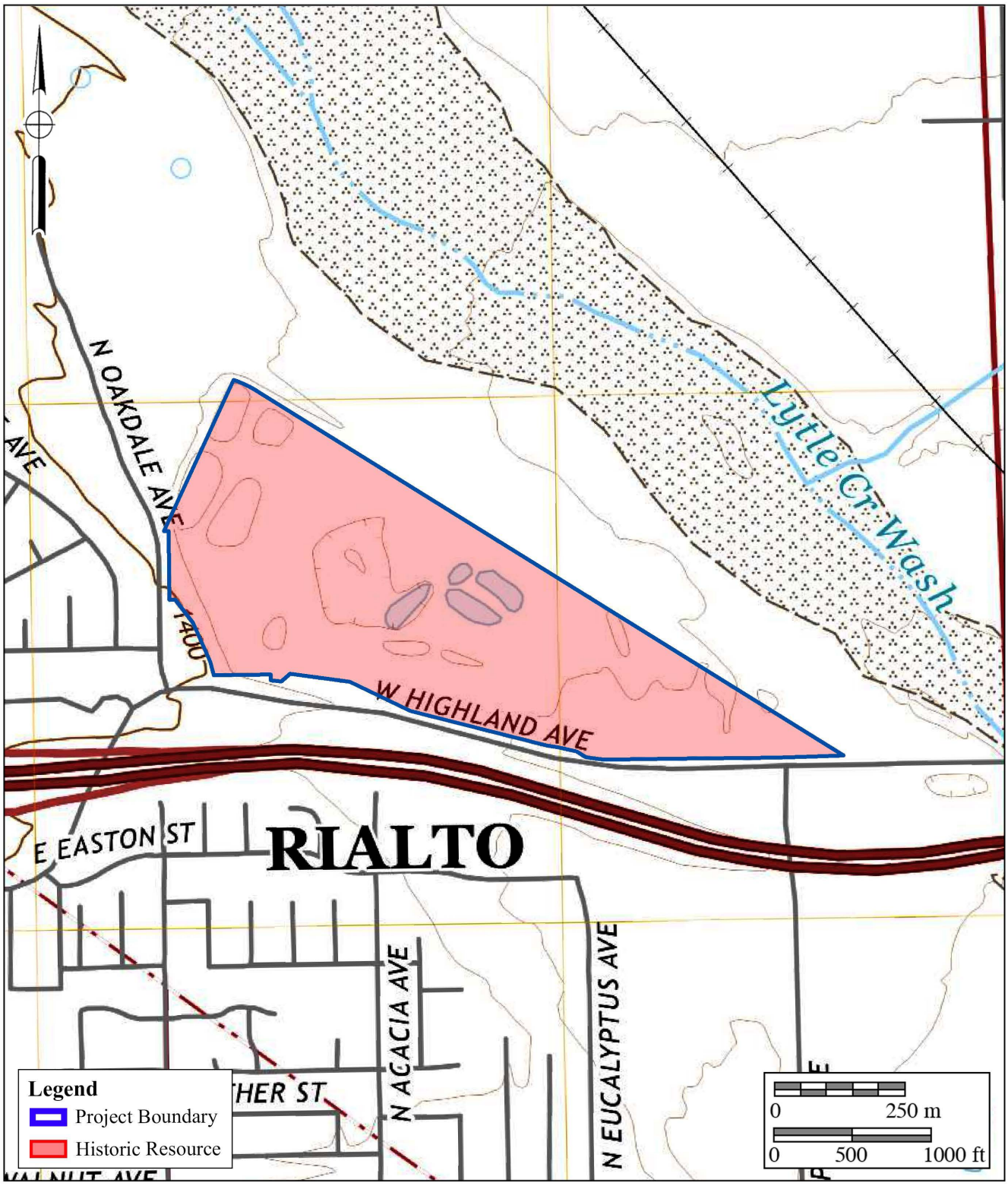


Plate 3.2–18: South façade of the asphalt plant office building, facing north.

BFSA Environmental Services
A Perennial Company

Plates 3.2–17 and 3.2–18

The Pepper 210 Commerce Center Project



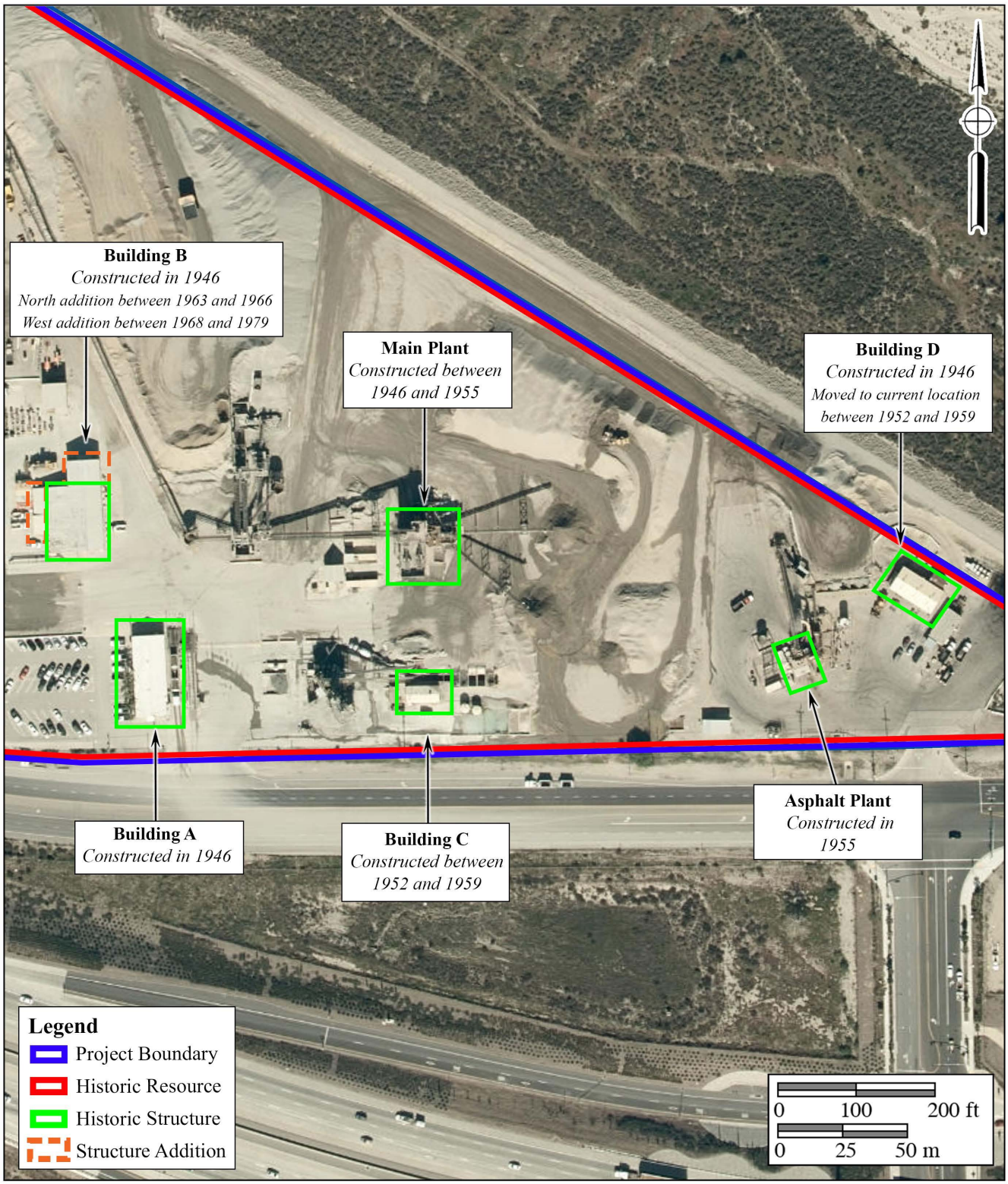
BFSA Environmental Services
A Perennial Company

Figure 3.2–1

Historic Resource Location Map

The Pepper 210 Commerce Center Project

USGS *San Bernardino North* Quadrangle (7.5-minute series)



BFSA Environmental Services
A Perennial Company

Figure 3.2–2
Historic Building/Structure Location Map
The Pepper 210 Commerce Center Project

The new plant was completed and opened for business in 1947 (*San Bernardino County Sun* 1947) (Plate 3.3–1). The plant was built "entirely of steel and concrete" by Eglestone & Root Construction Co. with supervision from the plant's production superintendent, Clare C. Layton and featured a "remote control, a hydro separator and a transfer unit" (*San Bernardino County Sun* 1947). The remote control allowed the operator to start the plant "from a centrally located spot, while the hydro separator" gave the operator "absolute control of gradation of the sand" (*San Bernardino County Sun* 1947). Plumbing for the plant was installed by Hansen Plumbing Company. The plant functioned by sand traveling from the screens to the hydro separator, to the classifier, and then being dumped in separate piles. The dumping heights of the conveyors was 52 feet (*San Bernardino County Sun* 1947).

The operation of the plant was described further in 1950:

> Rock, gravel and sand from the company pits is trucked to a dumping platform whence it falls into a rotary primary crusher set at a sub-surface level. From the primary crusher a duplicate system of 24-inch belt conveyors, operating at a speed of 400 feet a minute, elevate the material to the central classification point where some types are distributed dry while others pass through a hydro separator and secondary crushers. Worm type elevators eliminate excess moisture at this point and, after classification, the crushed rock, gravel and sand is moved to bins and stockpiles on other belt conveyors.
>
> Control is from a central tower with switches so arranged that stalling is eliminated even with emergency stops.
>
> Another efficiency feature installed recently is found in numerous portable bins so elevated that trucks can be filled simultaneously at several points. A single power shovel can be kept operating continuously filling these bins from stockpiles. (*San Bernardino County Sun* 1950a)

Although the article touts that the facility was a "model rock plant" (*San Bernardino County Sun* 1950a), much of the technology it used was not as modern as newspapers indicated. Worm elevators were patented in 1884 (United States Patent Office 1907b) and hydro separators, rotary dump crushers, and "remote control" or "full automated switching equipment" had been used in various mining facilities since at least 1928 (*Modern Mining* 1928).



MODEL ROCK PLANT—Here is the main plant of the Triangle Rock & Gravel Co., located in the Lytle creek wash north of Highland avenue. It turns out 600 tons of sand and gravel hourly and is so efficiently engineered that one operator can handle operations by electrical switches from a control tower. The present plant, the fourth in Triangle's 28-year history, was built in 1946. The company's operations cover the southern half of California and extend into Arizona.

BFSA Environmental Services
A Perennial Company

Plate 3.3–1

1950 Photograph of the Triangle Rock and Gravel Plant

The Pepper 210 Commerce Center Project

(Photograph courtesy of the San Bernardino County Sun 1950a)

In 1950, the Lytle Creek plant was "one of numerous Triangle enterprises" (*San Bernardino County Sun* 1950a):

> During World War II [prior to completion of the Lytle Creek plant] the Triangle company furnished aggregates for extensive Navy development in the San Diego area and opened a new rock plant there. Ballast for the Santa Fe lines in Arizona meant another operation, as did the huge base built for the Air Force at Daggett, and the All-American canal contract in Imperial Valley. (*San Bernardino County Sun* 1950a)

Also during the war, T.R.G.Co. "operated a plant on Redlands city owned land in the wash which provided a major portion of gravel and sand for the development of the Army Air base" (*Redlands Daily Facts* 1947).

In 1950, T.R.G.Co. had contracts for the Kern Canal, which was to deliver water from the Friant Dam in the San Joaquin Valley. Concrete for the original Kaiser plant in Fontana was supplied by T.R.G.Co. out of a Fontana plant (*San Bernardino County Sun* 1950a). The Fontana rock crushing plant, Fontana Gravel Co., was a branch of T.R.G.Co. (*San Bernardino Daily Sun* 1946).

A new sand and gravel plant owned by T.R.G.Co. in Mira Loma was opened in 1950 to "serve the west end of San Bernardino county, as well as portions of Riverside" (*San Bernardino County Sun* 1950b). The Mira Loma plant was also constructed of all steel, but did not feature the same remote control system in use at the Lytle Creek plant and required two people to operate (*San Bernardino County Sun* 1950b).

By 1952, T.R.G.Co. had built 24 plants from Fresno to Mexico, including a new plant in the Anaconda Copper Mine in Nevada (*Evening Telegram* 1952; *Mason Valley News* 1952). The Anaconda plant was reported to be "one of the most modern on the west coast" (*Mason Valley News* 1952).

By 1954, T.R.G.Co. had purchased "a 550-acre tract of land adjoining its Highland Ave. plant in the Lytle Creek wash to give the firm an 'unlimited supply' of aggregate material," bringing their total holdings to "640 acres and possession of all Lytle Creek from the Lytle Creek Water Co. on the west to the creek boundary on the east" (*San Bernardino County Sun* 1954). That same year, the company purchased the Sierra Materials Co. rock and gravel plant on North Orange Street in Redlands (*Redlands Daily Facts* 1954).

The asphalt plant located at the southeastern end of the property was built by Industrial Asphalt in 1955 (*San Bernardino County Sun* 1955). The plant was used by Industrial Asphalt to manufacture ready-mixed asphalt for home use and continued to be used by Industrial Asphalt until at least 1992 (*San Bernardino County Sun* 1992).

The asphalt plant was a batch plant facility that produced hot mix asphalt in batches, unlike a drum mix plant, which continuously produces hot mix asphalt. A batch plant functions by moving aggregate up a hot stone bucket elevator and depositing it into a hot aggregate holding bin at the top of the structure. From the aggregate holding bin, the material is deposited into a weigh box or hopper, which weighs each size of aggregate and mineral filler via mechanical lever scales. An asphalt weigh bucket weighs out the appropriate amount of binder. Once properly weighed, the aggregate and binder are deposited into a pugmill mixing unit that further mixes the asphalt ingredients (Tennessee Department of Transportation 2018).

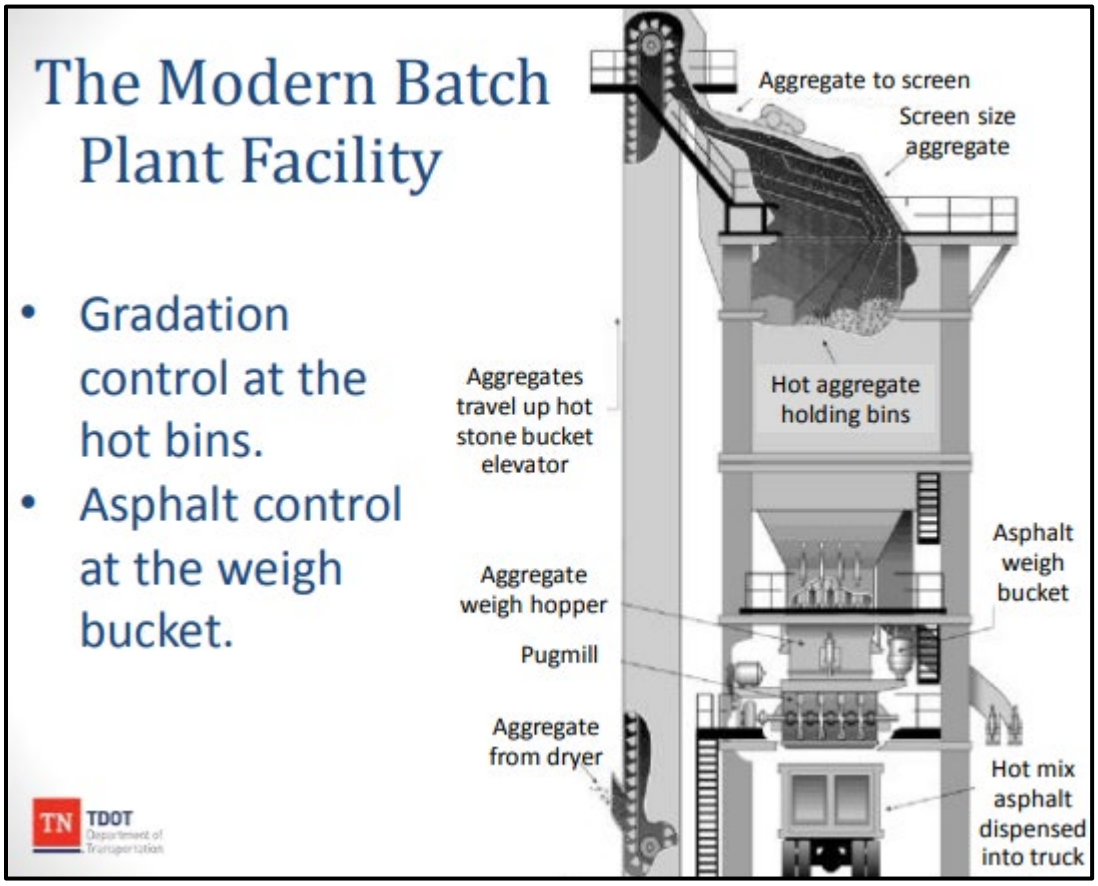


Plate 3.3–2: Diagram of a batch plant facility.
(Image courtesy of Tennessee Department of Transportation 2018)

In 1956, Neal Baker, the original founder of the company, retired and T.R.G.Co. was purchased by the Livingston Rock and Gravel Company of Long Beach, California and the Arrow Rock Company of Sun Valley, California. Three other companies associated with T.R.G.Co. were also purchased: Triangle Certified Concrete, Inc., Baker-Mitchell-Thwing Co., and Fontana Gravel Co. All four companies were merged under the new name, Triangle Rock Products, Inc. (*San Bernardino County Sun* 1956a).

Prior to this sale:

> … Triangle Rock and Gravel and its affiliate firms serviced some of the major construction projects in the west. These included the All-American Canal [1934], highway construction in Yosemite National Park [1926], Kaiser Steel [1942], Navy graving dock at San Diego [1942], Santa Fe Railway track construction in Arizona [early 1900s], Norton Air Force Base military bases at Barstow and Daggett, the Friant-Kern Canal, and the naval base at Inyokern. (*San Bernardino County Sun* 1956a)

Most of the major construction projects listed above, however, were not undertaken by the current 1947 plant. Many of the projects were completed when the facility was located on the south side of Highland Avenue between 1929 and 1938, or at new plants closer to the affiliated projects.

Known early projects completed by the Lytle Creek plant include the Deem family home in 1948 (*San Bernardino County Sun* 1948b); the no longer extant *Sun and Evening Telegram* building at 399 D Street in San Bernardino in 1949 (*San Bernardino County Sun* 1949a); the walkways and slabs at Rialto Park in 1949 (*San Bernardino County Sun* 1949b); the Security Title Insurance and Guarantee Co. building at 480 Court Street in San Bernardino in 1951 (*San Bernardino County Sun* 1951); six warehouses on Norton Air Force Base in 1952 (*Redlands Daily Facts* 1952); and the parking lot for the San Bernardino YMCA in 1956 (*San Bernardino County Sun* 1956b).

Between 1956 and 1960, the firm seemed to experience financial hardship, with only one known project during that time, a concrete slab for dancing and roller skating in Center Street Park in Victorville in 1958 (*Victor Press* 1958).

In 1957, a steel "100 by 40-foot structure" originally located at the southeast corner of the property was moved "due to the new freeway," which encroached into the original southern boundary. After the land was taken over by the State Division of Highways, the building was sold at auction to the San Bernardino Civic Light Opera Association, who then moved the building to a lot at Pennsylvania Avenue for the storage and building of scenery for musical productions (*San Bernardino County Sun* 1957a, 1957b) (Plate 3.3–3).

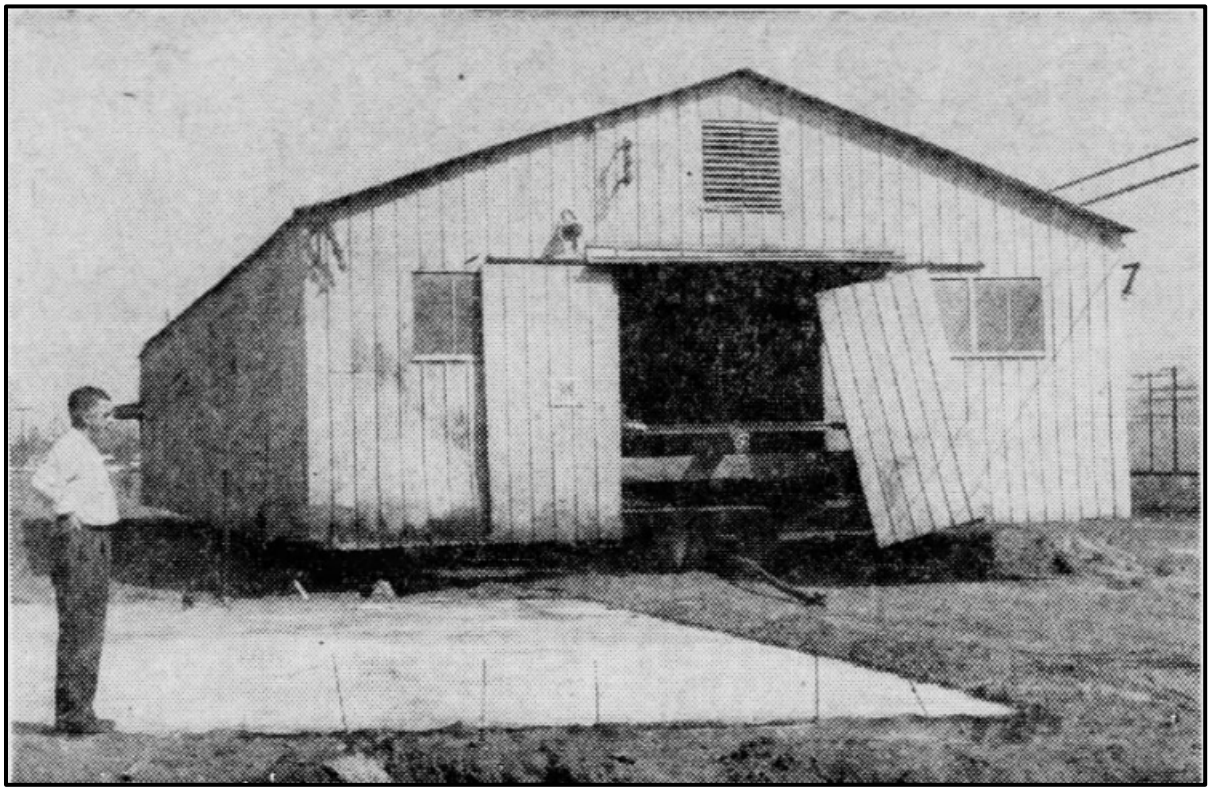


Plate 3.3–3: 1957 photograph of a repair shop and warehouse building moved from the current project. ***(Photograph courtesy of San Bernardino County Sun 1957a)***

In 1960, Triangle Rock Products, Inc. reorganized after "a plan of confirmation before the federal courts, supplemented by agreement by a majority in number and amount of the creditors" (*San Bernardino County Sun* 1960). With the reorganization, Neal Baker returned as the president of the company (*San Bernardino County Sun* 1960), but when he died a year later, George Thwing, previously of Baker-Michael-Thwing Co., became president.

In 1961, Triangle Rock Products, Inc. won a bid with Fourth Street Rock Crusher to supply the City of San Bernardino with 1,500 cubic yards of concrete over the year, with each company supplying half (*San Bernardino County Sun* 1961a). In 1963, Triangle Rock Products, Inc., Tri-City Cement, and Fourth Street Rock Crusher donated cement and rock to the Ballistic Systems Division at Norton Air Force Base to erect a full-scale Minuteman intercontinental ballistic missile (*San Bernardino County Sun* 1963). Additional projects completed by Triangle Rock Products, Inc. in the 1960s include the Western Title Guaranty Company building at 195 North Arrowhead Avenue in San Bernardino (*San Bernardino County Sun* 1966).

In 1972, the company came under fire from the public when it applied to the County Planning Commission to expand its excavations along Lytle Creek:

> Homeowners and landholders along the creek's West Bench said Triangle Rock's present operations are unsightly and the source of huge dust storms, and they feared the expansion plan would destroy the value of more bench properties for residential development.
>
> "The people in this area have been eating this dust for many years," Commissioner Martin Tudor of Rialto said in moving for rejection of the plan. "Until they (the company) can operate without throwing dust in their faces, this should be denied."
>
> Tudor said it is only in the past month that the company has planted oleanders to screen its current operations, as required by a permit issued in 1966. (*San Bernardino County Sun* 1972b)

As a result of the hearing, "machinery at all crushing and transfer points" was enclosed for noise and dust abatement and "much of the dirt area" was paved in 1972 (*San Bernardino County Sun* 1972a). Stockpiles across the property, waiting to be loaded into trucks or made into asphalt, were also watered down by newly installed sprinklers in order to reduce dust. That year, the company employed 120 individuals between its six operating facilities (*San Bernardino County Sun* 1972a).

By 1975, Triangle Rock Products, Inc. had been absorbed into the Conrock plant portfolio (*San Bernardino County Sun* 1975). In 1984, Conrock merged with the California Portland Cement Company and was renamed CalMat, Inc. (Encylopedia.com 2018). In 1999, CalMat, Inc. was purchased by Vulcan Materials (Vulcan Materials Company 2022).

Utilitarian Industrial Buildings

All of the buildings and structures located within the Pepper 210 Commerce Center Project were built in the Utilitarian Industrial style to serve a specific function. The style is defined as:

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

integrity, utilitarian buildings cannot be adequately assessed for integrity and cannot be categorized into historic periods. (Smith 2023)

3.3.2 Description of Surveyed Resources

The facility currently consists of the paved locations surrounding the buildings and structures and dirt roads leading to various mining areas, pits, and stockpiles. Due to the nature of the facility, which involves mining and stockpiling materials for export or use in concrete or asphalt manufacture on the site, the stockpiles, roads, and pits have been relocated several times since the 1940s. The current arrangement of roads, stockpiles, and pits are the same as they were in the 1990s, but different than what was present in the 1970s, except for a single road leading out of the facility to the northeast. Although its entry point into the facility is the same, once on the property, its alignment has changed multiple times since the 1950s due to the relocation of pits, stockpiles, and mining equipment.

Building A

Archival research indicates that Building A was constructed in 1946 as part of the T.R.G.Co. plant, on the southern portion of the project, southeast of Building B. Building A is currently used as an office. The single-story structure was constructed in the Utilitarian Industrial style with a gable roof.

The building features a rectangular plan and a concrete foundation. The exterior walls and roof are clad with riveted PBR (purlin bearing) metal sheets. The primary (south) façade faces East Highland Avenue and a parking lot is located directly west of Building A. The entrance is located in the center of the primary (south) façade and features a wood and metal gable roof, separate from the main roof, over the non-original metal-framed commercial storefront door. An aluminum-framed sliding window is located west of the entrance porch and a large window unit and doorway with a steel door are located east of the entrance door. The east window features metal security bars in front (Plate 3.3–4).

A 1955 photograph of the south façade indicates it originally featured four separate windows: one on the west side of the entry door and three on the east. The windows were originally multi-pane and steel-framed and were replaced after 1955 with single-pane, aluminum-framed, sliding windows. The eastern window openings were also modified to create one large window unit with no wall space in between. The original entrance door was a wide, thick-framed, wood or metal, full-lite door with a doorknob, which was replaced after 1955 with the current metal-framed commercial storefront door with a solid bar exit device. The doorway and steel door east of the main door are also not original to the building (Plates 3.3–5 and 3.3–6).



BFSA Environmental Services
A Perennial Company

Plate 3.3–4
South Façade of Building A, Facing North
The Pepper 210 Commerce Center Project



Plate 3.3–5: Circa 1955 view of the south façade of Building A, facing northeast.



Plate 3.3–6: Current view of the south façade of Building A, facing northeast.

BFSA Environmental Services
A Perennial Company

Plates 3.3–5 and 3.3–6

The Pepper 210 Commerce Center Project

A loading dock is attached to the east façade of Building A. The southern end of the east façade features a large window unit with metal security bars in front. Two small, vinyl-framed windows and five picture windows are located on the east façade. A metal canopy is present over the southernmost window on the east façade (Plate 3.3–7). The north façade of Building A features a large loading door and a short, wide window west of the loading door (Plate 3.3–8). The west façade faces the parking lot and features six sliding windows on its south side. Two of these windows feature vinyl frames with vinyl siding inserted between and the other windows feature aluminum frames (Plate 3.3–9). The north side of the west façade features three entrance doors and two fixed-pane windows (Plate 3.3–10). None of the windows on the west façade appear original.

Modifications made to Building A include:

- Replacement of the original steel-framed, multi-pane windows on the south façade with horizontal-sliding, single-pane windows, including modification of the three eastern window openings, after 1955
- Replacement of the original main entry door with a commercial storefront door after 1955
- Installation of a second doorway on the south façade, east of the main entrance door, after 1955
- Replacement of original windows on the east façade with vinyl sliding windows at an unknown date
- Replacement of all original windows on the west façade, including introduction of vinyl siding into a window opening, at unknown dates

Building B

Archival research indicates that Building B was constructed in 1946 as part of the T.R.G.Co. plant in the southern portion of the project, northwest of Building A. Building B is currently used as a maintenance facility. The building is technically a single story as it does not have a separated upper level; however, it is taller than most single-story structures as it is meant to allow semi-trucks to enter the building for maintenance. The building was constructed in the Utilitarian Industrial style with a gable roof.

Building B was originally built with a simple rectangular footprint. Aerial imagery indicates that additions were constructed onto the north façade between 1963 and 1966 and on the west façade between 1968 and 1979 (see Appendix E). The building currently features an irregular rectangular footprint on a concrete foundation. The exterior walls and roof are clad with riveted PBR metal sheets. The roof is tall and gabled with a shed roof extending from the main gabled roof on the west side, which continues over the 1968 to 1979 addition.



BFSA Environmental Services
A Perennial Company

Plate 3.3–7
East Façade of Building A, Facing West
The Pepper 210 Commerce Center Project



BFSA Environmental Services
A Perennial Company

Plate 3.3–8
North Façade of Building A, Facing South
The Pepper 210 Commerce Center Project



BFSA Environmental Services
A Perennial Company

Plate 3.3–9

Southern End of the West Façade of Building A, Facing East

The Pepper 210 Commerce Center Project



BFSA Environmental Services
A Perennial Company

Plate 3.3–10

Northern End of the West Façade of Building A, Facing East

The Pepper 210 Commerce Center Project

The west façade of Building B consists of the 1968 to 1979 addition, which features no doors or windows and features a partially enclosed loading area, a loading door on the northern end, and a metal pedestrian door on the southern end (Plate 3.3–11). The 1968 to 1979 addition's walls and roof are clad in corrugated metal sheeting rather than the PBR metal sheets found on the original portions of the building.

The north façade of Building B consists of the 1963 to 1966 addition, which is an extension of the gabled portion and features two large multi-pane, steel-framed windows. The 1963 to 1966 addition is clad in riveted PRB metal panels matching the original portion of the building. Below the windows is a small open storage area covered with a corrugated metal shed roof supported by simple poles (Plate 3.3–12).

The east façade of Building B features three large, non-original, metal, roll-up loading doors. The two at the northern end are part of the 1963 to 1966 addition (Plates 3.3–13 and 3.3–14). The south façade of Building B features a large doorway with two metal sliding doors on either side. The portion of the south façade covered by the shed roof does not feature any doors or windows (Plate 3.3–15). The roll-up doors appear to be replacements, while the sliding doors appear original.

Modifications made to Building B include:

- Construction of the north addition between 1963 and 1966
- Construction of the west addition between 1968 and 1979
- Replacement of the original loading doors on the east and west façades with roll-up doors at unknown dates

Building C

Archival research indicates that Building C was constructed between 1952 and 1959 as part of the T.R.G.Co. plant on the southeast portion of the project, east of Building A. Building C is currently used for storage and is located just north of a small portable building clad in vertical wood siding. Building C is a single-story building that was constructed in the Utilitarian Industrial style with a gable roof on a raised concrete block foundation.

Building C is a simple structure with a rectangular footprint. The roof and walls are clad in riveted metal sheets. The south façade features a single modern, white, wood panel pedestrian door at the eastern end that replaced a large loading door. The doorway for the loading door was infilled with corrugated metal sheets. A metal staircase leading to the new door was also added at a later date (Plate 3.3–16). Google street view imagery indicates the modifications to the south façade were conducted sometime prior to 2007. No other windows or doors are present on the building.



BFSA Environmental Services
A Perennial Company

Plate 3.3–11
West Façade of Building B, Facing East
The Pepper 210 Commerce Center Project



BFSA Environmental Services
A Perennial Company

Plate 3.3–12
North Façade of Building B, Facing South
The Pepper 210 Commerce Center Project



BFSA Environmental Services
A Perennial Company

Plate 3.3–13
East Façade of Building B, Facing Northwest
The Pepper 210 Commerce Center Project



BFSA Environmental Services
A Perennial Company

Plate 3.3–14
East Façade of Building B, Facing Southwest
The Pepper 210 Commerce Center Project



BFSA Environmental Services
A Perennial Company

Plate 3.3–15
South Façade of Building B, Facing North
The Pepper 210 Commerce Center Project



BFSA Environmental Services
A Perennial Company

Plate 3.3–16
South Façade of Building C, Facing North
The Pepper 210 Commerce Center Project

Modifications made to Building C include:

- Infilling of the original loading door with corrugated metal sheets and addition of a modern pedestrian door prior to 2007

Building D

Archival research indicates that Building D was constructed circa 1946 as a machine shop in an unknown location on the property. In 1946, it was "moved 200 yards in 40 minutes" (*San Bernardino County Sun* 1950a) and then moved again to its current location on the eastern portion of the project, east of Building C, between 1952 and 1959. Building D is currently used for storage. The single-story structure was constructed in the Utilitarian Industrial style with a gable roof on a concrete foundation.

Building D is a simple structure with a rectangular footprint. The roof and walls are clad in corrugated sheet metal. The roofing at the gable ends is folded over and secured to the exterior walls. The west façade features a single doorway with sliding metal doors at the center. A circa 1950 photograph indicates Building D originally exhibited windows on each end of the west façade and did not feature any roof vents (Plates 3.3–17 and 3.3–18). The windows were infilled at an unknown date and a solid metal pedestrian door was installed on the northern end of the west façade. Three turbine roof vents were also added after 1950. The south façade features a large doorway with a metal sliding door (Plate 3.3–19). The east façade features a single pedestrian door at the center (Plate 3.3–20). No windows or doors are present on the north façade (Plate 3.3–21).

Modifications made to Building D include:

- Infilling windows on the west façade and installation of a pedestrian door at the northern end of the west façade at unknown dates

Main Plant and Asphalt Plant

The main plant was constructed between circa 1946 and 1955 north of Building C and consists of crushers, conveyors, storage silos, a worm elevator, a hydro separator, and a control tower. The crushers are located underground and transport material up the conveyors. The material is then run through a hydro separator to reduce dust, taken up the worm elevator on the south façade of the plant, and deposited into one of eight silos located beneath the conveyors. The silos sit on top of a steel platform supported by steel stilts that allows for trucks to drive underneath. While the framing for the conveyors appears the same, it is likely that the belts themselves have been replaced as routine maintenance. A metal staircase leading from the ground level to a platform above the silos was constructed on the west side of the main plant.

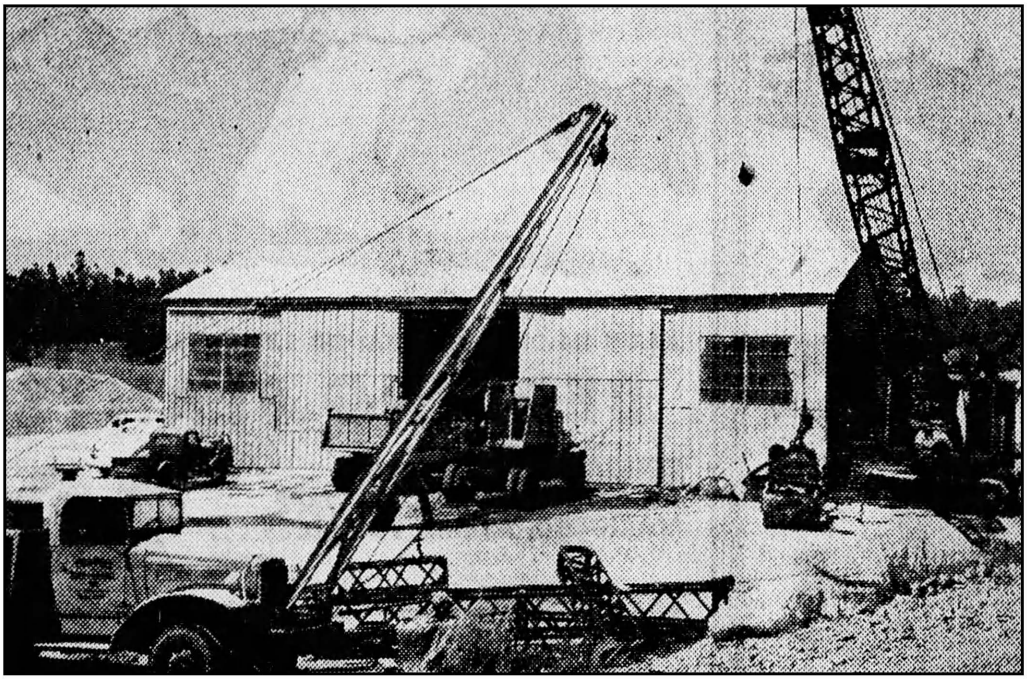


Plate 3.3–17: Circa 1950 view of the west façade of Building D, facing east.
(Photograph courtesy of the San Bernardino County Sun 1950)



Plate 3.3–18: Current view of the west façade of Building D, facing east.

BFSA Environmental Services
A Perennial Company

Plates 3.3–17 and 3.3–18

The Pepper 210 Commerce Center Project



BFSA Environmental Services
A Perennial Company

Plate 3.3–19
South Façade of Building D, Facing Northwest
The Pepper 210 Commerce Center Project



BFSA Environmental Services
A Perennial Company

Plate 3.3–20
East Façade of Building D, Facing West
The Pepper 210 Commerce Center Project



BFSA Environmental Services
A Perennial Company

Plate 3.3–21
East (Left) and North (North) Façades of Building D, Facing Southwest
The Pepper 210 Commerce Center Project

At the time of the 1955 photograph, a small office building with horizontal wood siding was located just next to the plant, which has since been removed. Since the photograph was taken, a large gable-roofed building replaced a smaller flat-roofed storage container just southwest of the plant. Although the plant could not be inspected in detail for safety reasons, aside from various outbuildings constructed around the main plant after 1972 and the introduction of a new staircase on the west façade and corrugated metal sheeting throughout, the main plant appears generally the same as it did circa 1955 (see Plates 3.2–11 and 3.2–12).

The asphalt plant was constructed in 1955 east of Building C and includes a dryer, storage hopper, and dust collector. The asphalt plant is approximately three stories high with staircases and ladders leading to platforms on various levels. Each platform features a metal railing. The lower level, like the main plant, is open, allowing for trucks to pass underneath. The only known modification made to the asphalt plant since a photograph taken in 1955 is the enclosure of the western half of the second-story platform on the south façade and construction of a roof over the entire platform, both with corrugated metal sheets (see Plates 3.2–13 and 3.2–14). A single window is located on the south façade of the enclosed platform and a metal door is located on the east façade of the enclosure.

Modifications made to the main plant and asphalt plant include:

- Enclosure of the second-story platform on the south façade of the asphalt plant after 1955

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 would require approval from the County of San Bernardino as part of the proposed project, CEQA eligibility criteria were used to evaluate the historic structures within the property.

Integrity Evaluation

When evaluating a historic resource, integrity is the authenticity of the resource's physical identity clearly indicated by the retention of characteristics that existed during its period of construction. It is important to note that integrity is not the same as condition. Integrity directly relates to the presence or absence of historic materials and character-defining features, while condition relates to the relative state of physical deterioration of the resource. In most instances, integrity is more relevant to the significance of a resource than condition; however, if a resource is in such poor condition that original materials and features may no longer be salvageable, then the resource's integrity may be adversely impacted. For the structures at the Pepper 210 Commerce Center Project, the seven aspects of integrity were used for the evaluation, as

recommended in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):

1. **Integrity of Location** *[refers to] the place where the historic property was constructed or the place where the historic event occurred* (Andrus and Shrimpton 2002). Integrity of location was assessed by reviewing historical records and aerial photographs in order to determine if the structures had always existed at their present locations or if they had been moved, rebuilt, or their footprints significantly altered. Historical research revealed that the main and asphalt plants and Buildings A to C were constructed in their current locations between 1946 and 1959 and have not been relocated. Therefore, these structures retain integrity of location.

   Building D, however, was moved "200 yards in 40 minutes in 1946" (*San Bernardino County Sun* 1950a) and then again to its current location between 1952 and 1959. *California Office of Historic Preservation Technical Assistance Series #6* indicates that under Special Criteria Considerations for the California Register:

   > The SHRC [State Historical Resources Commission] encourages the retention of historical resources on site and discourages the non-historic grouping of historic buildings into parks or districts. However, it is recognized that moving an historic building, structure, or object is sometimes necessary to prevent its destruction. Therefore, a moved building, structure, or object that is otherwise eligible may be listed in the California Register if it was moved to prevent its demolition at its former location and if the new location is compatible with the original character and use of the historical resource. A historical resource should retain its historic features and compatibility in orientation, setting, and general environment. (OHP 2011)

   Building D was moved twice: in 1946 and again between 1952 and 1959. No reasoning was provided in contemporary newspaper articles for its relocation. Currently, and at the time of its relocation, Building D was not "otherwise eligible" for listing in the California Register and thus "moved to prevent its demolition at its former location" (OHP 2011). As such, Building D does not meet any special criteria considerations and, therefore, does not retain integrity of location.

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

structures and any architectural features present.

a. ***Building A:*** Building A was constructed in 1946 as a Utilitarian Industrial-style office. The modifications made to Building A since its original construction include: replacement of the original steel-framed, multi-pane windows on the south façade with horizontal-sliding, single-pane windows, including modification of the three eastern window openings, after 1955; replacement of the original main entry door with a commercial storefront door after 1955; installation of a second doorway on the south façade, east of the main entrance door, after 1955; replacement of original windows on the east façade with vinyl sliding windows at an unknown date; and replacement of all original windows on the west façade, including introduction of vinyl siding into a window opening, at unknown dates. As the plan, space, structure, and style of the original structure still remain, Building A retains integrity of design.
b. ***Building B:*** Building B was constructed in 1946 in the Utilitarian Industrial style to be used for maintenance. The modifications made to Building B since its original construction include: construction of the north addition between 1963 and 1966; construction of the west addition between 1968 and 1979; and replacement of the original loading doors on the east and west façades with roll-up doors. Although the 1963 to 1966 modifications are over 50 years of age, they have not gained significance in their own right as the building itself is an unremarkable Utilitarian Industrial building that does not serve a significant purpose. As such, due to the 1963 to 1966 and 1968 to 1979 additions, the structure no longer retains its original form, plan, space, structure, or style. In addition, replacement of the original sliding doors with roll-up doors removed one of the few details the structure once possessed. Therefore, Building B does not retain integrity of design.
c. ***Building C:*** Building C was constructed between 1952 and 1959 in the Utilitarian Industrial style for storage. The modifications made to Structure C since its original construction include: infilling the original loading door with corrugated metal sheets and addition of a modern pedestrian door prior to 2007. As the original form, plan, space, and style of the structure have been retained, Building C retains integrity of design.
d. ***Building D:*** Building D was constructed circa 1946 and moved between 1952 and 1959. It was constructed as a Utilitarian Industrial-style machine shop. The modifications made to Building D since its original construction include: infilling original windows at both ends of the west façade and installation of a pedestrian door on the northern end of the west façade. As the original form,

plan, space, and style of the building has not been changed, Building D retains integrity of design.

e. ***Main Plant and Asphalt Plant:*** The main plant and asphalt plant were constructed between circa 1946 and 1955. Due to the additions constructed onto the west façade of the main plant, it no longer features the form, plan, space, or function and, therefore, no longer retains integrity of design. The asphalt plant, however, appears nearly identical to how it did in a circa 1955 photograph, with the exception of the enclosure of one of the platforms. Therefore, the asphalt plant retains integrity of design.

3. **Integrity of Setting** *[refers to] the physical environment of a historic property. Setting includes elements such as topographic features, open space, viewshed, landscape, vegetation, and artificial features* (Andrus and Shrimpton 2002). Integrity of setting was assessed by inspecting the elements of the property, which include topographic features, open space, views, landscape, vegetation, man-made features, and relationships between buildings or structures and other features. Buildings A to D, the main plant, and the asphalt plant were all originally part of T.R.G.Co. Although the large concrete plant located at the front entrance has altered the viewshed, since the area used by the facility is so large, it has remained unimpacted by surrounding development, and has always been used for the same purpose, the property retains 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 or function of the buildings and structures.

    a. ***Building A:*** Building A was constructed in 1946 as a Utilitarian Industrial-style office. The modifications made to Building A since its original construction include: replacement of the original steel-framed, multi-pane windows on the south façade with horizontal-sliding, single-pane windows, including modification of the three eastern window openings, after 1955; replacement of the original main entry door with a commercial storefront door after 1955; installation of a second doorway on the south façade, east of the main entrance door, after 1955; replacement of original windows on the east façade with vinyl sliding windows at an unknown date; and replacement of all original windows on the west façade, including introduction of vinyl siding into

a window opening, at unknown dates. Although the overall form has remained, Utilitarian Industrial structures generally do not feature very much applied detail, and therefore, those details present in the original design of Utilitarian Industrial structures are often more important than they might be for styles with multiple design elements. As the modifications removed the original multi-pane windows and original entry door, created new window and door openings, and introduced modern materials, Building A does not retain integrity of materials.

b. ***Building B:*** Building B was constructed in 1946 in the Utilitarian Industrial style to be used for maintenance. The modifications made to Building B since its original construction include: construction of the north addition between 1963 and 1966; construction of the west addition between 1968 and 1979; and replacement of the original loading doors on the east and west façades with roll-up doors. Although the 1963 to 1966 addition utilized the same PRB metal sheet wall and roof cladding as the original, the 1968 to 1979 additions utilized corrugated metal sheets, which introduced different materials. In addition, replacement of the original sliding doors with roll-up doors removed one of the few details the building once possessed. Therefore, Building B does not retain integrity of materials.

c. ***Building C:*** Building C was constructed between 1952 and 1959 in the Utilitarian Industrial style for storage. The modifications made to Building C since its original construction include: infilling the original loading door with corrugated metal sheets and addition of a modern pedestrian door prior to 2007. Infilling the original loading door removed original materials and introduced new corrugated metal sheeting and a modern door. Therefore, Building C does not retain integrity of materials.

d. ***Building D:*** Building D was constructed circa 1946 and moved between 1952 and 1959. It was constructed as a Utilitarian Industrial-style machine shop. The modifications made to Building D since its original construction include: infilling original windows at both ends of the west façade and installation of a pedestrian door on the northern end of the west façade. While the original form of the structure has been retained, infilling original windows removed the few design elements the simple Utilitarian Industrial structure originally possessed. Therefore, Building D does not retain integrity of materials.

e. ***Main Plant and Asphalt Plant:*** The main plant and asphalt plant were constructed between circa 1946 and 1955. Since its construction, the main plant has undergone modifications on the west façade that include the introduction of new stairs and corrugated metal sheeting, the removal of nearby buildings, and the construction of a large building to the west. Due to the introduction of new

materials applied to the structure itself and the loss of the small wood-clad office building, the main plant no longer retains integrity of materials. The asphalt plant, however, appears nearly identical to how it did in a circa 1955 photograph. Therefore, the asphalt plant retains integrity of materials.

5. **Integrity of Workmanship** *[refers to] the physical evidence of the labor and skill of a particular culture or people during any given period in history* (Andrus and Shrimpton 2002). Integrity of workmanship was assessed by evaluating the quality of the architectural features present in the buildings and structures. All of the buildings and structures were built in the Utilitarian Industrial style. The original workmanship demonstrated by their construction was average, due to a lack of identifiable architectural features and the very nature of their function. In addition, the buildings and structures do not possess elements or details that would make them representative of the labor or skill of a particular culture or people. Therefore, the buildings and structures never possessed integrity of workmanship.

6. **Integrity of Feeling** *[refers to] a property's expression of the aesthetic or historic sense of a particular period of time* (Andrus and Shrimpton 2002). Integrity of feeling was assessed by evaluating whether or not the resources' features, in combination with their setting, conveyed a historic sense of the property during the period of construction. As noted previously, Building B does not retain integrity of design or materials; Buildings A, C, and D do not retain integrity of materials and none of the buildings ever possessed integrity of workmanship. Although the setting has not changed, due to the very nature of the buildings having been constructed as Utilitarian Industrial buildings, they have never possessed an aesthetic or historic sense of a particular period of time (Smith 2023). In addition, modifications made to the buildings have also replaced original materials and introduced modern materials, which impacted their ability to be representative of 1940s construction. Further, while the construction of most of the modern structures and buildings did not alter the overall feeling of the property since their footprints are generally small compared to the overall size of the property, the construction of the large concrete plant south of the buildings has negatively impacted the overall appearance of the property due to its large size and location near the entrance. Therefore, Buildings A to D do not retain integrity of feeling.

   The main plant retains only integrity of setting and, therefore, no longer retains enough original aspects of integrity to convey a historic or aesthetic sense of a particular period of time. In addition, the construction of the large modern concrete plant located just south of the main plant has altered the view of the main plant from Highland Avenue

and further impacted the integrity of feeling for the main plant. The asphalt plant, however, retains integrity of design, materials, and setting. As the asphalt plant generally appears as it did in a 1955 photograph, it conveys a sense of how it appeared when it was added to the property in 1955. Therefore, the asphalt plant retains integrity of feeling.

7. **Integrity of Association** *[refers to] the direct link between an important historic event or person and a historic property* (Andrus and Shrimpton 2002). Integrity of association was assessed by evaluating the resources' data or information and their ability to answer any research questions relevant to the history of the general area or the state of California. Historical research indicates that the structures were constructed for T.R.G.Co., which operated in this location from 1947 to 1972. While the company itself was associated with several high-profile construction projects in California and Arizona, additional plants were constructed near those projects and the plant within the subject property did not produce the rock, gravel, or asphalt used. T.R.G.Co. was founded by Neal O. Baker, James Mitchell, and Grant Holcomb in the early 1920s. When the company was incorporated in 1950, Baker was the acting president and Mitchell its vice president. Holcomb had passed away by 1950 (*San Bernardino County Sun* 1950a, 1961). Although all three men established T.R.G.Co., research did not reveal any other contributions they may have made to the history of the area and none of the structures on the property convey any association with the three men. Therefore, the property does not possess integrity of association.

Of the seven aspects of integrity, Buildings A and C retain integrity of location, design, and setting; Building B retains integrity of location and setting; Building D retains integrity of design and setting; the main plant retains integrity of location and setting; and the asphalt plant retains all aspects of integrity except workmanship and association.

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 property. Because the property could not be associated with any specific historic event, the property is 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 structures are associated with any persons important in our past. Because the property could not be associated with the lives of any important persons in our past, the property is not eligible for designation under CRHR Criterion 2.

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

  All of the buildings and structures were constructed between circa 1946 and 1959 in the Utilitarian Industrial style. The architects and builders are unknown. As the County of San Bernardino does not have a historic context statement that addresses the Utilitarian Industrial style, the most relevant context statement can be found in the Barrio Logan Historical Resources Survey (Smith et al. 2011):

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

  While the buildings and structures can best be defined as having been constructed in the Utilitarian Industrial style, they do not embody distinctive characteristics of a style, type, or method of construction and are not a valuable example of the use of indigenous materials or craftsmanship. Buildings A to D and the main plant also retain very little integrity due to modifications made over time, which altered their overall appearance or function. In addition, as the architects and builders are unknown, the structures cannot

be identified as representing the work of any important creative individuals. As Utilitarian buildings "are those which have designs dictated by function and practicality rather than aesthetics; they are not defined by use or typology. They are commonly prefabricated or otherwise standardized." (Smith 2023). In addition, due to "their lack of identifiable features for the assessment of integrity, utilitarian buildings cannot be adequately assessed for integrity and cannot be categorized into historic periods" (Smith 2023).

As such, the buildings do not embody distinctive characteristics of a historic type, period, region, or method of construction. Therefore, Buildings A to D and the main plant are not eligible for designation under CRHR Criterion 3.

Although the asphalt plant retains most aspects of integrity, the elements exhibited are common and appear nearly identical to those of modern batch plants that can be purchased from manufacturers today. As such, the asphalt plant does not embody distinctive characteristics of a historic type, period, region, or method of construction and 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 the buildings and structures were built as part of the T.R.G.Co. between circa 1946 and 1959. As the buildings and structures are not associated with any significant persons or events and were not constructed using unique or innovative methods of construction, they likely cannot yield any additional information about the local history or the state of California. Therefore, the property is not eligible for designation under CRHR Criterion 4.

Findings and Conclusions

Site Temp-1 is evaluated as not historically or architecturally significant under any CEQA criteria due to a lack of association with any significant persons or events. Additionally, although the main plant and asphalt plant retain a moderate level of integrity, they are not representative or significant examples of Utilitarian Industrial structures. Because Temp-1 is not eligible for listing on the CRHR, no mitigation measures are required for any future alterations or planned demolition of the buildings or structures.

3.4 Discussion/Summary

During the field survey, Buildings A to D and the main and asphalt plants were identified that meet the age threshold to require historic structure evaluations to determine eligibility for the CRHR. All resources were recorded as Site Temp-1. No other cultural resources were observed during the survey. As part of this study, Site Temp-1 was evaluated as not historically or architecturally significant under any CEQA criteria due to a lack of association with any significant persons or events and the structures not being representative or significant examples of the Utilitarian Industrial style.

4.0 INTERPRETATION OF RESOURCE IMPORTANCE AND IMPACT IDENTIFICATION

4.1 Resource Importance

The cultural resources survey of the Pepper 210 Commerce Center Project identified one mining plant facility with four metal-clad buildings and two plant structures (Site Temp-1) that meet the age threshold to require historic structure evaluations to determine eligibility to the CRHR. The conclusion of the current assessment is that the buildings and structures are not CEQA-significant or eligible for listing on the CRHR. The buildings and structures have been thoroughly recorded and no additional information can be derived from further analysis.

4.2 Impact Identification

The proposed development of the Pepper 210 Commerce Center Project will include the demolition of the buildings and structures on the property. However, their removal as part of the development of the property will not constitute an adverse impact because they have been evaluated as not CEQA-significant and not eligible for listing on the CRHR. The potential does still exist, however, that prehistoric deposits may be present, given the proximity of the project to Lytle Creek and historic deposits related to the use of this location since the 1940s. To mitigate potential impacts to unrecorded cultural resources, monitoring of grading into all previously undisturbed native soil by an archaeologist is recommended. Monitoring is not recommended for those portions of the project where excavation/re-compaction of non-native fills is performed. The monitoring program is presented in Section 5.0.

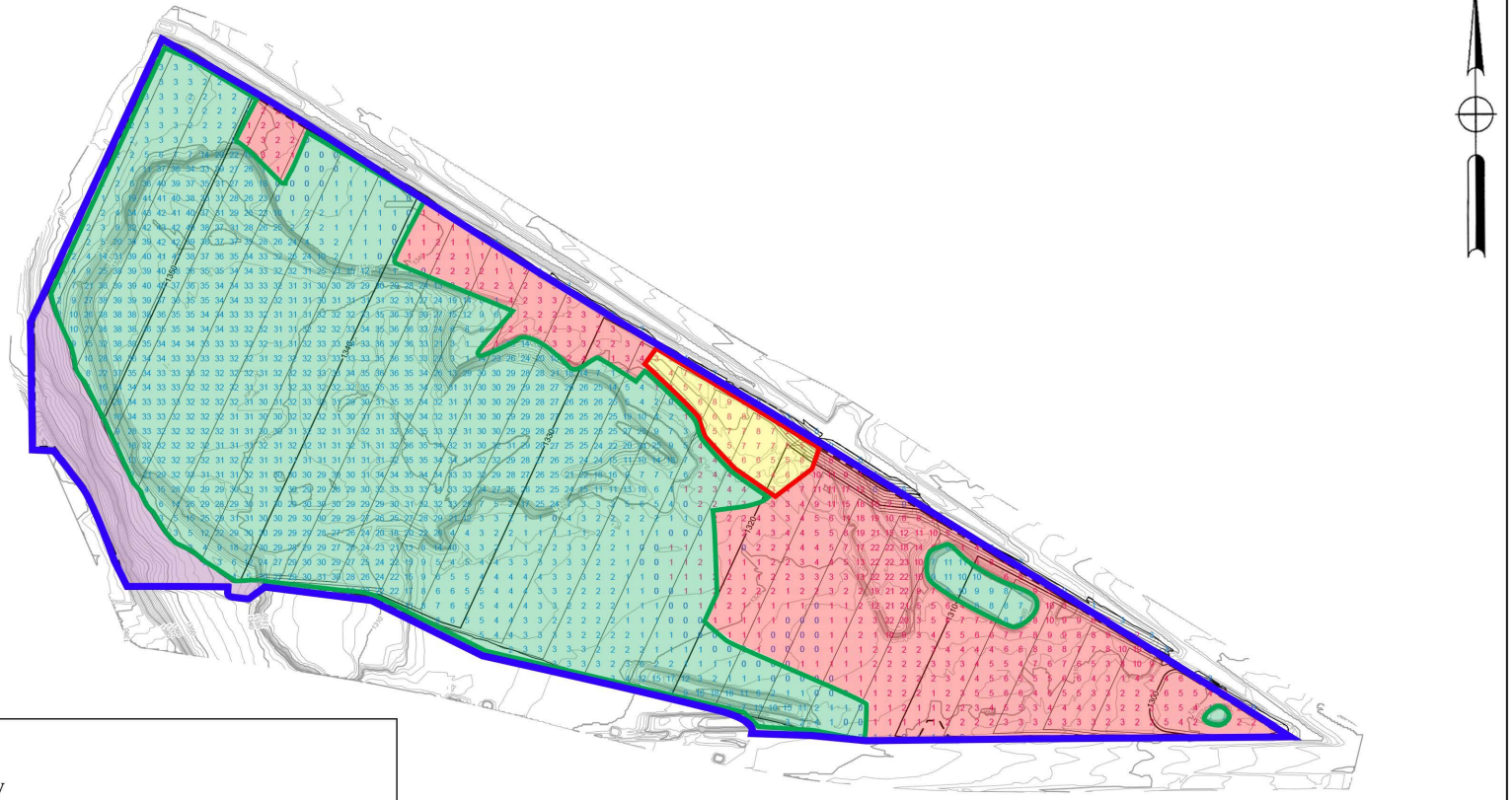
5.0 RECOMMENDATIONS

The proposed development will impact the circa 1946 to 1959 buildings and structures recorded as Site Temp-1; however, as this resource is evaluated as lacking any further research potential, impacts have been determined to be not significant. Based upon the evaluation of the resource as lacking further research potential, resource-specific mitigation measures will not be required as a condition of approval for the project. However, the property is situated in an area of high prehistoric cultural resource sensitivity, given its close proximity to Lytle Creek, and the potential exists for the discovery of buried historic cultural resources associated with the development of the property as early as the 1940s. In addition, the entire surface of the subject property is covered by either imported gravels or structures. Therefore, whether or not cultural resources other than the plant facilities have ever existed on the Pepper 210 Commerce Center Project is unclear. The current status of the property appears to have affected the potential to discover any surface scatters of artifacts, and cultural materials that may have been on-site could have been masked by the plant facility operations.

Given that the prior development within the project might have masked archaeological deposits, and based upon the limited visibility during the survey, there is a potential that buried archaeological deposits are present within the project boundaries. 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. Monitoring is only recommended during all grading into previously undisturbed native soil. Monitoring is not recommended for those portions of the project where excavation/re-compaction of non-native fills is performed. Figure 5.0–1 shows the areas within the project that will require monitoring. 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 in areas where native soils are present.
    2. The principal investigator (PI) may submit a detailed letter to the lead agency during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.



BFSA Environmental Services
A Perennial Company

Figure 5.0–1
Monitoring Recommendations
The Pepper 210 Commerce Center Project

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.

6.0 LIST OF PREPARERS AND ORGANIZATIONS CONTACTED

The archaeological survey program for the Pepper 210 Commerce Center Project was directed by Principal Investigator Jennifer R.K. Stropes. The archaeological fieldwork was conducted by field archaeologist Allison D. Reynolds. The report text was prepared by Jillian L.H. Conroy and Jennifer R.K. Stropes. Report graphics were provided by Jillian L.H. Conroy. Technical editing and report production were conducted by Elena C. Goralogia. The archaeological records search was conducted at the SCCIC at CSU Fullerton.

7.0 REFERENCES CITED

Andrus, Patrick and Rebecca H. Shrimpton
2002 How to Apply the National Register Criteria for Evaluation. *National Register Bulletin* No. 15. National Register of Historic Places.

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

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

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

Beattie, George W. and Helen P. Beattie
1951 *Heritage of the Valley: San Bernardino's First Century*. Biobooks, Oakland, California.

Benedict, Ruth Fulton
1924 A Brief Sketch of Serrano Culture. *American Anthropologist* 26(3).

Bloomington News
1925 Change Made in Personnel of auto Firm. 25 September:1. Bloomington, California.

Bovolin, Vittorio and Victor Miguel Ponce
N.d. Evolution of sand mining pits in alluvial rivers. Electronic document, https://ponce.sdsu.edu/borrowpit/evolution.html, accessed February 19, 2024.

Bradley, Betsy H.
1999 *The Works: The Industrial Architecture of the United States*. Oxford University Press.

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

Brown, Joan C. and Tim Gregory
1992 Appendix A: Historic Resource Evaluation, Revised. RMW Paleo. Unpublished report

on file at the South Central Coastal Information Center at California State University, Fullerton, Fullerton, California.

Caughey, John W.
1970 *California: A Remarkable State's Life History.* 3rd ed. Prentice-Hall, Englewood Cliffs, New Jersey.

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

City of Rialto
N.d. History of Rialto. Electronic document, https://yourrialto.com/488/History-of-Rialto, accessed January 10, 2022.

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

County of San Bernardino
2019a County of San Bernardino 2007 Development Code. Report on file with the County of San Bernardino, Land Use Services Division, San Bernardino, California.

2019b Countywide Plan: Muscoy Community Action Guide. Electronic document, https://countywideplan.com/wp-content/uploads/sites/68/2020/05/MuscoyCommunityProfile.pdf, accessed September 2023.

Daily Times-Index
1901a Locates Rock and Gravel. 28 September:2. San Bernardino, California.

1901b Enjoined From Hauling Rock. 13 December:2. San Bernardino, California.

Davis, Emma Lou
1978 *The Ancient Californians: Rancholabrean Hunters of the Mohave Lakes Country*. Natural History Museum of Los Angeles County, Science Series No. 29.

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

Duke, Curt
2018 Final Monitoring Report – Archaeological and Human Osteological Monitoring Results, State Route 210 / Pepper Avenue Interchange Project (EA 08-443940), City of Rialto, California. Duke CRM. Unpublished report on file at the South Central Coastal Information Center at California State University, Fullerton, Fullerton,

California.

Encyclopedia.com
2018 CalMat History. Online document. https://encyclopedia.com/social-sciences-and-law/economics-business-and-labor/businesses-and-occupations/calmat-co, accessed June 6, 2023.

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

Evening Transcript
1901 Sand and Gravel. 23 September:1. San Bernardino, California.

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

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

Harris, Marvin
1991 *Cultural Anthropology*. HarperCollins Publishers Inc., New York, New York.

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

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

Kowta, M.
1969 The Sayles Complex: A Late Milling Stone Assemblage from Cajon Pass and the Ecological Implications of Scraper Planes. *University of California Publications in Anthropology* 6.

Kroeber, Alfred L.
1976 *Handbook of the Indians of California*. Reprinted. Dover Editions, Dover Publications, Inc., New York. Originally published 1925, Bulletin No. 78, U.S.

Government Printing Office, Washington, D.C.

Laylander, Don (editor)
1985 Some Linguistic Approaches to Southern California's Prehistory. *San Diego State University Cultural Resource Management Casual Papers* 2(1):14–58.

Laylander, Don, Jerry Schaefer, Nick Doose, Jessica Hennessey, and Ian Scharlotta
2014 A Regional Synthesis of Prehistoric Archaeological Landscapes in the Jacumba/McCain Valley Region, San Diego and Imperial Counties, California. Prepared for the Bureau of Land Management and San Diego Gas & Electric by ASM Affiliates, Carlsbad, California.

Martin, Paul S.
1973 The Discovery of America. *Science* 179(4077):969–974.

Mason Valley News
1952 Triangle Moves in Rock Crushing for Plant Contract. 27 June:1. San Bernardino, California.

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

Miller, F.K., J.C. Matti, and S.E. Carson
2001 Geologic map of the San Bernardino North 7.5' quadrangle, San Bernardino County, California: USGS Open-File Report 01-131, v. 1.0.

Modern Mining
1928 *Modern Mining* January V(1). Pittsburg, Pennsylvania.

Moratto, Michael J.
1984 *California Archaeology*. Academic Press, New York.

Morton, D.M. and J.C. Matti
2001 Geologic map of the Devore 7.5' quadrangle, San Bernardino County, California: USGS Open-File Report 01-173, v. 1.0.

Morton, D.M. and F.K. Miller
2006 Geologic map of the San Bernardino and Santa Ana 30' x 60' quadrangles, California: USGS Open-File Report 06-1217, scale 1:100,000.

Moss, Madonna L. and Jon M. Erlandson
1995 Reflections on North American Pacific Coast Prehistory. *Journal of World Prehistory*

9(1):1–46.

Muscoy Community Plan
2007 General Plan. County of San Bernardino, California. Electronic document, http://www.sbcounty.gov/uploads/lus/communityplans/muscoycp.pdf, accessed September 2023.

National Park Service
2024 Route 66 Overview. Electronic document, https://www.nps.gov/articles/route-66-overview.htm, accessed January 2024.

Office of Historic Preservation
2011 California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison (for purposed of determining eligibility for the California Regiter). Electronic document, https://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf, accessed February 20, 2024.

Parker, Cole and Carmen A. Weber
1991 Lytle Creek Wash Cultural Resources Survey. Chambers Group. Unpublished report on file at the South Central Coastal Information Center at California State University, Fullerton, Fullerton, California.

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

Pourade, Richard F.
1961 *Time of the Bells*. The History of San Diego Volume 2. Union-Tribune Publishing Company, San Diego, California.

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

Redlands Daily Facts
1947 Gravel Firm Opens New Plant. 10 January:5. Redlands, California.

1952 Norton Expansion Program Opens. 21 February:5. Redlands, California.

1954 Triangle Buys Sierra Company. 25 May:4. Redlands, California.

Rialto Historical Society
N.d. Rialto - A Short History. Electronic document, https://www.rialtohs.org/history, accessed February 19, 2024.

Rockman, Marcy and John Gooding
2008 Phase II Cultural Resources Assessment of the Lytle Creek Ranch Specific Plan Project, City of Rialto, County of San Bernardino, California. PCR Services. Unpublished report on file at the South Central Coastal Information Center at California State University, Fullerton, Fullerton, California.

Roland, Carol, Heather Goodson, Chad Moffett, and Christina Slattery
2011 National Register of Historic Places Multiple Property Documentation Form for U.S. Highway 66 in California. Mead & Hunt, Inc. Prepared for and on file with the United States Department of the Interior, National Park Service, Washington, D.C.

Rolle, Andrew F.
1969 *California: A History*. 2nd ed. Thomas Y. Crowell Company, New York.

San Bernardino County Sun
1901 Water Made Dams. 10 December:2. San Bernardino, California.

1909 Rock Plant Equipment Doubled. 7 August:1. San Bernardino, California.

1911 County Warrants for the Month of April. 31 May:4. San Bernardino, California.

1916 County Warrants. 23 January:13. San Bernardino, California.

1920 San Bernardino Crushed Rock and Sand Supply Co. Advertisements. 4 May:8. San Bernardino, California.

1922 Firm Will Get Rock Crusher. 30 July:3. San Bernardino, California.

1924a Upland to Get Big Industry. 22 January:10. San Bernardino, California.

1924b List of Claims Allowed. 18 February:11. San Bernardino, California.

1946 Rock Company Plans Approved. 9 April:5. San Bernardino, California.

1947 Public to Inspect Installation On Highland Avenue Tomorrow. 10 January:13. San Bernardino, California.

1948a Two Companies Submit Identical Gravel Bids. 22 September:14. San Bernardino, California.

1948b Deem Family Has Bright Outlook, New Home Rises. 13 November:10. San Bernardino, California.

1949a Inland Engraving Starts as Small Plant, Then Expands. 23 January:54. San Bernardino, California.

1949b May Day Program Planned for Opening of New Rialto Park. 13 April:17. San Bernardino, California.

1950a Triangle Rock & Gravel Co., Operates in Wide Area. 14 May:17. San Bernardino, California.

1950b New $100,000 Sand, Gravel Plant Operating at 200 Tons Per Hour. 25 December:15. San Bernardino, California.

1951 Title Firm's New Building Erected By City Contractors. 8 December:8. San Bernardino, California.

1954 Gravel Company Purchases 550-Acre Tract of Property in Lytle Creek Wash. 27 October:22. San Bernardino, California.

1955 S.B. Firm to Continue Construction: Herz Sells Three Asphalt Plants to L.A. Company. 17 May:13. San Bernardino, California.

1956a Triangle Rock Firm Sold to New Company. 4 July:7. San Bernardino, California.

1956b Y Secretary Thanks Firms For Parking Lot Supplies. 1 December:31. San Bernardino, California.

1957a Smart Bid and Big Housemoving Job Gives New Building to Opera Assn. 20 August:10. San Bernardino, California.

1957b Open House Slated Friday By S.B. Light Opera Assn. 24 October:15. San Bernardino, California.

1960 Triangle Rock Resumes Work. 26 July:15. San Bernardino, California.

1961a Two Firms to Share S.B. Concrete Contract. 10 February:16. San Bernardino, California.

1961b Neal O. Baker, Triangle Rock Chairman, Dies. 29 December:15. San Bernardino, California.

1962 The Better Business Bureau Is Supported by These Firms in the San Bernardino Trade Area. 27 August:3. San Bernardino, California.

1963 S.B.'s Ballistic Missile Set Up. 19 July:19. San Bernardino, California.

1966 Western Title Guaranty Company Advertisement. 3 April:9. San Bernardino, California.

1972a Building 'Sand Castles' Pays Dividends. 13 August:37. San Bernardino, California.

1972b Triangle Rock Gets Expansion Hearing. 18 February:26. San Bernardino, California.

1975 Local News. 7 April:25. San Bernardino, California.

1992 Road to riches may be paved with asphalt. 3 February:36. San Bernardino, California.

San Bernardino County Property Information Management System

N.d. Property Information. Electronic document, https://sbcountyarc.org/services/property-information/, accessed April 8, 2022.

Smith, Adam

2023 Developing a Typology and Historic Context to Inform DoD Management Solutions: Utilitarian and Prefabricated Buildings on Military Installations (1945-1991). Electronic document, https://www.denix.osd.mil/legacy/denix-files/sites/33/2023/09/CR-15-783_Fact-Sheet_Final_508.pdf, accessed February 20, 2024.

Smith, Brian F., Melanie D. Lytle, Larry J. Pierson, Sara Clowery-Moreno, and Tracy Stropes

2011 Barrio Logan Historical Resources Survey. Brian F. Smith and Associates and the City of San Diego, City Planning & Community Investment, Community Planning & Urban Form Divisions. Report on file at the City of San Diego, San Diego, California.

State Historic Preservation Office (SHPO)

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

Strong, William Duncan

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

Sutton, Mark Q.

2009 People and Language: Defining the Takic Expansion into Southern California. *Pacific Coast Archaeological Society Quarterly* 41(2&3):33–93.

2011a The Palomar Tradition and Its Place in the Prehistory of Southern California. *Pacific Coast Archaeological Society Quarterly* 44(4):1–74.

2011b *A Prehistory of North America.* Routledge, New York.

Sutton, Mark Q. and Jill K. Gardner

2010 Reconceptualizing the Encinitas Tradition of Southern California. *Pacific Coast Archaeological Society Quarterly* 42(4):1–64.

Sutton, Mark Q., Mark E. Basgall, Jill K. Gardner, and Mark W. Allen
2007 Advances in Understanding Mojave Desert Prehistory. In *California Prehistory: Colonization, Culture, and Complexity*, edited by Terry Jones and Kathryn Klar, pp. 229–245. Alta Mira Press, New York.

Tennessee Department of Transportation
2018 Hot Mix Asphalt Plant Technician Certification. Electronic document, https://www.tn.gov/content/dam/tn/tdot/hq-materials-tests/training/training_books/HMA-Plant_Tech_Manual.pdf, accessed February 20, 2024.

Thompson, Richard D.
2008 Early Days In Muscoy. City of San Bernardino Historical and Pioneer Society. San Bernardino, California. Electronic document, http://static1.1.sqspcdn.com/static/f/721507/20618825/1350157012053/Library+News+Sept+2008.pdf?token=gAjb8oEmnN, accessed September 2023.

Victor Press
1958 Victorville P-TA Summer Project. 24 July:5. Victorville, California.

Vulcan Materials Company
2022 About Vulcan: Company History. Electronic document, https://www.vulcanmaterials.com/about-vulcan/history, accessed June 30, 2023.

Warren, Claude N.
1984 The Desert Region. In *California Archaeology*, edited by Michael J. Moratto, pp. 339-430. Academic Press, Orlando.

Weber, F. Harold, Jr., Roy M. Kepner, Jr., et al.
1963 Geology and Mineral Resources of San Diego County, California, County Report 3. *California Division of Mines and Geology* 3.

United States Patent Office
1907a *Official Gazette of the United States Patent Office* Volume CXXVII. Washington: Government Printing Office.

1907b *Official Gazette of the United States Patent Office* Volume CXXX. Washington: Government Printing Office.

APPENDIX A

Resumes of Key Personnel

Jennifer R.K. Stropes, MS, RPA

Director/Principal Historian
BFSA Environmental Services, A Perennial Company
14010 Poway Road • Suite A •
Phone: (858) 484-0915 • Fax: (858) 679-9896 • E-Mail:
jstropes@bfsa.perennialenv.com

Education

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

St. Cloud State University, St. Cloud, Minnesota

Bachelor of Arts, Anthropology **2004**

University of California, Santa Cruz

Specialized Education/Training

Archaeological Field School **2014**

Pimu Catalina Island Archaeology Project

Research Interests

California Coastal / Inland Archaeology

Historic Structure Significance Eligibility

Human Behavioral Ecology

Zooarchaeology

Historical Archaeology

Taphonomic Studies

Experience

Director/Principal Historian **November 2006–Present**
BFSA Environmental Services, A Perennial Company

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

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

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

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

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

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

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

Certifications

City of San Diego Certified Archaeological and Paleontological Monitor

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

Scholarly Works

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

Technical Reports

Conroy, Jillian L.H., Jennifer R.K. **Stropes**, and Brian F. Smith
2022 *Historic Context Statement for the Dairy Industry Individuals or Families Within the Merrill Commerce Center Specific Plan Project.* Prepared for the City of Ontario Planning Department. Report on file at the City of Ontario Planning Department.

Goralogia, Elena C., Jennifer R.K. **Stropes**, and Brian F. Smith
2019 *Cultural Resources Study for the Merrill Commerce Center Specific Plan Project, City of Ontario, San Bernardino County, California.* Prepared for Merrill Commerce Center East, LLC. Report on file at the City of Ontario Planning Department.

Grant, Kim, Brian F. Smith, Jennifer R.K. Stropes, Elena C. Goralogia, and Courtney J. Accardy
2019 *Historic American Buildings Survey for Grand Market.* Prepared for the City of Escondido. Report on file at the City of Escondido.

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

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

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

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

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

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

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

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

2013 *Historic Structure Assessment, 2603 Dove Street, San Diego, California (APN) 452-674-32).* Prepared for Barzal and Scotti Real Estate Corporation. Report on file at the California South

Coastal Information Center.

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

Smith, Brian F. and Jennifer R. Kraft

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

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

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

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

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

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

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

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

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

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

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

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

Smith, Brian F. and Jennifer R.K. **Stropes**

2018 *Historic Structure Assessment for 2608 South Escondido Boulevard, Escondido, California (APN 238-152-07).* Prepared for Tony Cassolato. Report on file at the City of Escondido.

Smith, Brian F., Jennifer R.K. **Strope**s, Jillian L.H. Conroy**,** and Elena C. Goralogia

2021 *Historic American Buildings Survey for 8643 Eucalyptus Ave. (Residence and Milk Parlor).* Prepared for the City of Ontario Planning Department. Report on file at the City of Ontario Planning Department.

2021 *Historic American Buildings Survey for 8731 Eucalyptus Avenue (Residence and Milk Parlor).* Prepared for the City of Ontario Planning Department. Report on file at the City of Ontario Planning Department.

2021 *Historic American Buildings Survey for 8831 Eucalyptus Avenue (Residence).* Prepared for the City of Ontario Planning Department. Report on file at the City of Ontario Planning Department.

2021 *Historic American Buildings Survey for 8888 Eucalyptus Avenue (Residence).* Prepared for the City of Ontario Planning Department. Report on file at the City of Ontario Planning Department.

2021 *Historic American Buildings Survey for 14651 South Grove Ave. (Residence and Milk Parlor).* Prepared for the City of Ontario Planning Department. Report on file at the City of Ontario Planning Department.

Smith, Brian F., Jennifer R.K. **Stropes**, and Elena C. Goralogia

2021 *Historic American Buildings Survey for 121-141 North Fig St. (Medical Office).* Prepared for the City of Escondido. Report on file at the City of Escondido.

Smith, Brian F., Jennifer R.K. **Stropes**, Elena C. Goralogia, Courtney J. Accardy, and Caitlin Foote

2018 *Historic American Buildings Survey for the Lindbergh Field Air Terminal (Terminal 1).* Prepared for the San Diego County Regional Airport Authority. Report on file at the San Diego County Regional Airport Authority.

2018 *Historic American Buildings Survey for the United Airlines Hangar and Terminal (UAHT Building).* Prepared for the San Diego County Regional Airport Authority. Report on file at the San Diego County Regional Airport Authority.

Smith, Brian F., Jennifer R.K. **Stropes**, Leah Moradi, and Elena C. Goralogia

2022 *Historic American Buildings Survey for Dorothy Cottage (827 Coast Blvd. South).* Prepared for the City of San Diego. Report on file at the City of San Diego.

2021 *Historic American Buildings Survey for the Paxton Adobe (2608 South Escondido Blvd).* Prepared for the City of Escondido.

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

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

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

Stropes, J.R.K.

2022 *Dorothy Cottage Relocation and Rehabilitation and Harriet Cottage Rehabilitation Treatment Plan*. Prepared for the City of San Diego. Report on file at the City of San Diego.

2020 *Dorothy Cottage Relocation and Rehabilitation Monitoring Plan*. Prepared for the City of San Diego. Report on file at the City of San Diego

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

2020 *Historical Resource Research Report for the Dorothy and Harriet Cottages, 825-827 Coast Boulevard South, La Jolla, California 92037*. Prepared for 800 Coast, LLC. Report on file at the City of San Diego.

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

2021 *Historic Structure Assessment for 1405 South Escondido Boulevard, Escondido, California. Prepared for Glen Schniepp.* Report on file at the City of Escondido.

2021 *Historic Structure Assessment for the 2402 South Escondido Boulevard Building, Escondido, California.* Prepared for Kensington Canterbury Gardens, LLC. Report on file at the City of Escondido.

2021 *Section 106 Assessment for the San Diego International Airport Airfield Improvements and Terminal 1 Replacement Project*. Prepared for the San Diego County Regional Airport Authority. Report on file at the San Diego County Regional Airport Authority.

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

2020 *Historical Resources Technical Report for the Dorothy and Harriet Cottages, 825-827 Coast Boulevard South, La Jolla, California 92037*. Prepared for 800 Coast, LLC. Report on file at the City of San Diego.

2020 *Historic Structure Assessment for the Palomar Health Downtown Campus and Medical Offices, Escondido, California.* Prepared for Integral Communities. Report on file at the City of Escondido.

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

2018 *Historic Resources Study for the Proposed Airport Development Plan Project at the San Diego International Airport.* Prepared for the San Diego County Regional Airport Authority. Report on file at the San Diego County Regional Airport Authority.

Jillian L.H. Conroy, BA

Archaeologist / Historic Researcher
BFSA Environmental Services, A Perennial Company
14010 Poway Road • Suite A
• Phone: (858) 484-0915 • Fax: (858) 679-9896
• E-Mail: jconroy@bfsa.perennialenv.com

Education

Bachelor of Arts, Anthropology and Archaeological Studies **2010**
University of Washington at Seattle, Seattle, Washington

Specialized Education/Training

Archaeological Field School **2010**
University of California, Davis Mariposa, California

Experience

Archaeologist/Laboratory Manager **July 2015 - Present**
BFSA Environmental Services **Poway, California**

Directs and completes prehistoric and historic artifact identification, analysis, and cataloging, historic and prehistoric report writing, research, and GIS/graphics services, site record form production, pedestrian survey, test unit, and shovel test excavation, and site mapping and recordation. Manages all incoming and outgoing projects and delegates laboratory tasks to technicians. Manages budgets for all current laboratory projects. Oversees and conducts curation of all collections for permanent curation at the appropriate repositories according to repository-specific guidelines and federal regulation 36 CFR part 79. Facilitates transfer of collections to appropriate repositories for curation. Constructs and designs archaeological databases according to the needs of the collection and repository for curation.

Archaeology Technician II **2012 – 2015**
Amec Foster Wheeler Environment and Infrastructure **Bothell, Washington**

Participated in report writing and research, pedestrian survey, test unit excavation, site mapping, lithic, faunal and historic artifact analysis and codification, and artifact inventory and cataloging in Western U.S. Specialized in archaeological collection curation in Cultural Resources Management (CRM) for transfer to museums and federally recognized repositories. Handled database organization and creation as it relates to artifact inventories and data collection, as well as the processing, identification, handling, cleaning, and pre-accessioning activities for all recovered cultural materials.

Collections Assistant, Department of Archaeology **2010 – 2013**
The Burke Museum of Natural History and Culture **Seattle, Washington**

Curated, analyzed, cataloged and inventoried artifacts both meant to remain held-in-trust at the Burke Museum and to be sent to archaeologists for analysis. Worked both in a small group and independently to complete projects and handle issues as they arose.

Selected Projects

Merrill Commerce Center Specific Plan

The Merrill Commerce Center Specific Plan Project consisted of an approximately 376-acre property in the City of Ontario that contained several historic residences and associated dairy farms. The project occurred in phases over the course of three years and consisted of a cultural resources study of the entire property, Historic American Buildings Survey (HABS) recordation of five of the historic residences and associated milk parlors, and the preparation of a historic context statement focused on the families that lived and worked within the project area. Ms. Conroy served as Historic Researcher for the HABS documentation and Historic Researcher and primary author for the historic context statement.

Resulting technical reports:

Conroy, Jillian L.H., Jennifer R.K. Stropes, and Brian F. Smith

2022 Historic Context Statement for the Dairy Industry Individuals or Families Within the Merrill Commerce Center Specific Plan Project. Prepared for the City of Ontario Planning Department. Report on file at the City of Ontario Planning Department.

Goralogia, Elena C., Jennifer R.K. Stropes, and Brian F. Smith

2019 Cultural Resources Study for the Merrill Commerce Center Specific Plan Project, City of Ontario, San Bernardino County, California. Prepared for Merrill Commerce Center East, LLC. Report on file at the City of Ontario Planning Department.

Smith, Brian F., Jennifer R.K. Stropes, Jillian L.H. **Conroy,** and Elena C. Goralogia

2021 Historic American Buildings Survey for 8643 Eucalyptus Ave. (Residence and Milk Parlor). Prepared for the City of Ontario Planning Department. Report on file at the City of Ontario Planning Department.

2021 Historic American Buildings Survey for 8731 Eucalyptus Avenue (Residence and Milk Parlor). Prepared for the City of Ontario Planning Department. Report on file at the City of Ontario Planning Department.

2021 Historic American Buildings Survey for 8831 Eucalyptus Avenue (Residence). Prepared for the City of Ontario Planning Department. Report on file at the City of Ontario Planning Department.

2021 Historic American Buildings Survey for 8888 Eucalyptus Avenue (Residence). Prepared for the City of Ontario Planning Department. Report on file at the City of Ontario Planning Department.

2021 Historic American Buildings Survey for 14651 South Grove Ave. (Residence and Milk Parlor). Prepared for the City of Ontario Planning Department. Report on file at the City of Ontario Planning Department.

Selected Technical Reports

Conroy, Jillian L.H. and Brian F. Smith

2022 Cultural Resources Study for the Citrus Estates Project, City of Redlands, San Bernardino County, California APN 168-132-05. Prepared for Pulte Group. Report on file at the City of Redlands.

Conroy, Jillian L.H., Jennifer R.K. Stropes, and Brian F. Smith

2022 Cultural Resources Study for the Slover and Cypress Avenue Project, City of Fontana, San Bernardino County, California APNs 251-163-01 to -10 and -13 and 251-164-03, -04, -10, -11, -12, -14, -15, -16, -20, -23, and -25. Prepared for T&B Planning, Inc. Report on file at the City of Fontana.

2021 Cultural Resources Study for the 14801 Slover Avenue Project, City of Fontana, San Bernardino County, California APNs 236-131-13, -14, -16, -17, -19, -21, -22, -23, and -24. Prepared for T&B Planning, Inc. Report on file at the City of Fontana.

Smith, Brian F., and Jillian L. **Hahnlen**

2018 *Cultural Resource Monitoring Report for the Sewer and Water Group 946 Project, City of San Diego, Project No. 283272.* Prepared for TC Construction Company. Report on file at the South Coastal Information Center.

2018 *Cultural Resource Monitoring Report for The Villa Encantada Project, San Diego, California, Project No. 448318.* Prepared for AMCAL Multi-housing, Inc. Report on file at the South Coastal Information Center.

2018 *A Phase I Cultural Resource Study for the Adams Run Trail Project, Encinitas, California.* Prepared for City of Encinitas, Development Services Department. Report on file at the South Coastal Information Center.

2018 *Mitigation Monitoring Report for the Green Dragon Project, City of San Diego, Project No. 224418.* Prepared for Alcorn and Benton Architects. Report on file at the California Eastern Information Center.

2018 *Cultural Resource Monitoring Report for the Sewer and Water Group 701 Project, City of San Diego, Project No. 380583; WBS No. B-00425; Water WBS No. B-00039.* Prepared for Red Tail Monitoring and Research, Inc. Report on file at the South Coastal Information Center.

2018 *A Phase I and II Cultural Resources Assessment for the Nichols Ranch Specific Plan Project, City of Lake Elsinore, Riverside County, California, APNs 389-200-038 and 389-210-008, -032, -034 and -036.* Prepared for Nichols Road Partners, LLC. Report on file at the California Eastern Information Center.

2018 *A Phase I Cultural Resources Assessment for the CUP 180002 Project, Romoland, Riverside County, California, APNs 327-360-002 and -003.* Prepared for Marshall Montazeri. Report on file at the California Eastern Information Center.

2018 *Cultural Resources Mitigation Monitoring Report for the Menifee Heights Project, TR 32277, City of Menifee, Riverside County, California, APN 372-080-031.* Prepared for Pardee Homes. Report on file at the Eastern Information Center.

Smith, Brian F., Jillian L. **Hahnlen**, and Jennifer R.K. Stropes

2017 *Mitigation Monitoring Report for the Makers Quarter – Block D Project, City of San Diego.* Prepared for L2HP, LLC. Report on file at the South Coastal Information Center.

APPENDIX B

Site Record Form

(Deleted for Public Review; Bound Separately)

APPENDIX C

Archaeological Records Search Results

(Deleted for Public Review; Bound Separately)

APPENDIX D

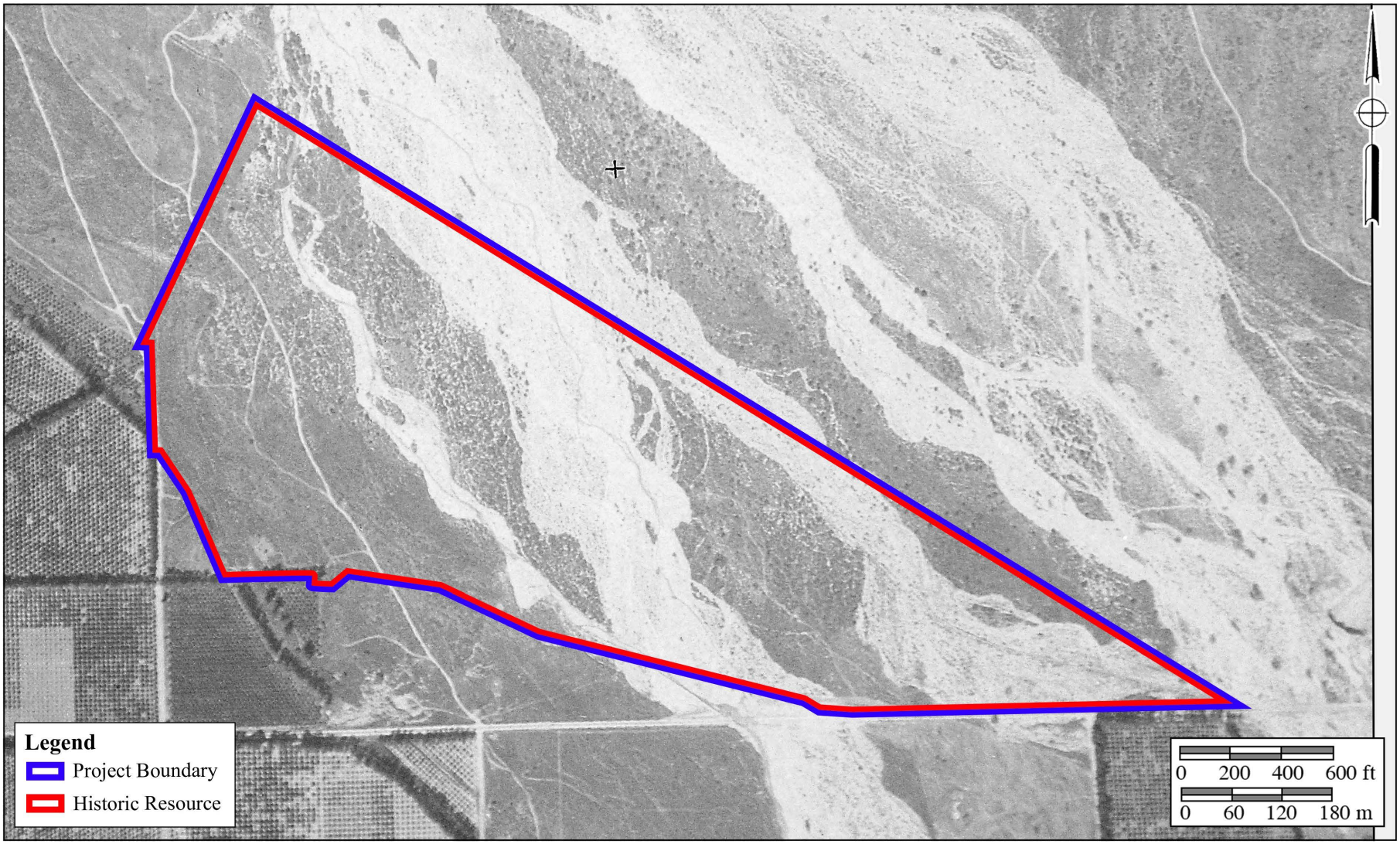
NAHC Sacred Lands File Search Results

(Deleted for Public Review; Bound Separately)

APPENDIX E

Historic Documents

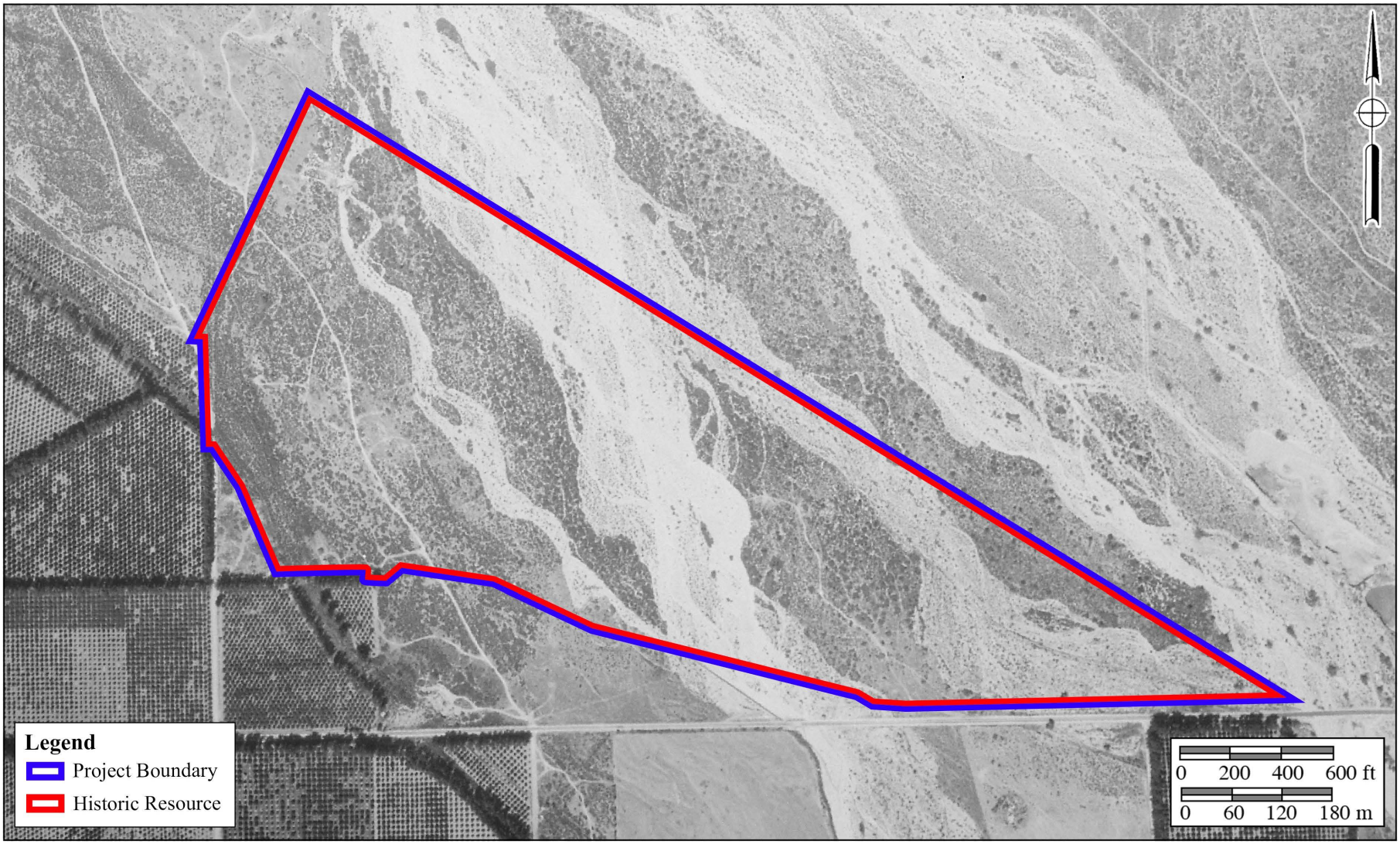
Aerial Photographs



BFSA Environmental Services
A Perennial Company

1930 Aerial Photograph

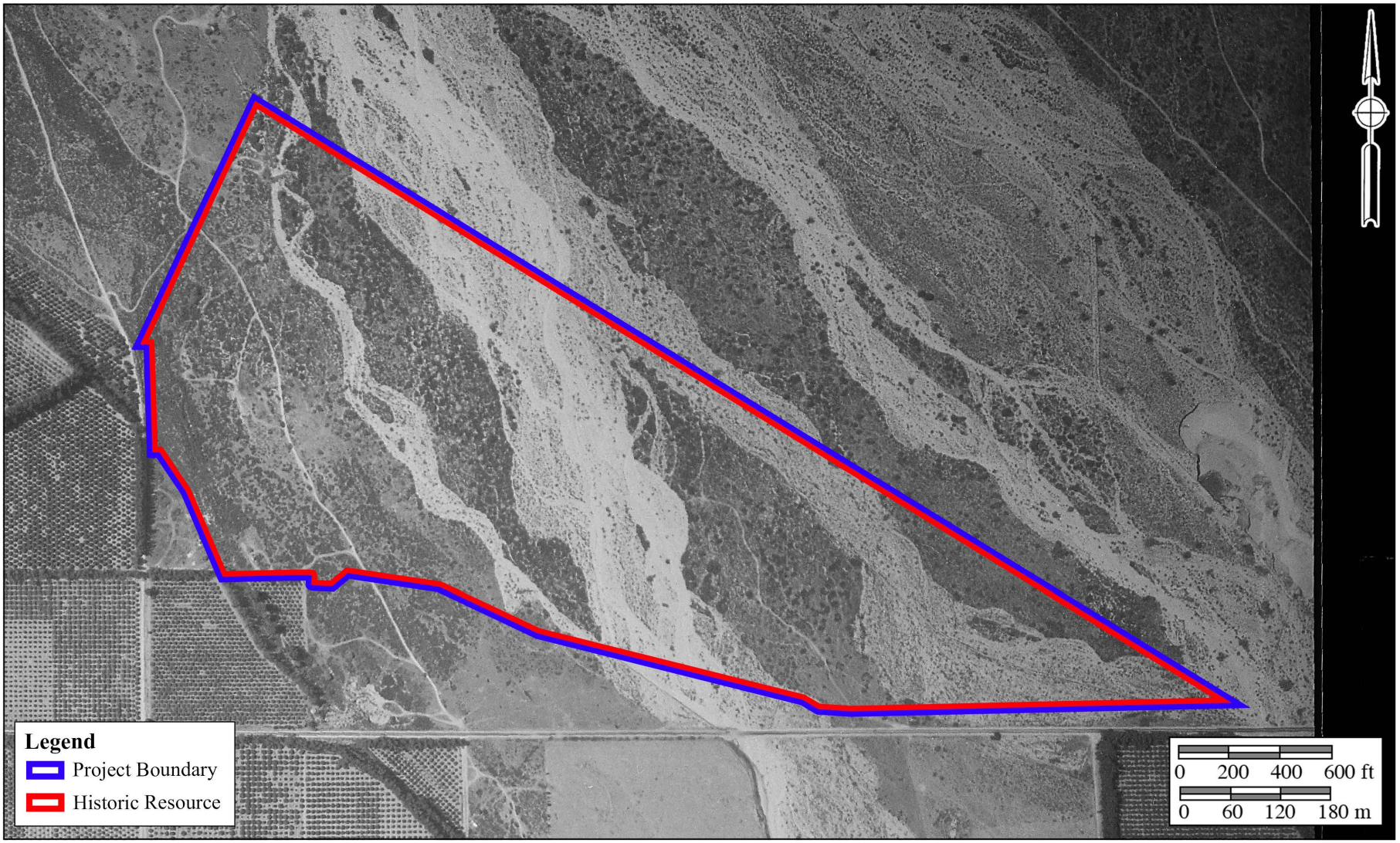
The Pepper 210 Commerce Center Project



BFSA Environmental Services
A Perennial Company

1934 Aerial Photograph

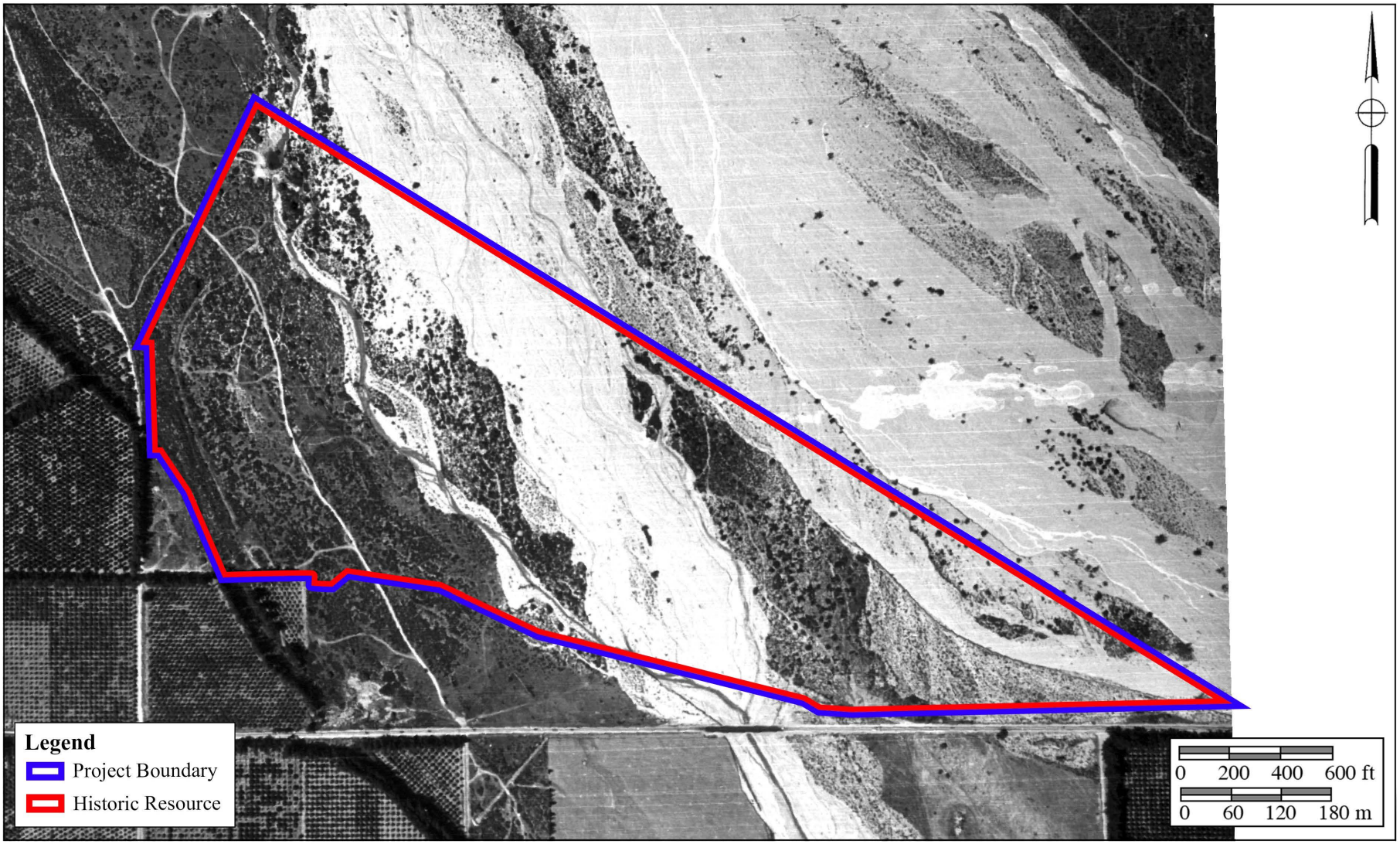
The Pepper 210 Commerce Center Project



BFSA Environmental Services
A Perennial Company

1936 Aerial Photograph

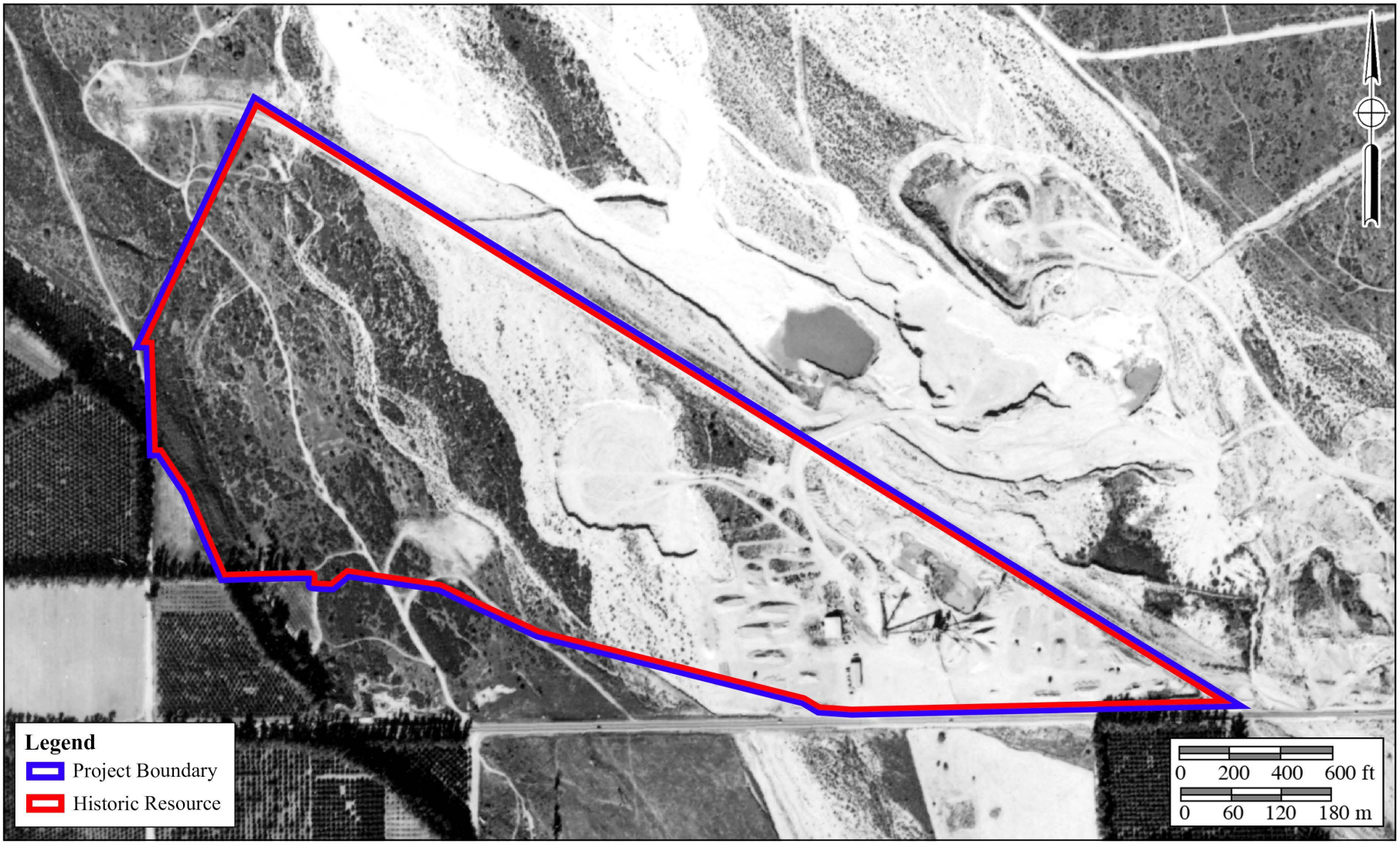
The Pepper 210 Commerce Center Project



BFSA Environmental Services
A Perennial Company

1938 Aerial Photograph

The Pepper 210 Commerce Center Project



BFSA Environmental Services
A Perennial Company

1952 Aerial Photograph

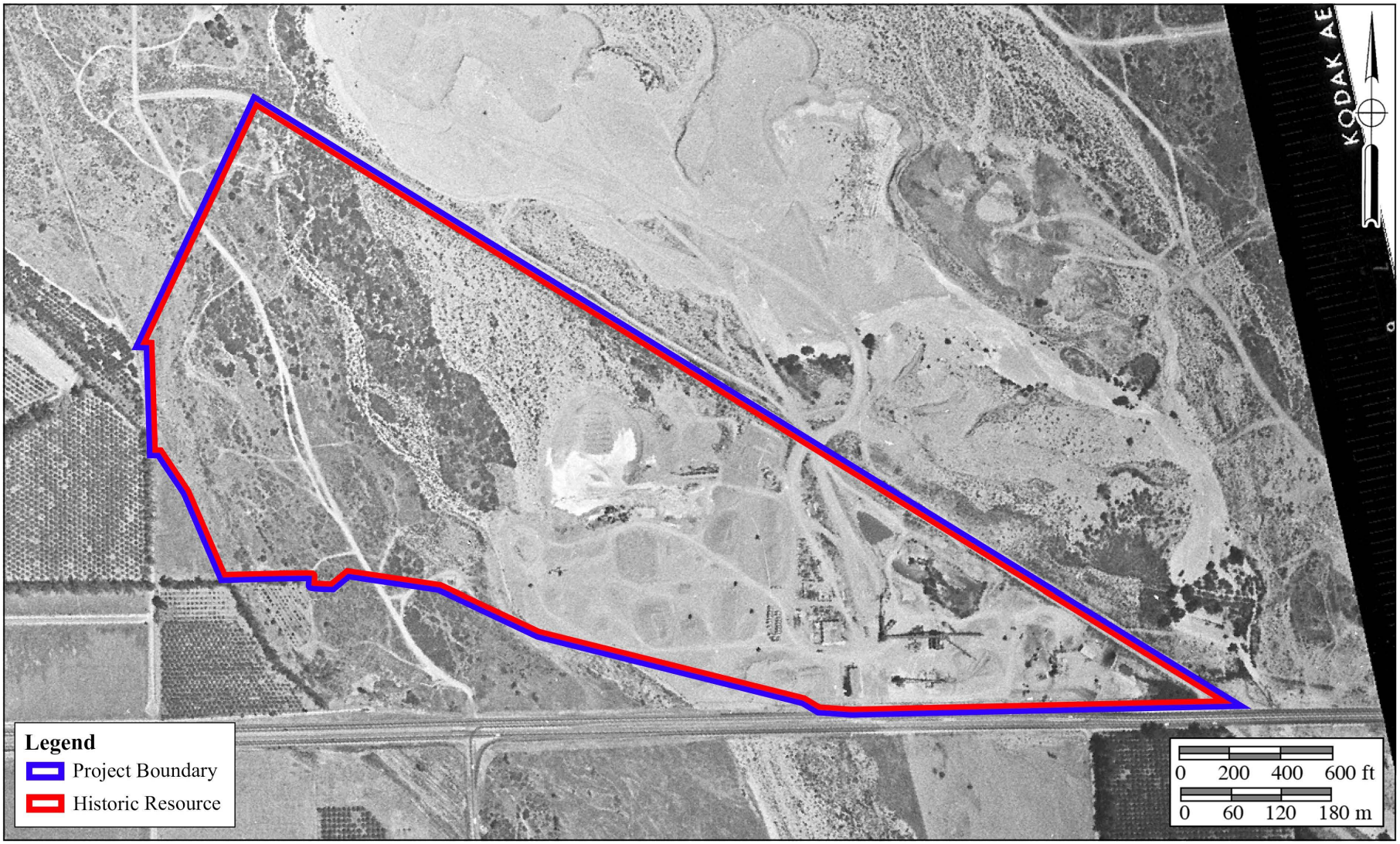
The Pepper 210 Commerce Center Project



BFSA Environmental Services
A Perennial Company

1959 Aerial Photograph

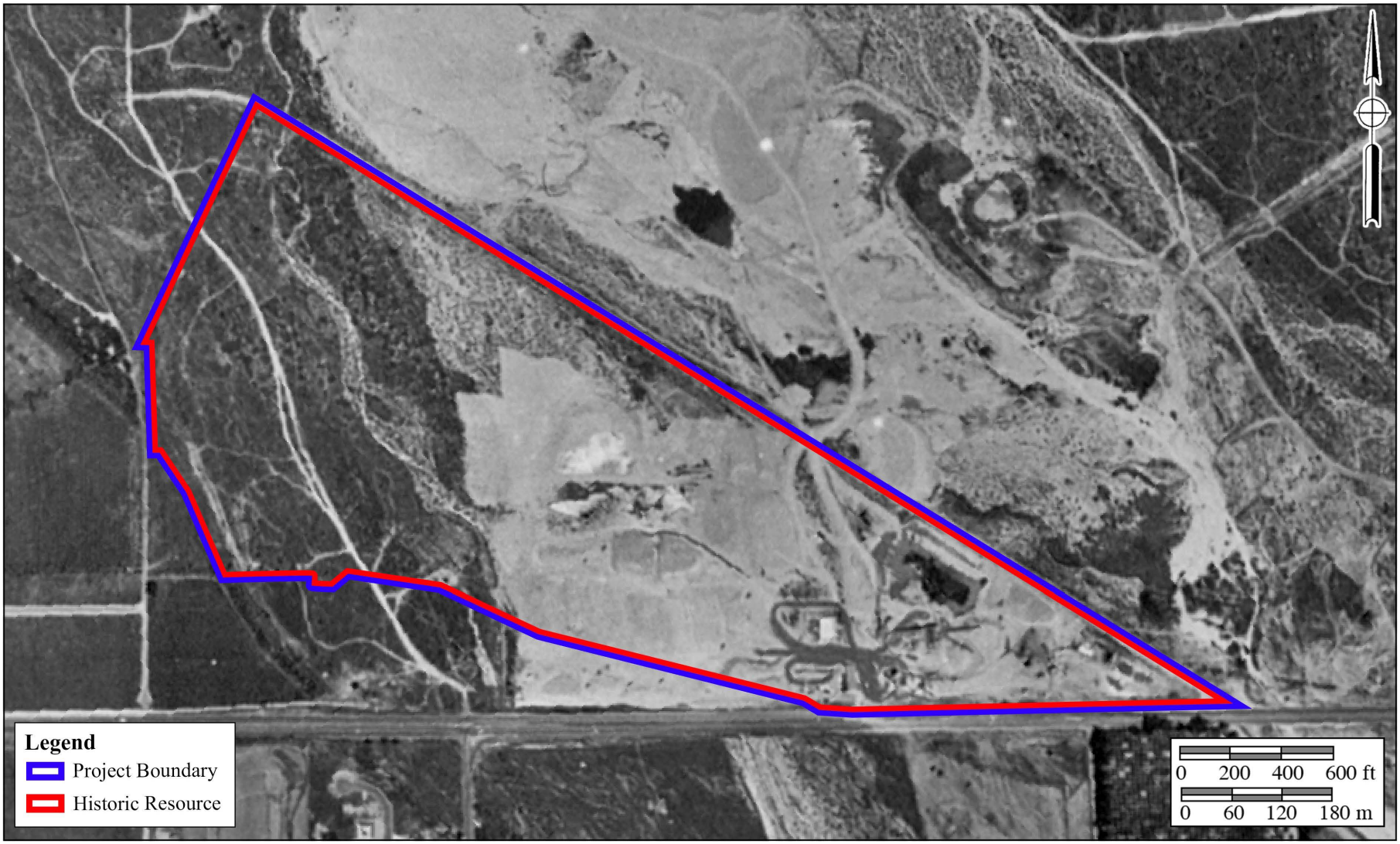
The Pepper 210 Commerce Center Project



BFSA Environmental Services
A Perennial Company

1960 Aerial Photograph

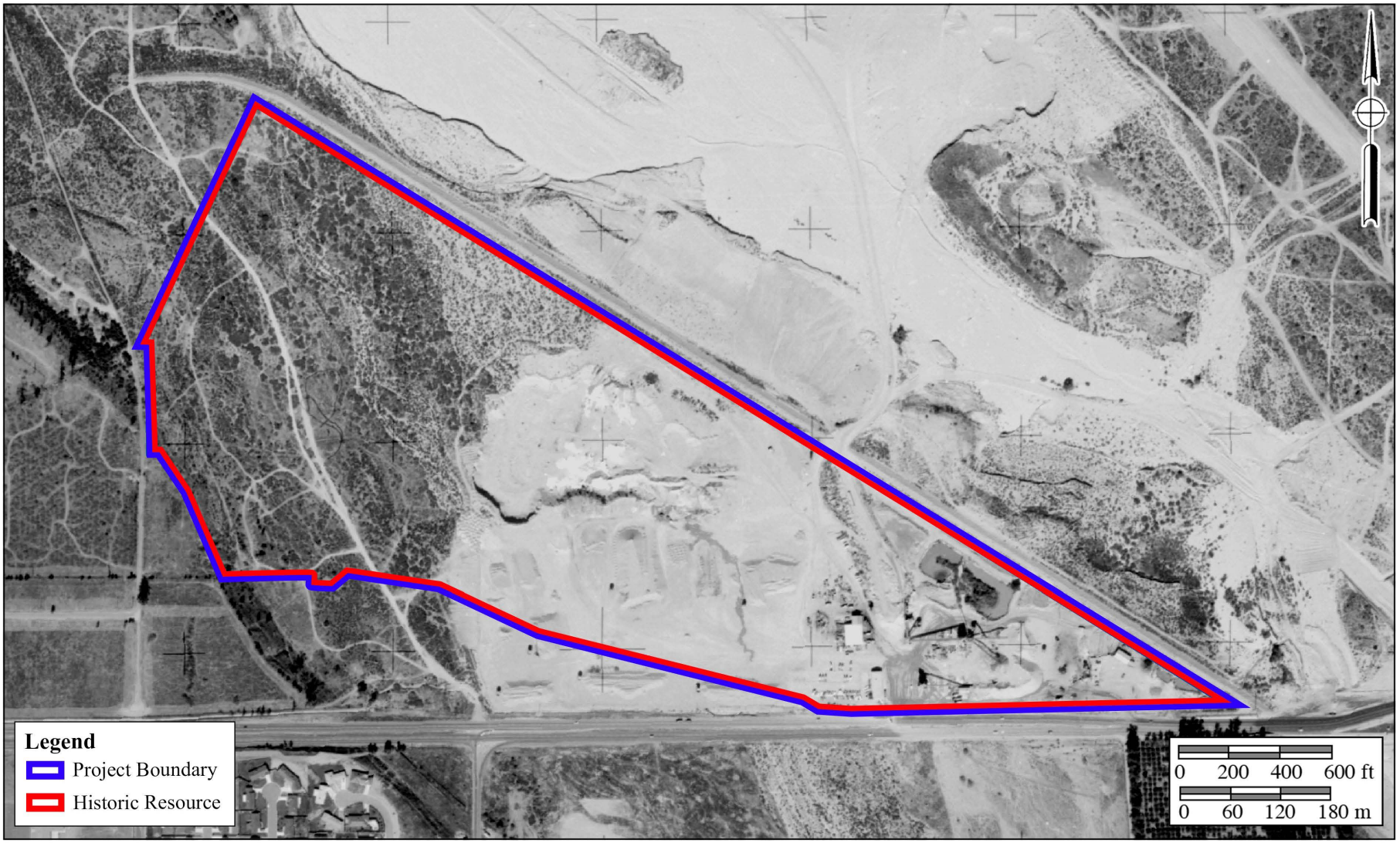
The Pepper 210 Commerce Center Project



BFSA Environmental Services
A Perennial Company

1963 Aerial Photograph

The Pepper 210 Commerce Center Project



BFSA Environmental Services
A Perennial Company

1966 Aerial Photograph

The Pepper 210 Commerce Center Project



BFSA Environmental Services
A Perennial Company

1968 Aerial Photograph

The Pepper 210 Commerce Center Project



BFSA Environmental Services
A Perennial Company

1979 Aerial Photograph

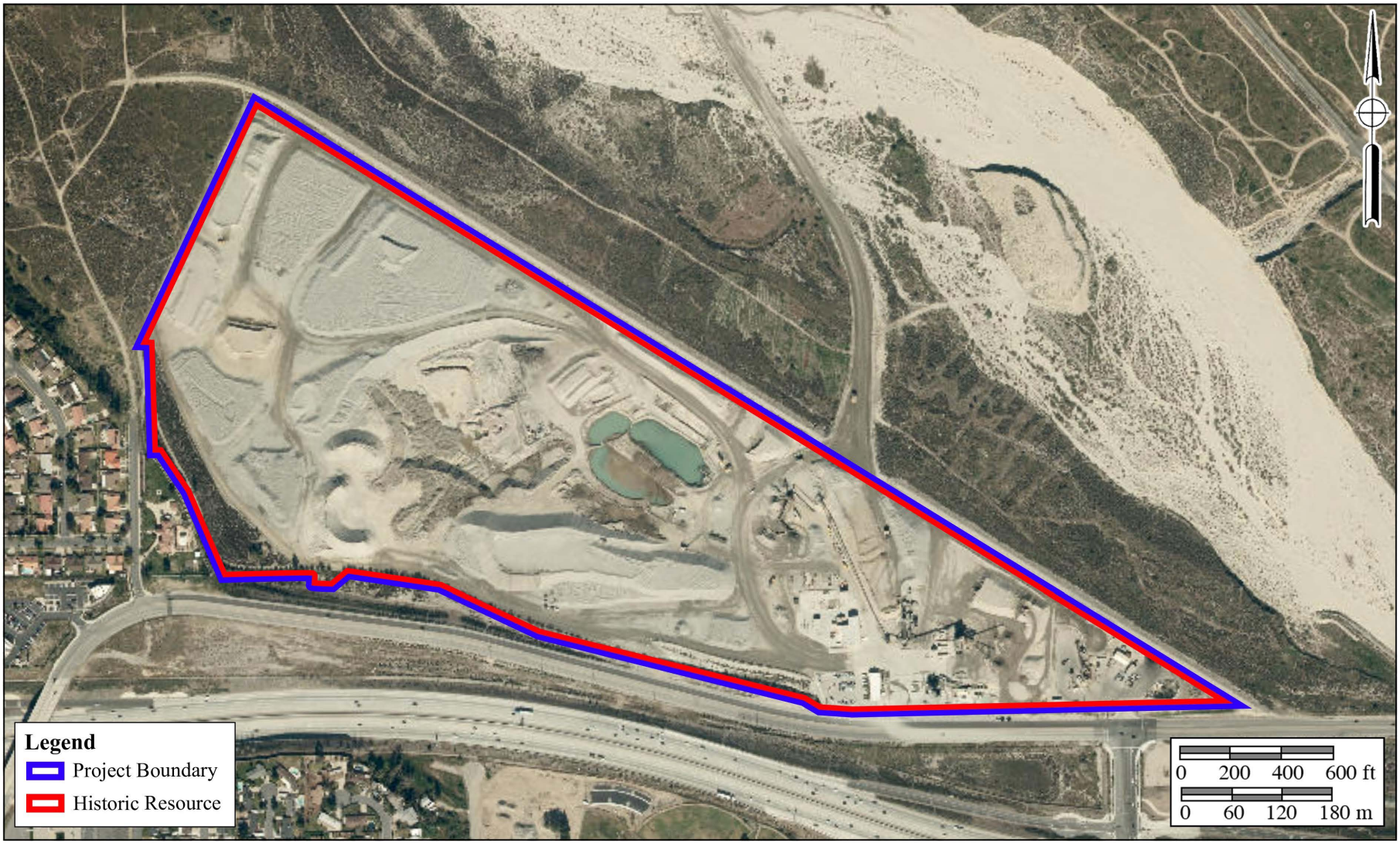
The Pepper 210 Commerce Center Project



BFSA Environmental Services
A Perennial Company

1995 Aerial Photograph

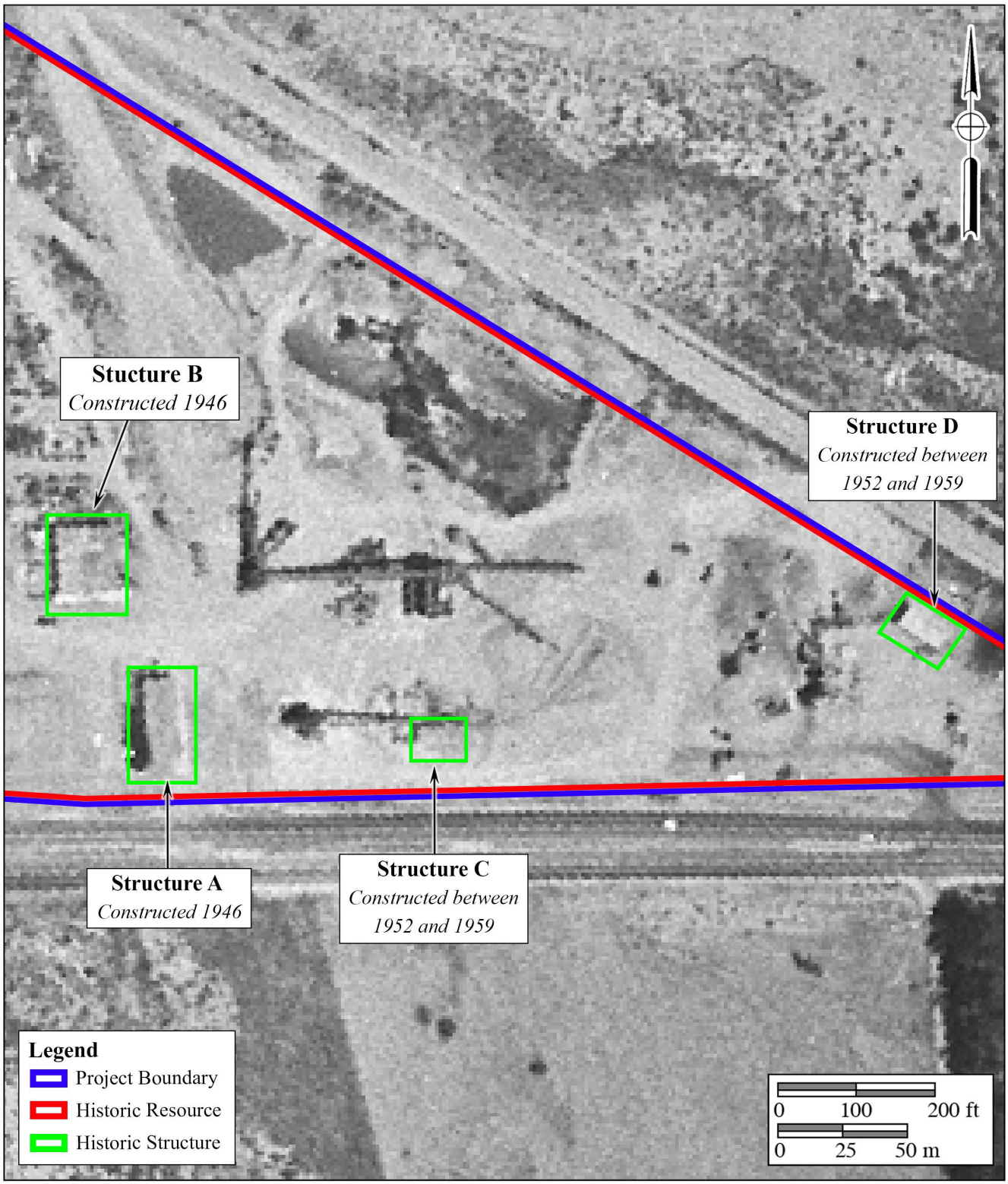
The Pepper 210 Commerce Center Project



BFSA Environmental Services
A Perennial Company

Current Aerial Photograph

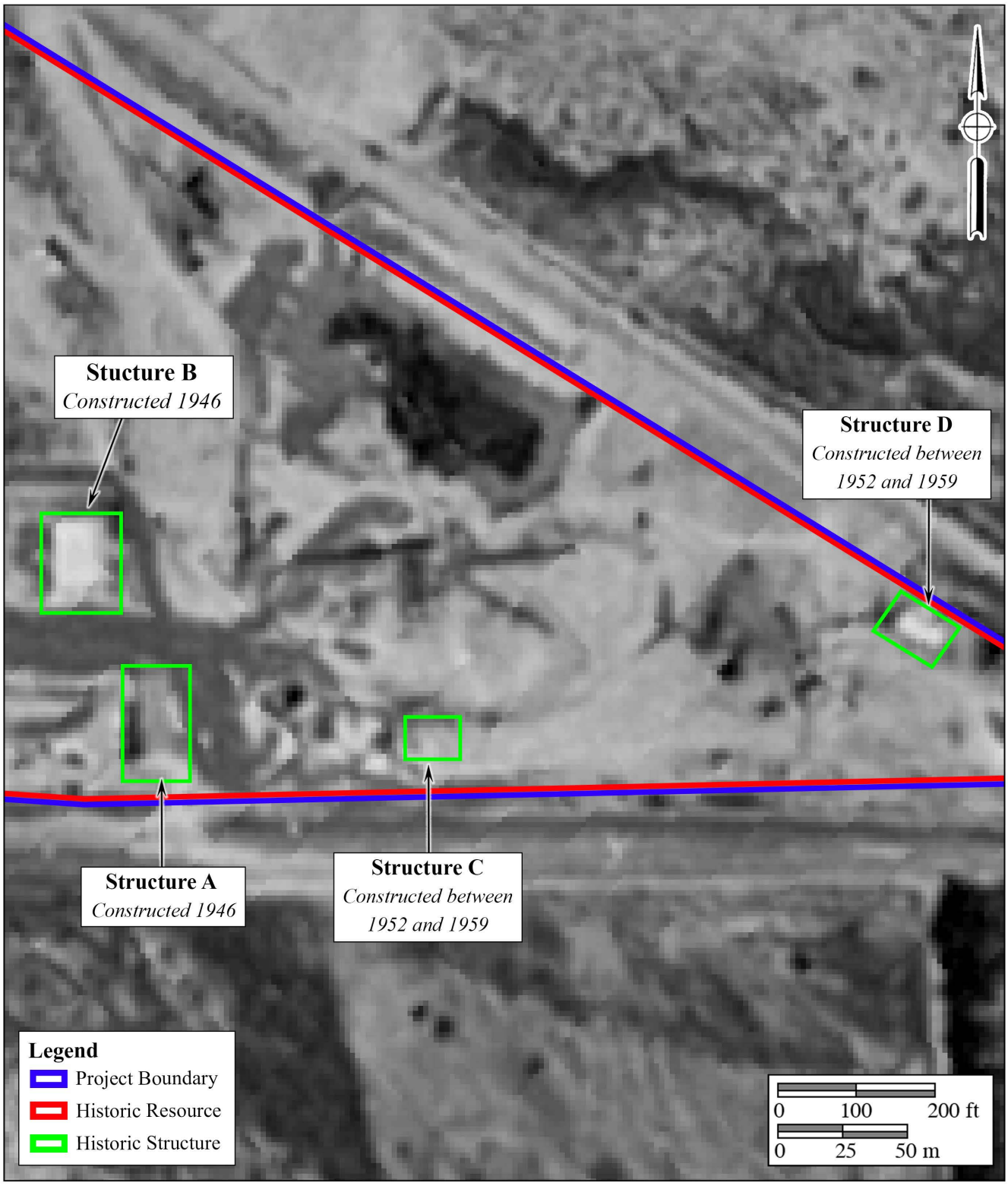
The Pepper 210 Commerce Center Project



BFSA Environmental Services
A Perennial Company

1960 Aerial Photograph with Historic Structure Locations

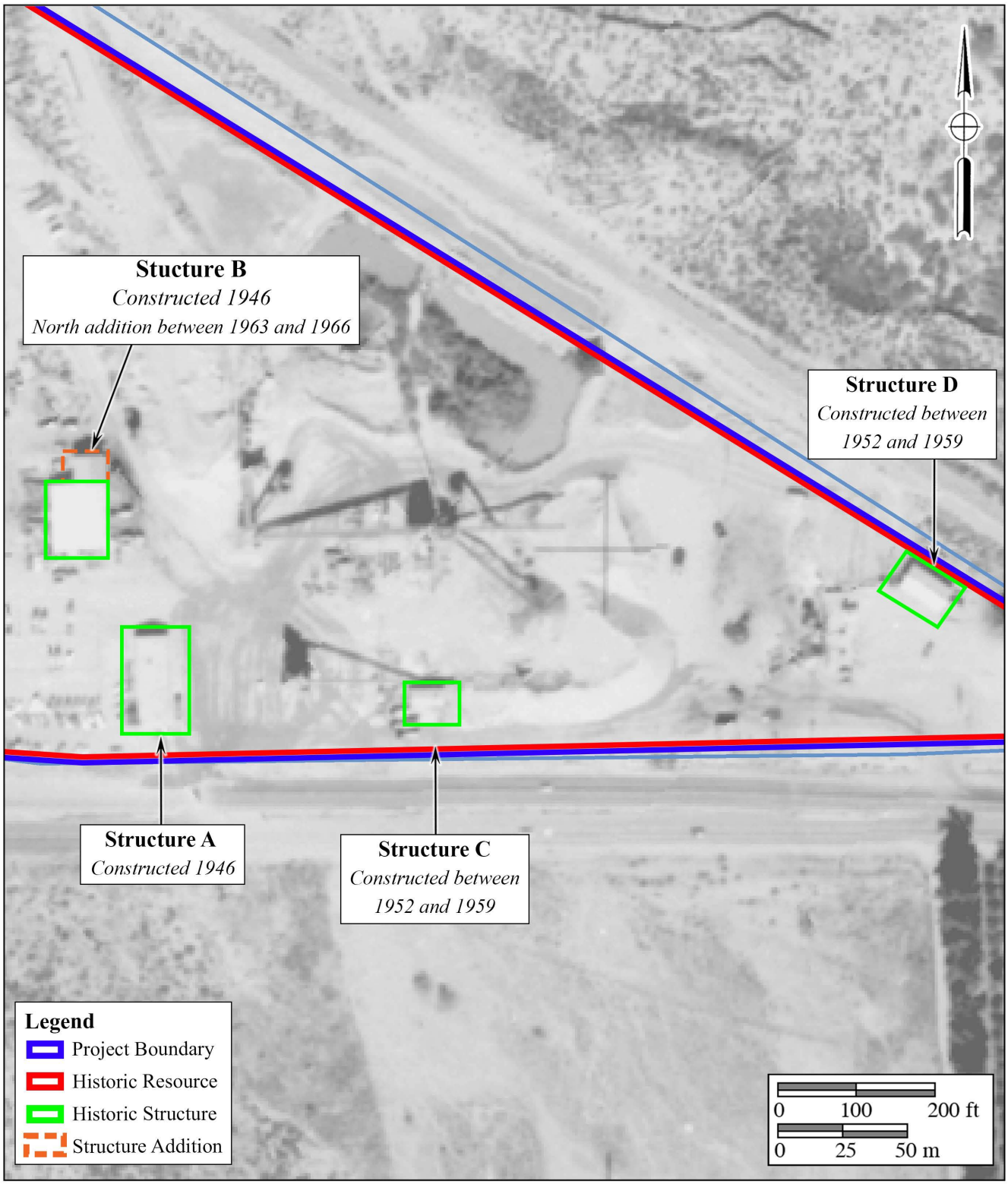
The Pepper 210 Commerce Center Project



BFSA Environmental Services
A Perennial Company

1963 Aerial Photograph with Historic Structure Locations

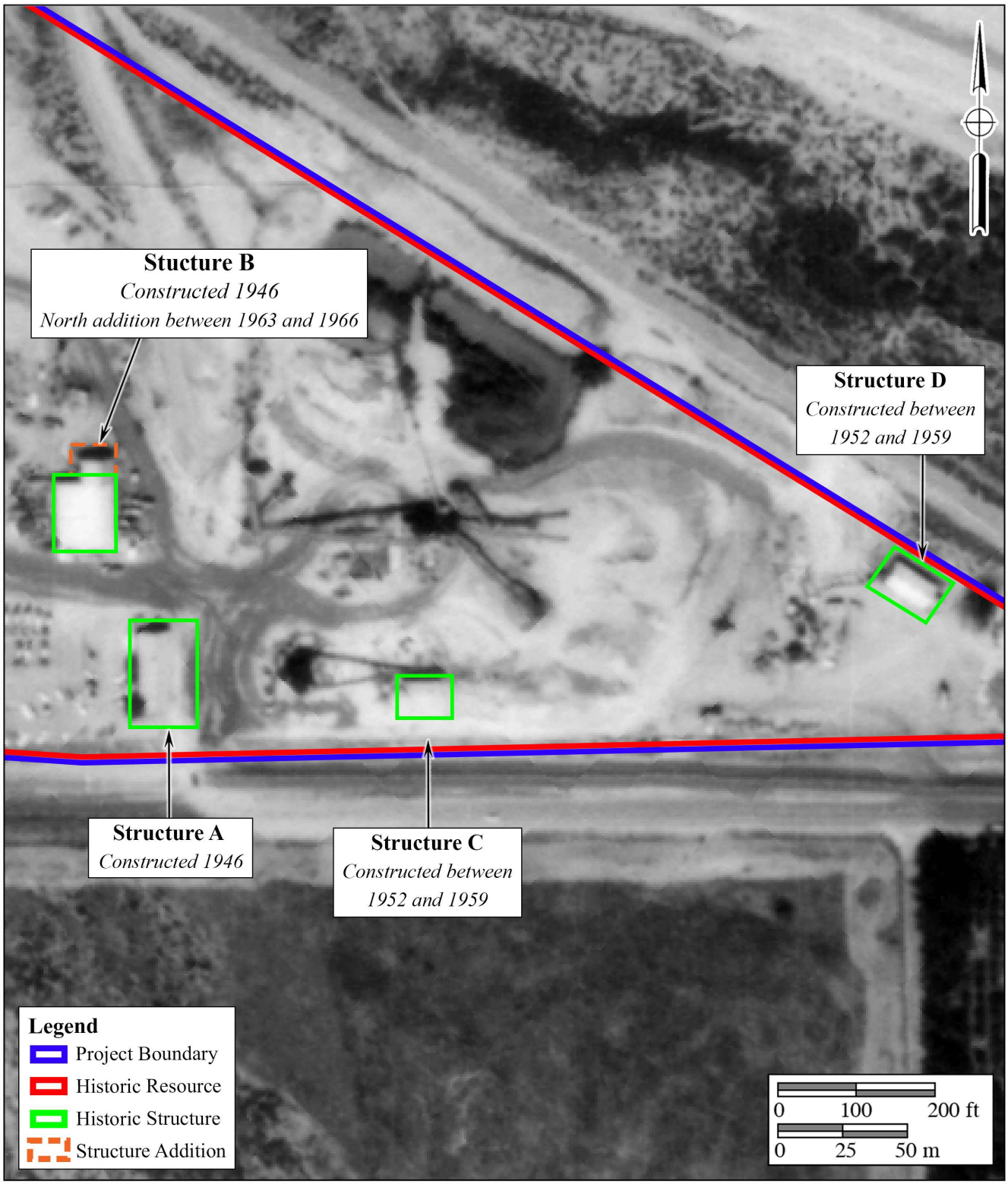
The Pepper 210 Commerce Center Project



BFSA Environmental Services
A Perennial Company

1966 Aerial Photograph with Historic Structure Locations

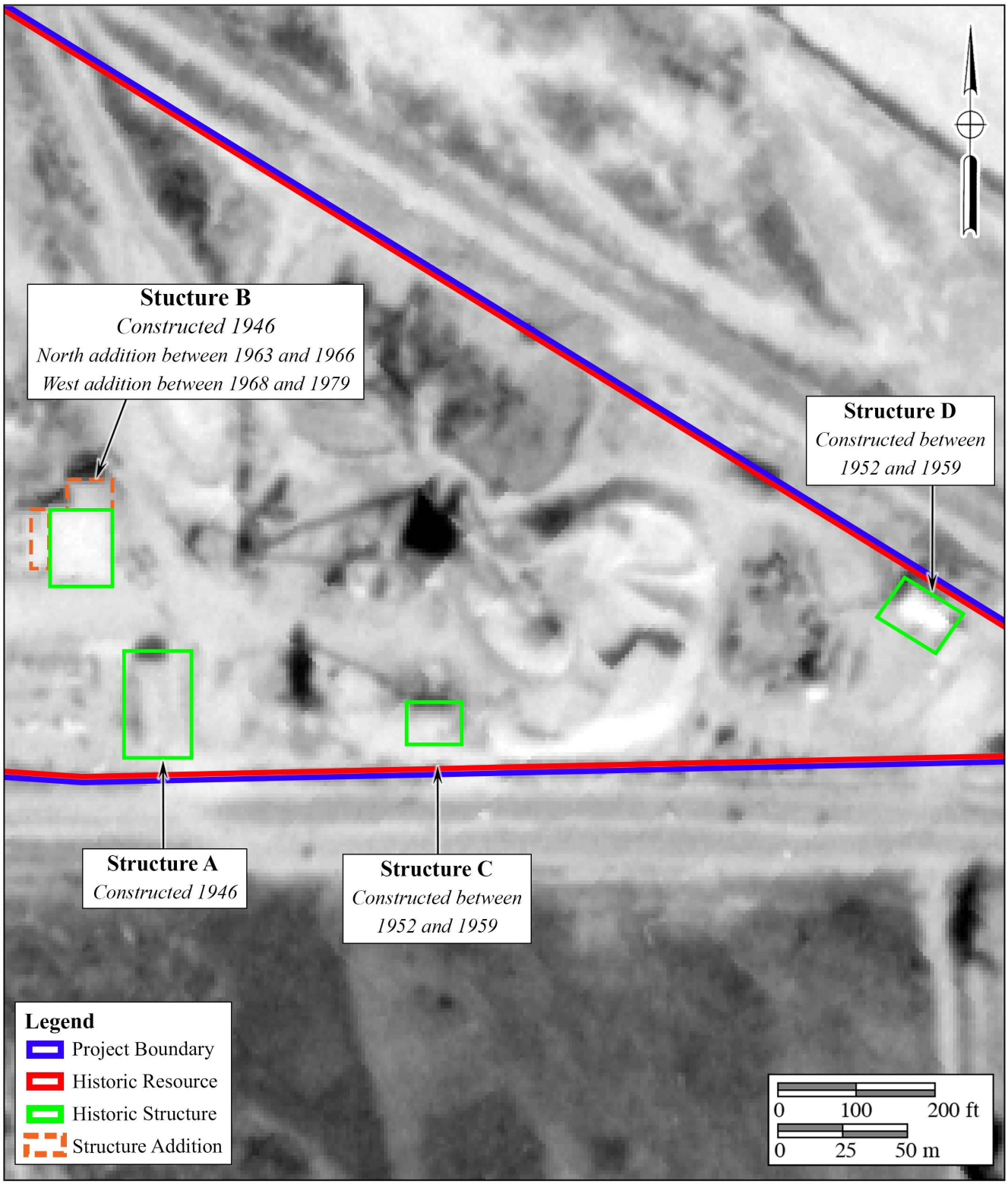
The Pepper 210 Commerce Center Project



BFSA Environmental Services
A Perennial Company

1968 Aerial Photograph with Historic Structure Location

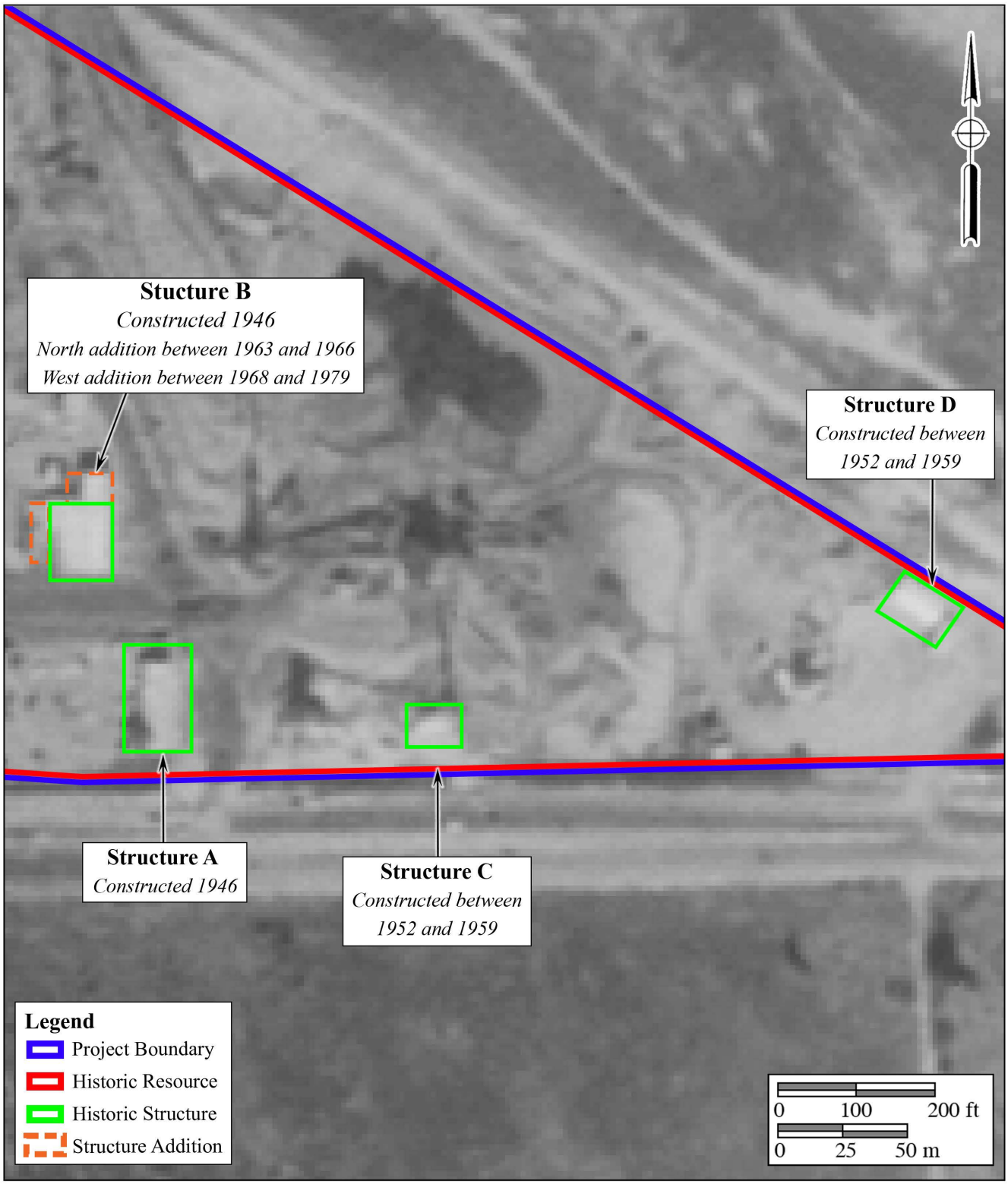
The Pepper 210 Commerce Center Project



BFSA Environmental Services
A Perennial Company

1979 Aerial Photograph with Historic Structure Locations

The Pepper 210 Commerce Center Project



BFSA Environmental Services
A Perennial Company

1995 Aerial Photograph with Historic Structure Locations

The Pepper 210 Commerce Center Project

Maps

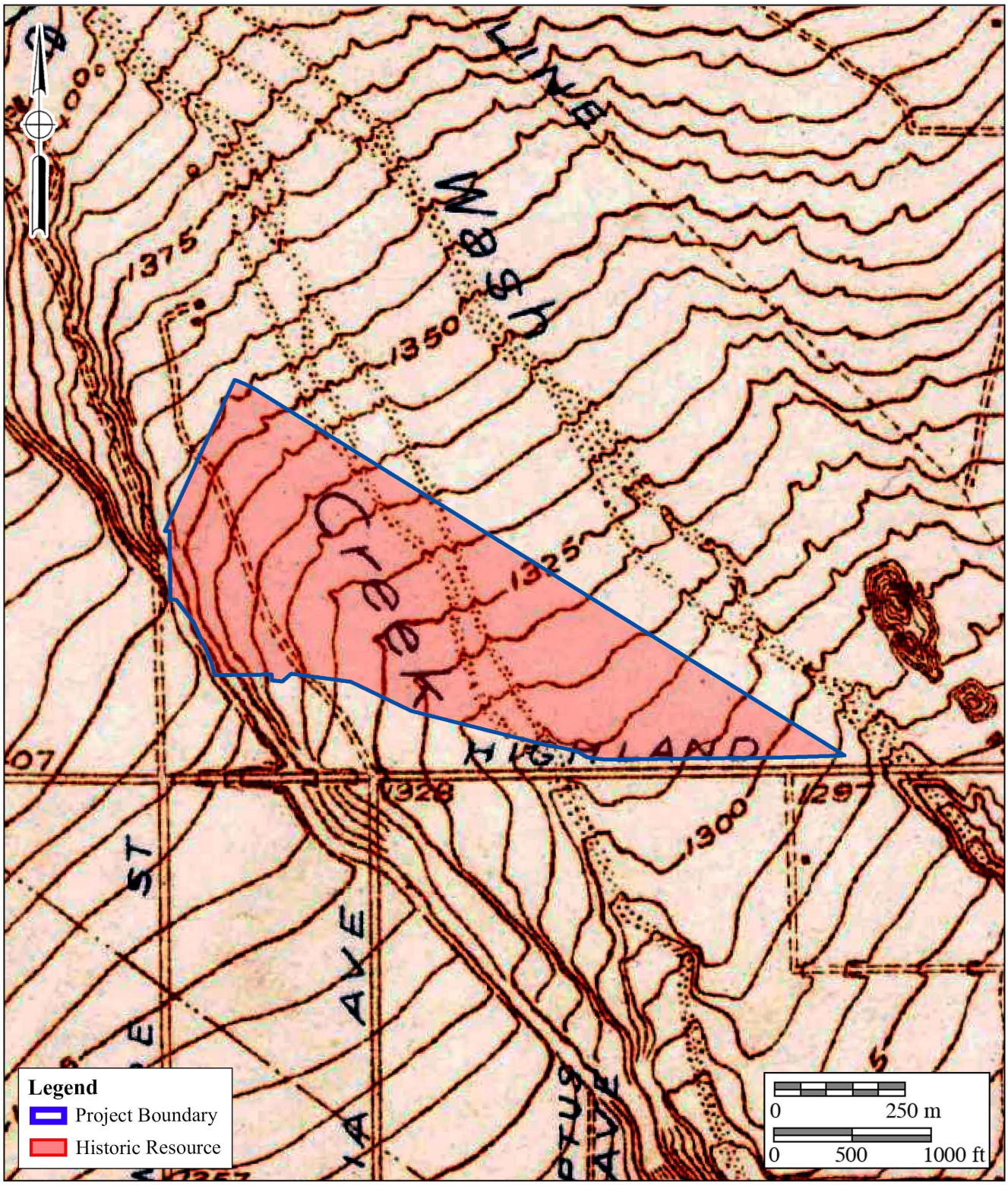


BFSA Environmental Services
A Perennial Company

1896 USGS Map

The Pepper 210 Commerce Center Project

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

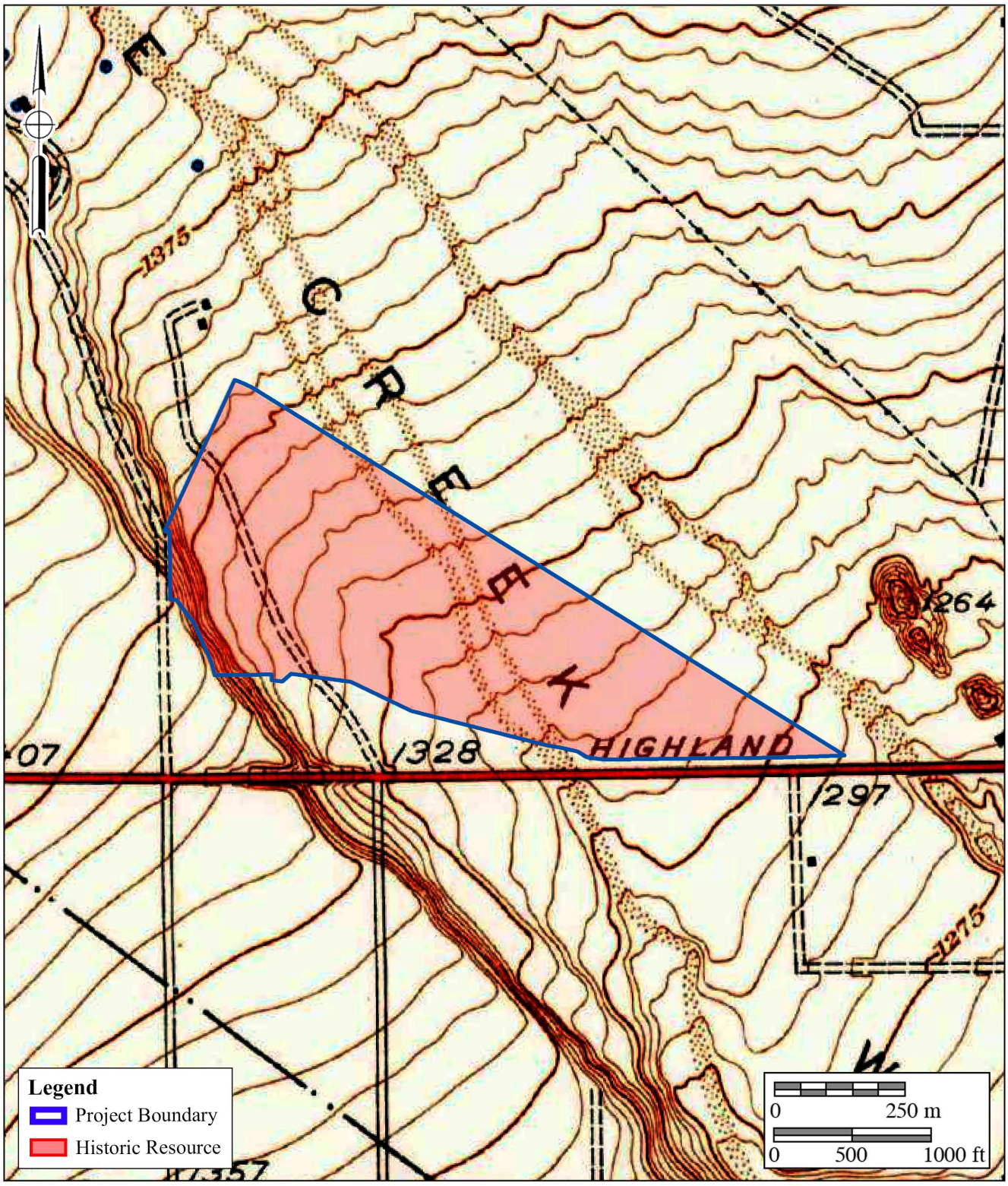


BFSA Environmental Services
A Perennial Company

1936 USGS Map

The Pepper 210 Commerce Center Project

USGS *Arrowhead* Topographic Quadrangle (1:31,680 scale)

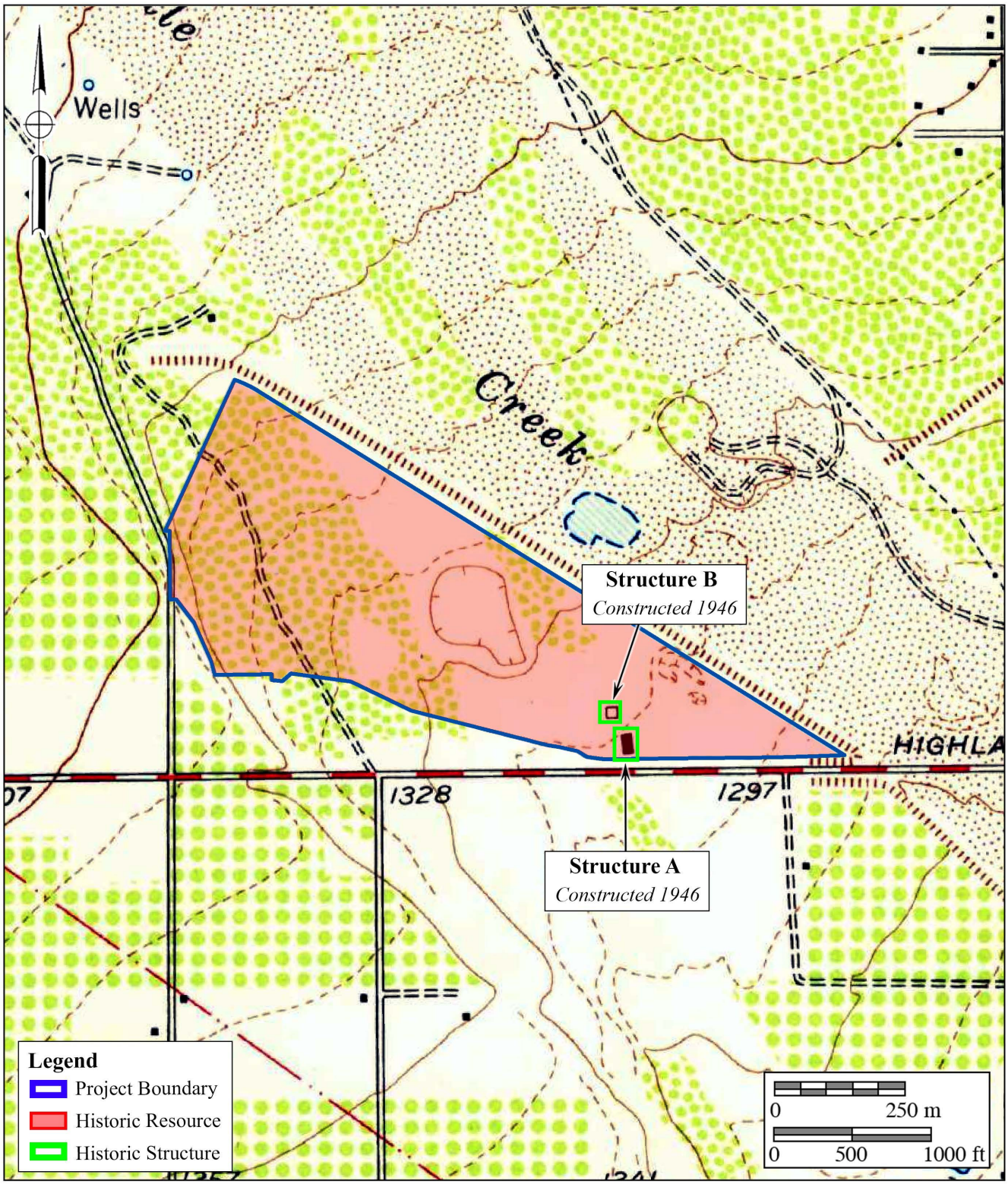


BFSA Environmental Services
A Perennial Company

1941 USGS Map

The Pepper 210 Commerce Center Project

USGS *San Bernardino* Topographic Quadrangle (1:31,680 scale)

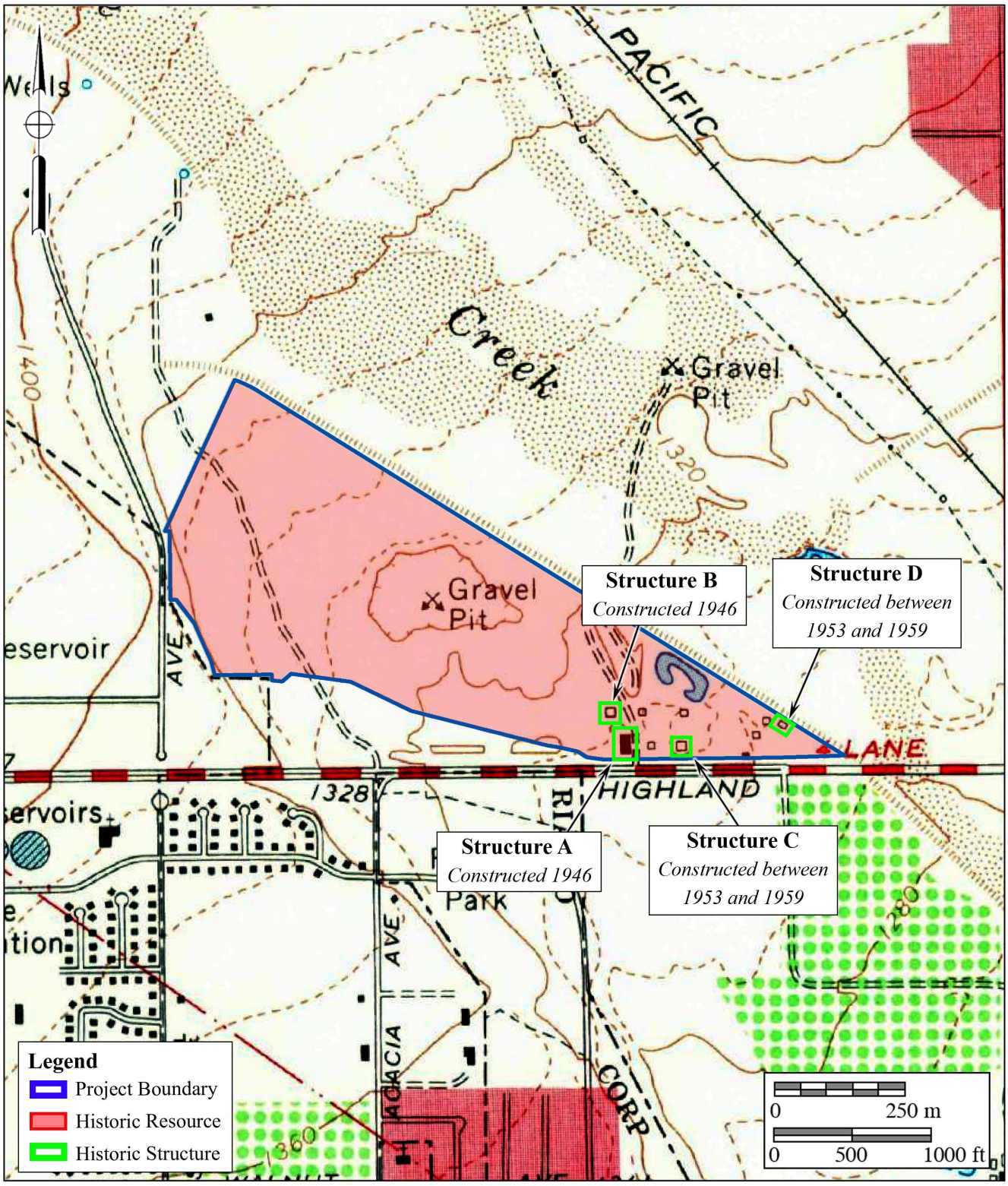


BFSA Environmental Services
A Perennial Company

1955 USGS Map

The Pepper 210 Commerce Center Project

USGS *San Bernardino North* Topographic Quadrangle (7.5-minute series)

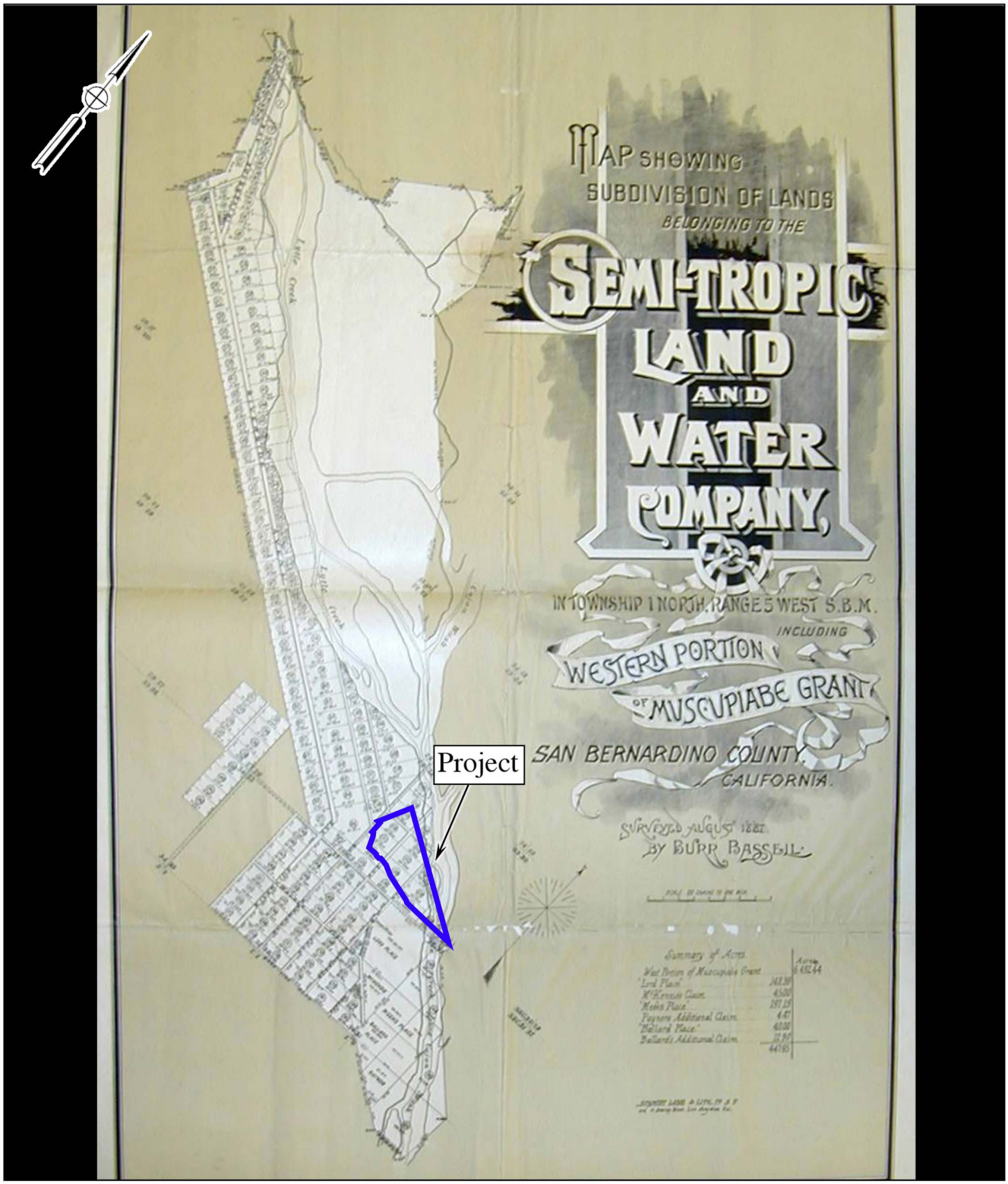


BFSA Environmental Services
A Perennial Company

1969 USGS Map

The Pepper 210 Commerce Center Project

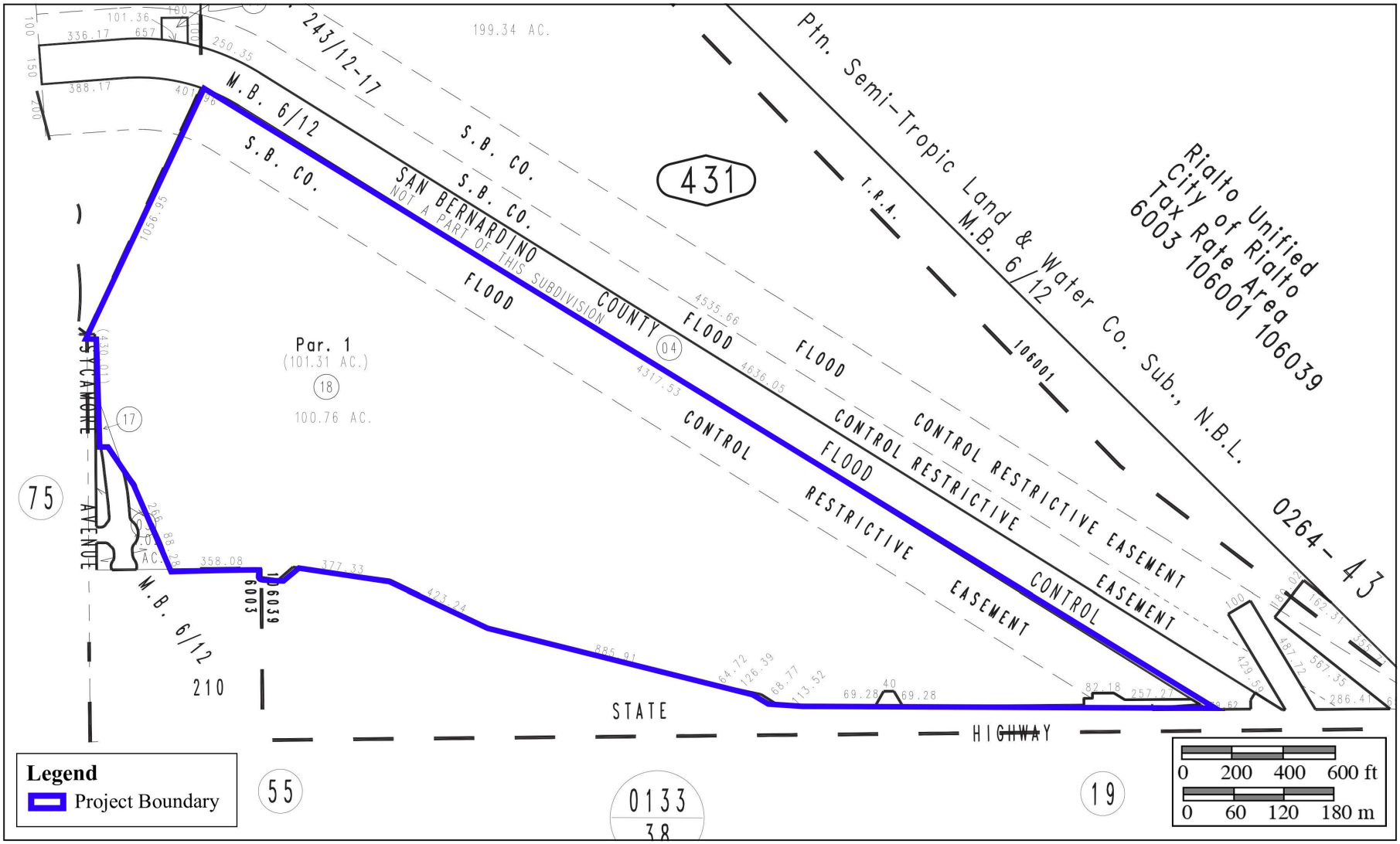
USGS *San Bernardino North* Topographic Quadrangle (7.5-minute series)



BFSA Environmental Services
A Perennial Company

Original Subdivision Map

The Pepper 210 Commerce Center Project



BFSA Environmental Services
A Perennial Company

Current Assessor's Parcel Map

The Pepper 210 Commerce Center Project